

Additional Information

Ordinary Meeting

Thursday, 26 February 2026

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Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	Councillor J Natoli		
Item:	8.1 Quarterly Progress Report, Quarter 2 2025-26		
Circulation	Tuesday 24 February 2026		
Officer:	Manager Arts, Heritage and Libraries	Approving Director:	Director Community Strengthening

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

Question:

Confirm the funding level for the Sunshine Coast Arts Foundation and if there has been any change or reduction.

Response:

In 2025-26, the Sunshine Coast Arts Foundation received \$70,000 from Council's Creative Industries Investment Program funded by the Arts and Heritage Levy, and \$10,000 grant funding from Council's Community Partnerships Funding Program.

The level of future funding for the Sunshine Coast Arts Foundation will be dependent on Council's budget decisions, and the Sunshine Coast Arts Foundation continuing to meet their deliverables.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	Councillor W Johnston		
Item:	8.1 Quarterly Progress Report, Quarter 2 2025-26		
Circulation	Tuesday 24 February 2026		
Officer:	Coordinator CX, Business Operations & Customer Contact	Approving Director:	Director Business Transformation & Performance

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

Question:

The satisfaction rating of Council by customers is low around 6/10. Can you please provide the benchmarks for those in the sector.

Response:

- Sunshine Coast Council's customer experience results whilst lower than our previous quarter, are performing solidly within the local government and public sector context. For the current quarter, Council's operational customer satisfaction score is **6.95 out of 10**, with a **Year-to-Date average of 7.24**, translating to approximately **69% satisfaction** when converted to percentage-based benchmarks commonly used across the sector.
- Survey volumes were lower this quarter due to deliberate pauses during significant external events, including severe weather and nationally significant incidents, in line with Council's community-first approach to prioritising critical messaging and demonstrating respectful consideration of community sentiment. Seasonal softening observed late in the quarter aligns with historical trends and is expected to stabilise and improve in the next quarter.
- When standardised for comparison, Sunshine Coast Council's results are **at or above many comparable local councils** and align closely with broader state and federal public sector satisfaction benchmarks. Council also ranked **highest in Queensland** in the Snap Send Solve Satisfaction Index, reflecting strong end-to-end service delivery across channels. In addition, Council's **community trust score 6.7/10 (or 67 for the quarter, 70 year to date)** significantly exceeds Australian Government benchmark reported in the Edelman Trust Survey (where the Australian Government is rated at 53 up 6 points year on year). The data indicates that a score around 6–7 out of 10 is **consistent with sector norms**, and overall Sunshine Coast Council continues to perform strongly relative to peers, particularly in trust and service reliability, with further improvements anticipated as seasonal impacts subside.

Customer Experience is a strategic priority for Council, with a direct link to community trust and confidence. While measurable progress has been made since we commenced surveying,

Council acknowledges there is more to do. We remain firmly focused on improving customer outcomes, with customer feedback and insights actively guiding service improvement and performance uplift.

Background:

- Sunshine Coast Council Operational surveys occur when a customer's service request has reached completion according to internal Sunshine Coast Council request management systems.
- Comparable Benchmarks are available for but require some modification to compare. A number of council's and government departments use a flat satisfaction %. Converting Sunshine Coast Council scores to a % we are currently sitting at 69.4%.

Jurisdiction	Entity	Original Result	Standardised Score (out of 10)
Local (QLD)	Sunshine Coast Council	6.95 / 10	6.95
Local (QLD)	Redland City Council	6.2 / 10	6.2
Local (QLD)	Rockhampton Region	3.34 / 5	6.21
Local (NSW)	City of Parramatta	3.29 / 5	6.58
Local (VIC)	VIC Statewide Average	54 / 100	5.4
Local (VIC)	Surf Coast Shire	57 / 100	5.7
State (NSW)	Transport for NSW	89%	8.9
Federal	Aust. Public Service	68%	6.8
Federal	Medicare	70%	7
Federal	Centrelink	58%	5.8
Federal	ATO	78%	7.8

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26/02/2026
Requesting Councillor:	Councillor W Johnston		
Item:	Item 8.1 Quarterly Progress Report		
Circulation	Tuesday 24 February 2026		
Officer :	Acting Manager Transport Network Operations	Approving Director:	Director Infrastructure and Natural Assets

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

Question:

Please provide an update on the QRA fund and the status of projects in Division 5.

Response:

Please see the table below outlining the current status of the submission and the associated costs.

Regarding the landslip approvals, QRA has recently changed its assessment process. Councils are now required to provide a geotechnical report and where applicable, additional analysis prior to receiving approval. We are currently working through this requirement.

The funding allocations are rolled up into specific categories (i.e. sealed, unsealed) as there are hundreds of locations that comprise this total submission value.

Division 5 REPA Submission						
Org reference	Event	Submission value	Date lodged	Approved date	Approved value	Progression
March 2025 Division 5 - Sealed	Tropical Cyclone Alfred and Associated Severe Weather 1 March - 16 March 2025	\$2,411,630.04	28/11/2025			Lodged
March 2025 Division 5 - Unsealed	Tropical Cyclone Alfred and Associated Severe Weather 1 March - 16 March 2025	\$1,676,397.22	15/09/2025	18/11/2025	\$1,623,654.41	Approved
March 2025 Division 5 - Land Slips	Tropical Cyclone Alfred and Associated Severe Weather 1 March - 16 March 2025	\$2,546,181.21	2/12/2025			Lodged
March 2025 Division 5 - Culverts and Floodways	Tropical Cyclone Alfred and Associated Severe Weather 1 March - 16 March 2025	\$754,197.37	30/09/2025	5/12/2025	\$709,367.40	Approved
March 2025 Division 5, 9 & 10 - Miscellaneous	Tropical Cyclone Alfred and Associated Severe Weather 1 March - 16 March 2025	\$18,202.52	28/11/2025			Lodged
March 2025 Division 5 - Dulong Road Culvert	Tropical Cyclone Alfred and Associated Severe Weather 1 March - 16 March 2025	\$150,862.45	30/11/2025	23/12/2025	\$150,862.45	Approved
		\$4,976,073.77			\$ 2,483,884.26	

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	Councillor T Landsberg		
Item:	8.1 Quarterly Progress Report, Quarter 2 2025-26		
Circulation	Tuesday 24 February 2026		
Officer:	A/Manager Economic Development	Approving Director:	Director Sustainable Growth and Planning

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

Question:

Please provide a breakdown of the sort of advice that is given to businesses that access the specialist advice.

Response:

Specialist advice delivered by Economic Development Teams focuses on practical, tailored support to help local businesses, industry groups and investors strengthen their capability, awareness and resilience. These services include one-on-one business support sessions providing guidance and direction, investment readiness, tendering, disaster recovery and navigating local government processes. Facilitated workshops and events offer targeted insights on procurement, doing business with government, skills development, and emerging industry opportunities, with participants accessing expert-led sessions.

Economic Development also coordinates collaborative forums connecting businesses, students, community leaders and industry partners, enabling knowledge sharing and sector-specific problem-solving. Investors receive dedicated support through familiarisation programs, strategic briefings, and facilitation services to help progress major investment and industry attraction opportunities. Additional information services offer economic data, market intelligence, and resources to enhance business preparedness and recovery. Collectively, these services strengthen the region's economic capability and support sustainable business growth. The majority of the Economic Development team are Australian Certified Economic Developers (ACEcD) through Economic Development Australia.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	Councillor J Natoli		
Item:	8.1 Quarterly Progress Report, Quarter 2 2025-26		
Circulation	Tuesday 24 February 2026		
Officer:	Project Officer, Economic Development	Approving Director:	Director, Sustainable Growth and Planning

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

Question:

Provide detail on how Council was able to help the 240 retrenched people from Zone RV.

Response:

Following Zone RV entering voluntary administration on 1 December 2025, Council acted quickly to support the approximately 240 retrenched workers, working closely with State and Federal agencies, industry associations, and regional partners.

Key points are outlined below:

- **Support to Department of State Development, Infrastructure and Planning (DSDILGP), Worker in Transition response** - Council worked alongside the DSDILGP (lead agency) to coordinate information sharing, planning and transition activities for affected workers.
- **Participation in the 9 December multi-agency session for retrenched workers** – Council’s Economic Development Branch presented practical job-seeking information and promoted the Sunshine Coast Jobs Hub during the online support session.
- **Delivery of dedicated digital information** – Council partnered with the Sunshine Coast Regional Jobs Committee to provide content for the Retrenched Workers Local Support Services and Resources webpage - accessed 234 times by 131 users.
- DSDILGP provided one-on-one support opportunities to all impacted workers, with 44 employees requesting additional assistance.
- **Promotion of the Sunshine Coast Jobs Hub** – Council positioned the Jobs Hub as the central pathway for re-employment, encouraging retrenched workers to upload AirCVs and supporting local businesses to list vacancies at no cost.
- **Liaison with key partners** – Council worked with the Manufacturing Excellence Forum, Coolool Business & Tourism, the Sunshine Coast Manufacturing Hub, AusIndustry, the Sunshine Coast Regional Jobs Committee and the Sunshine Coast Jobs Hub team to maintain a coordinated regional response.
- Strong industry and community support – Compared to similar events in other regions, it has been noted there has been unusually strong engagement from local employers and community in supporting re-employment efforts for the affected workers.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	N/A		
Item:	8.2 Development Application for a variation approval to establish a residential Community at 239 Wises Road, Buderim		
Circulation	Tuesday 24 February 2026		
Officer:	Principal Development Planner	Approving Director:	Director, Sustainable Growth & Planning

Please note the following additional information for your consideration.

Officers recommend that the following two additional conditions (Conditions 48A and 48B) be included within **Appendix A - Conditions of Approval**. These two conditions are outlined below.

Geotechnical Stability

- 48A. All earthworks and subdivisional works must be undertaken in accordance with the recommendations of a geotechnical report prepared by a qualified person*, which is to be submitted to and endorsed by Council:
- (a) for the Development Permit for Operational Works (Earthworks) that is included within this development approval decision notice (OPW22/0354), prior to requesting the construction pre-start meeting for the approved Operational Works, and
 - (b) for any future development for Material Change of Use, Reconfiguring a Lot and Operational Works proposed within the Wises Preliminary Approval area, at the time of lodging a development application for the proposed development.

**(Refer to Advisory Note)*

- 48B. For each development within the Wises Preliminary Approval area, certification must be submitted to Council by a suitably qualified person*, confirming that all earthworks and subdivisional works have been constructed in accordance with the recommendations contained in the approved geotechnical report/s.

**(Refer to Advisory Note)*

A geotechnical report, prepared by a qualified engineer is required to be submitted prior to commencement of site works in order to fully address the requirements of the State Planning Policy and the Sunshine Coast Planning Scheme 2014. The report is required in order to address the potential for cut and fill earthworks to create or worsen land instability, and to ensure that fill placement is undertaken in a manner which minimises settlement and landslide risk and ensures the structural integrity of the future development.

An amended **Appendix A - Conditions of Approval** incorporating the above two conditions is attached.

APPLICATION DETAILS

Application No: MCU22/0221 & OPW22/0354
 Street Address: 239 Wisers Rd, BUDERIM
 Real Property Description: Lot 2 SP 149935 & Lot 100 SP 175850
 Planning Scheme: Sunshine Coast Planning Scheme 2014 (16 May 2022)

APPROVAL DETAILS

Nature of Approval: Approval with conditions

Type of Approval:

- Preliminary Approval for Material Change of Use of Premises, including a variation request, to vary the effect of the *Sunshine Coast Planning Scheme 2014*, to establish a mix of Residential, Community, Business and Open Space/Environmental land uses
- Development Permit for Operational Work (Earthworks)

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE OF PREMISES INCLUDING A VARIATION REQUEST

PLANNING

When conditions must be complied with

1. Unless otherwise stated, all applicable conditions of this development approval must be complied with prior to each use commencing or prior to any development being carried out within the Wisers Preliminary Approval area, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development carried out under this development approval must be undertaken in accordance with the approved Preliminary Approval Document and the Approved Plans listed within this development approval, and any subsequent related development approval. The Approved Plans must be amended to incorporate the amendments listed within this decision notice and approved by council:

- (a) prior to requesting a construction pre-start meeting for the approved Operational Works (Earthworks) OPW22/0354, and
- (b) prior to lodgement of any further development applications within the Wises Preliminary Approval area, and
- (c) prior to the issue of any further development permit within the Wises Preliminary Approval area.

*(Refer to Advisory Note)

Regulating Effect of the Preliminary Approval (Variation Approval)

- 3. A preliminary approval (including a variation request) is granted in relation to a Material Change of Use of Premises to vary the effect of the *Sunshine Coast Planning Scheme 2014*, to establish a mix of Residential, Community, Business and Open Space/Environmental land uses, in accordance with the approved Preliminary Approval Document and the approved Preliminary Approval Plans, listed within this development approval.
- 4. This development approval is a *local categorising instrument* pursuant to s43(3)(c) and s43(7) of the *Planning Act 2016* and, except where expressly stated otherwise, overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014* and any future planning scheme for the life of the approval, to the extent directed by the conditions of this approval, and the approved Preliminary Approval Document and the approved Preliminary Approval Plans, listed within this development approval.
- 5. Where the conditions of this approval and the approved Preliminary Approval Document are “silent” and/or have no regulatory instructions about how a particular development matter within the site is to be dealt with, then the provisions of the *Sunshine Coast Planning Scheme 2014* (16 May 2022) will have effect for the development matter.
- 6. Lodgement requirements and assessment benchmarks for future development within the site subject to this preliminary approval will be as follows:
 - (a) for any future Material Change of Use, the categories of development and the categories of assessment, and, the assessment benchmarks for assessable development and the requirements for accepted development, as contained within the Preliminary Approval Document listed in this development approval, to the extent stated within the Preliminary Approval Document
 - (b) for any future Reconfiguring a Lot, the categories of development and the categories of assessment, and, the assessment benchmarks for assessable development, as contained within the Preliminary Approval Document listed in this development approval, to the extent stated within the Preliminary Approval Document
 - (c) for any future Operational Work, as per Table 5.8.1 and Table 5.10.1 of the *Sunshine Coast Planning Scheme 2014* (16 May 2022) except as varied by Table 6.5 of the approved Preliminary Approval Document to the extent stated within Table 6.5 of the Preliminary Approval Document
 - (d) for any future Building Work, as per Table 5.7.1 and Table 5.10.1 of the *Sunshine Coast Planning Scheme 2014* (16 May 2022) except as varied by Table 6.5 of the approved Preliminary Approval Document to the extent stated within Table 6.5 of the Preliminary Approval Document
 - (e) the assessment benchmarks for assessable development and requirements for accepted development from the *Sunshine Coast Planning Scheme 2014* (16 May 2022) will have effect for future development applications except as varied by the approved Preliminary Approval Document to the extent stated within the Preliminary Approval Document.

Geographic Reference Data and Precinct Boundaries

7. Prior to lodgement of the first development application within the Wises Preliminary Approval area, an accurate and fully dimensioned precinct boundary plan must be submitted to Council for endorsement to form part of the Preliminary Approval, together with geographic reference data sets of the polygonal boundaries of all Precinct and Open Space areas for the Wises Preliminary Approval Area, with amendments to polygonal boundaries where necessary to accommodate all requirements contained in the conditions and plan amendments identified in this development approval. The dimensioned plan and data sets must be submitted under cover of a letter addressed to Council referencing this condition and must:
 - (a) be based on GDA2020 MGA Zone 56 datum
 - (b) clearly identify the precise location of the polygonal boundaries of all precincts and open space areas
 - (c) in addition to a PDF image, include a digital drawing file in a format such as Shape (SHP) or Drawing (DWG)
 - (d) accommodate all required flood conveyance and detention areas
 - (e) accommodate all other requirements contained in the conditions and plan amendments identified in this development approval, including for example where adjustments are required for precinct edge treatments, maintenance tracks and other infrastructure.

Maximum Number of Dwellings

8. The total number of dwellings established on the site must not exceed 420 *dwellings*. For the purposes of calculating the maximum number of dwellings, a *dwelling* is a dwelling, or a rooming unit, as defined by the *Sunshine Coast Planning Scheme 2014* (16 May 2022) for all residential activities listed in *Figure SC1.1.2A Residential activity group* within the planning scheme. The following interpretation is provided for clarity:
 - (a) 1 x residential lot upon which one Dwelling house would be located equals 1 dwelling
 - (b) 1 x residential lot upon which one Dual occupancy may be located (as identified on an approved plan of subdivision for reconfiguring a lot) equals 2 dwellings
 - (c) 1 x Dual occupancy (on premises not identified as a Dual occupancy lot on an approved plans of subdivision for reconfiguring a lot) equals 2 dwellings
 - (d) 1 x self-contained dwelling or cabin within a Multiple dwelling, Relocatable home park, Resort complex, Retirement facility and Short-term accommodation equals one dwelling
 - (e) 1 x Rooming unit or cabin within a Residential care facility, Retirement facility, Resort complex, Rooming accommodation and Short-term accommodation (e.g. accommodation hotel or motel) equals 1 dwelling
 - (f) 1 x Caretaker's residence or 1 x manager's residence equals 1 dwelling
 - (g) For all other residential activities (e.g. Tourist park) 1 self-contained cabin or 1 site equals 1 dwelling.
9. Each application on the site for a development permit for Material Change of Use and/or Reconfiguring a Lot lodged with Council that involves a residential activity listed in *Figure SC1.1.2A Residential activity group* within the *Sunshine Coast Planning Scheme 2014* (16 May 2022) must be accompanied by a Dwelling Yield Register demonstrating that the application maintains a cumulative yield within the maximum of 420 dwellings.

The number of dwellings included in the Dwelling Yield Register is determined by approved lots and approved dwellings where the relevant development approval for a Material Change of Use or Reconfiguring a Lot remains current. Where an existing

development approval for a Material Change of Use or Reconfiguring a Lot involving a residential activity remains current on the premises and a subsequent development approval for a Material Change of Use or Reconfiguring a Lot involving a residential activity is issued over the same premises, and which would wholly supersede the existing development approval, the dwelling yield register shall reflect the total number of approved dwellings in the approval which includes the greatest number of dwellings. In other words, the number of dwellings for each approval will not be added together where more than one current approval exists over the same part of the premises.

Building Height

10. The height of buildings and structures within the Wisers Preliminary Approval area must not exceed 8.5 metres above *ground level*, as defined in Schedule 1 of the *Sunshine Coast Planning Scheme 2014* (16 May 2022), at any point.

Potential Additional Development Land within Precinct 2

11. Prior to making an application for Reconfiguring a Lot or Material Change of Use within Precinct 2, the applicant may submit ecological, bushfire and flood assessments for Council's consideration in relation to the potential suitability of the area of land in Precinct 6 identified on the Approved Precincts Plan as "area potentially suitable to accommodate urban development – subject to further investigation". If agreed by Council in writing that the identified area is suitable to accommodate urban development, the applicant may make an application to change the Preliminary Approval and the Operational Work (earthworks) approval to include this area of land, either wholly or in part, within Precinct 2.

Fencing to Existing Residential Land

12. A 1.8m high screening fence must be constructed and maintained within and along the full length of the western boundary of Precincts 4 and 5a at the time of any subdivision or urban development within those Precincts. Details of the fence must be provided with any application for Material Change of Use, Reconfiguring a Lot and Operational Work within Precincts 4 and 5a.

Lot Layout and Urban Design

13. Any proposed residential subdivision for dwelling house allotments must be designed with a road and lot configuration that avoid rows of 'secondary road frontages' in the same alignment.

Development Sequencing

14. Development within the Wisers Preliminary Approval area may occur in stages. Particular infrastructure must be delivered in accordance with the conditions of this approval, noting in particular that:
 - (a) construction and delivery of conveyance channels and flood management infrastructure must occur in accordance with the Flood Management conditions of this approval; and
 - (b) timing of the transfer of environmental and drainage reserves must occur in accordance with the Parks & Landscape conditions of this approval.

Sunset Date for Completion of Development under Preliminary Approval

15. This Preliminary Approval lapses and ceases to have effect pursuant to sections 71(5)(b) and 88(2)(a) of the *Planning Act 2016* (reprint 18 July 2025) when the first of the following occurs:
- development under the Preliminary Approval is completed;
 - the commencement of a future planning scheme or an amendment to a planning scheme that, to the satisfaction of Council, appropriately integrates and reflects the provisions of this approval; or
 - 31 December 2035.

HYDRAULICS AND WATER QUALITY**Stormwater Management**

16. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Work approval and the *Queensland Urban Drainage Manual* and must include works shown on the detailed Stormwater Management Plan submitted with each subsequent Reconfiguring a Lot and Material Change of Use application within the Wises Preliminary Approval area, including the road drainage system designed in accordance with the *Planning scheme policy for development works* and provision of a piped system under the Sunshine Motorway to connect to the existing channel within the "Sunshine Cove" development.
17. In conjunction with the first Reconfiguring a Lot or Material Change of Use application within the Wises Preliminary Approval area, the applicant must submit a Stormwater Management Masterplan outlining the stormwater quality and conveyance system for the entire area covered by the Preliminary Approval.
18. With each Reconfiguring a Lot and Material Change of Use application within the Wises Preliminary Approval area, the applicant must submit a Detailed Stormwater Management Plan prepared in accordance with the *Planning scheme policy for development works*, climate conditions at 2100 based on the current Council guidance at the time of lodgement of subsequent development applications and all of the flooding and stormwater management conditions of this Decision Notice. The Detailed Stormwater Management Plan must be generally in accordance with the Stormwater Management Masterplan and cover both stormwater drainage and stormwater quality and include preliminary engineering drawings demonstrating that bioretention treatment devices can be incorporated into the development without the use of retaining walls and without conflicting with driveway locations, other infrastructure and pedestrian movement.
19. Stormwater from the development must be treated to current best practice prior to entering the drainage reserves using bioretention treatment devices and must include in particular:
- bioretention devices in accordance with the *Planning scheme policy for development works*
 - end of line bioretention devices integrated into the localised widenings of the drainage reserve where practicable and feasible
 - open at source bioretention devices integrated into localised widening of the road reserve where end of line devices are not practicable and feasible
 - bioretention tree pits only where both open at source devices and end of line devices are not practicable and feasible

- (e) devices with retaining limited to 50% of the basin perimeter and avoiding the need for fencing to address safety
 - (f) for any at source devices, field inlet pits that are only used in water quality treatment devices where a side inlet pit is impracticable and where all of the following criteria is met:
 - (i) footpath is provided adjacent to the device
 - (ii) the closest point of the field inlet is a minimum of 2m away from the footpath
 - (iii) dome grates are provided over the field inlet
 - (iv) the device is a minimum of 3m wide.
 - (g) trees used wherever feasible at a maximum density of 1 tree per 20m² of filter media, filter media depth is a minimum of 0.7m, planted as tube stock following the temporary cover being removed and species suited to growing in filter media which do not shade out groundcovers.
 - (h) for any at source catchments an average of not less than six detached house lots being treated by one at source bioretention device.
20. Stormwater from all land use classes with the exception of display dwelling, dwelling house and duplex must be treated to current best practice prior to discharge into Council's stormwater system and must not be treated further within Council's stormwater system prior to discharge from the site.

Drainage Channels

21. The Eastern, Central and Northern Channels within the Wisés Preliminary Approval area must be provided as vegetated channels in accordance with an Operational Work approval and the *Planning scheme policy for development works*. Each channel must be provided with maintenance access. The Eastern Channel must be in accordance with drawings associated with the OPW22/0354 approval included in this Decision Notice, with minimum 5.8m wide concrete invert designed for maintenance machinery loads and, for the northern portion, an additional minimum 4.5m wide concrete maintenance access designed for maintenance machinery loads. The Central and Northern Channels must be provided with a minimum 3m wide maintenance path (combined in part or full with the pedestrian and cycle network required by this Preliminary Approval).
22. A Stormwater Channel Operations and Maintenance Manual must be submitted to Council and endorsed by Council's delegate prior to plan sealing that creates each respective drainage reserve area. The Stormwater Channel Operations and Maintenance Manual must include as a minimum:
- (a) design intent and function of both the eastern and central channels
 - (b) performance indicators and responses for the maintenance period and separate performance indicators and responses for when it is Council owned and managed. As a minimum, performance indicators and responses must be detailed for the civil components (outlets and roadway crossings, maintenance access, forebay), channel physical elements (channel batters, channel invert sediment accumulation), channel invert erosion, vegetation and litter (vegetation, weeds, litter), pests and nuisance (fauna, unusual odours, colours or substances). The following performance indicators for the channel physical elements and vegetation and litter must be included in the Stormwater Channel Operations and Maintenance Manual to be achieved at on and off maintenance:
 - (i) Channel batters – no erosion
 - (ii) Channel invert sediment accumulation – 90% of sediment acclimation observed during the monitoring period must not exceed a depth of 100mm

- and sediment accumulation across the cross section of the channel at any location must be an average of less than 50mm
- (iii) Channel invert erosion – no erosion
- (iv) Vegetation – plants healthy and 100% vegetation coverage
- (v) Weeds – no weeds
- (vi) Litter – no litter.
- (c) asset transfer, including on and off maintenance requirements
- (d) maintenance and inspection including routine maintenance, reactive maintenance, inspection and maintenance frequency, rectification, skills and equipment required, and procedures for disposal of sediment.
- (e) design drawings
- (f) asset handover checklists
- (g) maintenance and inspection forms.

Existing Dam

- 23. The existing dam wall within the central drainage reserve area must be removed and a new dam wall constructed. The works must be undertaken in accordance with an Operational Work approval and include fish passage requirements.

Flood Management

- 24. All works must be undertaken generally in accordance with the Flood Impact Assessment listed in this Decision Notice. Construction and delivery of conveyance channels and flood management infrastructure must be staged such that worsening does not occur offsite during any stage.
- 25. The surface levels of all residential and local centre lots, excluding drainage reserves, must be constructed to provide flood immunity. The works must be undertaken in accordance with an Operational Work approval and must include in particular:
 - (a) surface levels that are a minimum 0.5m above the 1% AEP flood level under projected conditions at 2100
 - (b) for all roads, with the exception of areas transitioning down to existing roads (eg: Wises Road), levels that are above the 1% AEP flood level under projected conditions at 2100;
 - (c) areas provided above the Probable Maximum Flood in Precincts 1, 3, 4 and 5a generally in accordance with Figure 6-12 the Flood Impact Assessment listed in this Decision Notice.
- 26. With the exception of uses involving vulnerable people, all residential buildings within the Wises Preliminary Approval area must be constructed with minimum floor levels being the highest of the following:
 - (a) in accordance with a current Flood Information Search issued by Council;
 - (b) 0.5m above the Defined Flood Event flood level from regional flooding;
 - (c) 0.3m above the Defined Flood Event flood level from local flooding / drainage;
 - (d) at or above the Severe Storm level; and
 - (e) at or above 6.0m AHD.

For ground level commercial development that requires activated street frontage within the Wises Preliminary Approval area, only points (a), (b) and (c) listed above are applicable.
- 27. Any uses within the Wises Preliminary Approval area that involves the housing of vulnerable people (e.g. child care facilities, aged care facilities or the like) must be provided with minimum floor levels at the level of the Probable Maximum Flood and not require evacuation during any flood event.

28. With each Reconfiguring a Lot and Material Change of Use application lodged within the Wisés Preliminary Approval area (excluding open space, road reserve and drainage reserve), sufficiently detailed information must be provided for Council to issue flood search certificates specifying the defined flood event level and minimum floor level.
29. With each Reconfiguring a Lot and Material Change of Use application on land within Precinct 1 it must be demonstrated how people within Precinct 2 will be practically and legally able to access the Probable Maximum Flood immune portion of Precinct 1.
30. With each Reconfiguring a Lot application lodged within the Wisés Preliminary Approval area a table listing the applicable flood levels for the Defined Flood Event (DFE), Severe Storm and Probable Maximum Flood (PMF) applicable to each lot must be provided for council's records. The table must be accompanied by certification from a qualified person* which certifies that the levels are based on the latest study referenced by Council's relevant development permits and incorporates all amendments.
*(Refer to Advisory Note)
31. All development in Precinct 5b must include floor levels that are above the Probable Maximum Flood, including within each dwelling / unit.

ENGINEERING

New Roads

32. A new street must be provided through the site between Wisés Road and Sunshine Cove Way as generally shown on the approved *Street Hierarchy Plan* with reserve widths and cross-sections as shown on the approved *Street Cross Sections Plan*. Unless otherwise agreed with Council, the street must:
 - (a) prior to lodgement of plan sealing of the first stage of development in Precinct 1 or 2, be constructed from Wisés Road to at least the western end of its frontage to Precinct 2. A sealed temporary turn around area, with a diameter of at least 18 metres and able to accommodate a waste collection vehicle, must be provided at the end and immediately adjacent to the Precinct 1 local park to allow for the Council's waste contractor to service the park bins. The turn around must be all weather, finished to a minimum chip seal, allow wheely bins to be safely wheeled to the WCV and designed to allow for the vehicle to enter and exit the estate in forward gear
 - (b) prior to lodgement of plan sealing of the first stage of development in Precinct 3 or Precinct 4, be constructed for its full length and connect to Sunshine Cove Way
 - (c) provide roundabouts at the intersection of the new street with Wisés Road and at the two locations internal to the site, identified on the approved *Street Hierarchy Plan*, providing vehicle access to Precincts 1/2/5a and Precincts 3/4 respectively. The roundabouts must include in particular:
 - (i) zebra crossings and one-way cycle track crossings on raised platforms on all approaches
 - (ii) provision of bicycle ramps between the road carriageway and adjacent pathway on each roundabout approach and departure
 - (iii) pathway connections on all corners of each roundabout between platform crossings
 - (iv) at the Wisés Road roundabout, be sized for articulated vehicle through and turning movements
 - (v) widening of street reserves to suit

- (d) where the lot catchment of a roundabout approach providing vehicle access to a proposed precinct exceeds the equivalent of 100 detached dwellings, an additional street access intersection must be provided between the precinct and the street through the site between Wises Road and Sunshine Cove Way. Additional street access intersections must consist of a roundabout, channelised T-intersection (with right-turn lane) or left-in / left-out (with raised median), with the street reserve widened accordingly, and be designed and located in accordance with the requirements of the *Planning scheme policy for the transport and parking code*
- (e) where the footpath on the eastern side of the street coincides with the proposed route of the main recreation circuit around the central green corridor, the footpath width must be increased from 2 metres to at least 3 metres
- (f) provision of an indented bus stop bay and bus stop shelter slab on each side immediately west of the roundabout providing access to Precincts 1/2/5a
- (g) provision of mid-block zebra crossings on raised platforms, including street lighting and drainage pits, along the street at the following locations:
 - (i) on the northern side and the southern side of the Sunshine Motorway corridor
 - (ii) at least two locations adjacent to the central green corridor, including where the main recreation route around this corridor crosses the street
- (h) kerb and channel and longitudinal drainage
- (i) street lighting.

Pathway Network

- 33. The pathway network shown on the approved *Pedestrian and Cycle Movement Plan* must be provided in accordance with an Operational Work approval, subject to the following requirements:
 - (a) The 'Main Recreation Circuit' as shown on the Plan must be positioned to align with the common boundary between the central drainage reserve and the adjoining development precinct
 - (b) the central drainage reserve must be widened as necessary to accommodate the 3 metre wide shared pedestrian / cycle paths and 3 metre wide shared use / maintenance access paths nominated around the entire perimeter of the reserve, such that the 3 metre wide paths are located at least 1 metre from Precinct property boundaries and at least 1 metre from batters, retaining walls and other hazards and obstructions
 - (c) an additional 3 metre wide east-west path must be provided linking Palmyra Crescent (at the location of the existing driveway access) to public road reserve in Precinct 1, across the Precinct 6 environmental and drainage reserve.
- 34. The identified 3m wide shared pedestrian cycle path connecting the development site through 'The Rise' park (Lot 806 RP805274) to North Buderim Blvd must be provided to the following standards:
 - (a) delivered in full with connectivity to the central neighbourhood collector street, prior to plan sealing of the last lot or stage in Precinct 4
 - (b) achieve equitable access in accordance with *AS 1428 Design for Access and Mobility* (all relevant parts)
 - (c) achieve connectivity to the existing path network on North Buderim Blvd, with the path connection occurring at the point where existing grades and levels facilitate equitable access
 - (d) include localised grading and battering of existing levels to 'The Rise' park to facilitate the new path
 - (e) provide for a path and stairs in the proposed pocket park that abuts 'The Rise' park.

35. Pedestrian and cycle connections across any environmental and drainage reserves must be provided in accordance with an Operational Work approval and to the following standards:
 - (a) designed so as to not impede or obstruct hydraulic capacity or flows
 - (b) provide for equitable access in accordance with *AS 1428 Design for Access and Mobility* (all relevant parts)
 - (c) be on an elevated structure, with a post and beam design, to minimise footprint and the removal of native vegetation
 - (d) be built from materials that are fire retardant in nature, e.g. Fibre Reinforced Plastic / Glass Reinforced Plastic
 - (e) able to provide a 'very long term' (*ISO 12944-1*) corrosion resistance and be in accordance with *AS 2312 Protection of structural steel against atmospheric corrosion*, for the C5-M Zone (*per AS4312 - Atmospheric Corrosion Zones*) where a steel coating system is used
 - (f) be in accordance with Council's Open Space LIM or an equivalent standard.
36. Unless otherwise agreed with Council, the pathways on the Wises Road frontage of the site must be constructed at the time the proposed roundabout on Wises Road is constructed.

External Works

37. A channelised T-intersection must be provided on Wises Road at the driveway access intersection to Precinct 5b. The intersection must include in particular:
 - (a) a type CHR(S) right-turn treatment on Wises Road with storage provision for a waste collection vehicle
 - (b) a minimum right-turn lane width of 3 metres
 - (c) a Type BAL left-turn treatment on Wises Road
 - (d) widening of the carriageway and road reserve as necessary to accommodate the works, without reducing the existing carriageway and verge widths, and to accommodate associated intersection sight lines
 - (e) incorporation of a raised pedestrian refuge island, at least 2.5 metres wide, and associated pathway connections on Wises Road, on the opposite side of the intersection to the right-turn lane, providing a connection between the required footpath on the northern side of Wises Road and the existing path on the southern side
 - (f) street lighting.
38. The existing driveway crossover to the site from Palmyra Crescent must be removed and reinstated as a Council maintenance vehicle access connecting to the proposed maintenance path in Precinct 1 drainage corridor. The access must be provided in accordance with Council's Open Space LIM. Vehicle access restriction must be provided (e.g. lockable bollards). All works must be endorsed and undertaken as part of the Operational Work for the Precinct 1 drainage corridor and maintenance access.

Site Access

39. No direct vehicle access is permitted between future lots in Precincts 1, 2 (including the potential local centre), 3, and 4 and the new street proposed through the site between Wises Road and Sunshine Cove Way.
40. No direct vehicle, pedestrian or cycle access is permitted between Precinct 5a and Wises Road.

Utility Services

41. Reticulated electricity and telecommunication services must be provided to each use established and each lot created within the Wisés Preliminary Approval area in accordance with an approval for Operational Work and the standards and requirements of the relevant service provider.
42. An underground connection to reticulated water and sewerage must be provided to each lot in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
43. Certification must be submitted to Council from all relevant service providers which certifies that each use established and each lot created within the Wisés Preliminary Approval area has met the requirements of this development approval and all applicable legislation at the time of construction.

Construction Management Plan

44. A preliminary construction management plan* must be submitted with all Operational Work applications within the Wisés Preliminary Approval area.
**(Refer to Advisory Note)*

Earthworks and Retaining Walls Generally

45. All fill and associated batters must be undertaken in accordance with an Operational Work approval, and contained entirely within the site and development precinct property boundaries and must not encroach on vegetated or buffer areas.
46. All retaining walls must generally not exceed 1m where adjacent to external boundaries, or 2m throughout the development, except where shown on the Approved Plans or approved in exceptional circumstances through an Operational Work approval.
47. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height. All retaining walls that are publicly accessible and exceed 1m in height must be fitted with a commercial grade safety fence.

Retaining Walls - Precinct 4 Western Interface

48. At the time the first development application for Reconfiguring a Lot in Precinct 4 is lodged, the applicant must submit plans and sections for the full length of the interface between Precinct 4 and the western boundary demonstrating that:
 - (a) retaining walls are located wholly within Precinct 4, including all elements of the retaining wall, footings and construction access
 - (b) retaining walls are designed and constructed to enhance and maintain local amenity by being constructed as either a natural rock gravity wall (e.g. sandstone boulder) or grouted rock wall
 - (c) retaining walls are designed and constructed to have a demonstrated service life in excess of 50 years
 - (d) where exceeding 2m in height, retaining walls are to incorporate a tiered design with no single tier exceeding 2m in height
 - (e) where incorporating a tiered design, landscaping has been incorporated within the tier and at the base to soften the appearance of the wall from within private yards.

Geotechnical Stability

- 48A. All earthworks and subdivisional works must be undertaken in accordance with the recommendations of a geotechnical report prepared by a qualified person*, which is to be submitted to and endorsed by Council:
- (a) for the Development Permit for Operational Works (Earthworks) that is included within this development approval decision notice (OPW22/0354), prior to requesting the construction pre-start meeting for the approved Operational Works, and
 - (b) for any future development for Material Change of Use, Reconfiguring a Lot and Operational Works proposed within the Wises Preliminary Approval area, at the time of lodging a development application for the proposed development.
- *(Refer to Advisory Note)
- 48B. For each development within the Wises Preliminary Approval area, certification must be submitted to Council by a suitably qualified person*, confirming that all earthworks and subdivisional works have been constructed in accordance with the recommendations contained in the approved geotechnical report/s.
- *(Refer to Advisory Note)

ECOLOGY & BUSHFIRE

Drainage and Environmental Reserve Land Rehabilitation

49. The land area within the Precinct 6 environmental and drainage reserve must be fully revegetated and rehabilitated. A detailed Rehabilitation Plan for the entire area within the Precinct 6 environmental and drainage reserve land identified on the Approved Plans must be submitted to Council for approval as part of a development application for Operational Work (Landscaping - Rehabilitation). The Rehabilitation Plan must include, but not be limited to, the following:
- (a) details of reshaping, engineering and stabilisation works including slopes and batters that are a maximum grade of:
 - (i) 1 in 4 for grassed areas
 - (ii) 1 in 3 for planted areas
 - (iii) 1 in 2 for combined structural engineering and planting solutions
 - (b) the retention and protection of all existing aquatic features (i.e., pools and riffles) within the central waterway
 - (c) the management and treatment of all invasive species listed in the following in the *Biosecurity Act 2014* and *Sunshine Coast Biosecurity Plan 2024*
 - (d) rehabilitation/revegetation of the entire Precinct 6 environmental and drainage reserve land to reinstate the structural elements and floristic composition of the pre-clearing Regional Ecosystem type
 - (e) identification of maintenance access points and maintenance tracks of a minimum width of 3m
 - (f) a species palette incorporating the numbers of each species to be used within the rehabilitation/revegetation of the reserve, having regard to the:
 - (i) drainage functions of the reserve
 - (ii) biodiversity offset requirements in accordance with the conditions of this development approval
 - (iii) provision of edge treatments consisting of densely planted, low-flammability groundstorey and low shrub species
 - (iv) the requirements of any approvals issued under relevant State and Commonwealth legislation
 - (g) the locations and type of fauna movement infrastructure

- (h) measurable and achievable criteria on which the performance of the floristic component of the rehabilitation/revegetation strategy can be assessed annually over five years
- (i) identification of hold points for review and inspection of rehabilitation works by Council's Biodiversity Compliance Officer
- (j) an estimate of the bond amount in accordance with the relevant Planning Scheme Policy for performance, uncompleted works and maintenance.

Interface Between Development and Reserve Land

- 50. Except at the location of required acoustic barriers which must be positioned within private allotments, all residential lots and urban development sites within the Wisers Preliminary Approval area must be separated from the Precinct 6 environmental and drainage reserve land by either:
 - (a) a road edge; or
 - (b) a minimum 4m wide strip of land located within the development precinct, on the high side of batters and retaining walls associated with the reserve land, which may be used for pedestrian pathways or formal maintenance tracks.

Vegetation and Fauna Management

- 51. Approved vegetation clearing is limited to that necessary to establish the development in accordance with the Approved Plans and the conditions of any future Reconfiguring a Lot, Material change of use and/or Operational Work approval.
- 52. The design of all roads through the Precinct 6 environmental and drainage reserve land must provide for safe movement of a range of fauna species, including macropods. Detailed design of fauna underpasses associated with roads through Precinct 6 and any retrofitting of existing culverts with fauna furniture must be provided and endorsed through an approval for Operational Work.
- 53. Light from the development must not result in more than 1 lux at the boundary of the Precinct 6 environmental or drainage reserve land on the Approved Plans.
- 54. Vegetation must only be removed or disturbed in accordance with a Fauna Management Plan prepared by a qualified person* submitted to Council for approval through conditions of any future Reconfiguring a Lot, Material change of use and/or Operational Work.
*(Refer to Advisory Note)
- 55. Existing native vegetation within the Precinct 6 environmental and drainage reserve land and the adjacent Cornmeal Conservation Park, and existing street trees in Wisers Road reserve must be retained in accordance with an Aborigicultural Assessment prepared by a qualified person* and submitted to Council for approval with an application for Operational Work.
*(Refer to Advisory Note)
- 56. All native beehives of the genera *Tetragonula* (syn *Trigona*) and/or *Austroplebia* must be recovered during any vegetation clearing relocated and/or recovered and "boxed-up" (if damaged) for later installation into the Precinct 6 environmental or drainage reserve land.
- 57. Permanent artificial nesting boxes of mixed sizes and comprising of materials of at least 30 years durability, must be installed within the Precinct 6 environmental or drainage reserve land to provide compensatory habitat for arboreal mammals and hollow

dependent avian species. The types and number of nest boxes installed is to be determined by a ratio of 3:1 for functional hollows removed as determined by the fauna spotter-catcher.

Treatment of Temporarily Vacant Land

- 58. Where some or all of the land remains vacant or undeveloped for more than three (3) months, or buildings are demolished and redevelopment is delayed for more than three (3) months, the following works must be carried out:
 - (a) the site must be cleared of all rubble, debris and demolition materials
 - (b) the site must be graded to prevent ponding, turfed and mown at a minimum three (3) weekly intervals
 - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species or the precinct perimeter must have a continuous native vegetated buffer installed, with a structure comprised of upper, middle and lower strata
 - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths
 - (e) land included in Precinct 6 must be subject to on-going control and management of invasive flora species
 - (f) where fencing is installed to secure boundaries:
 - (i) the fencing must be durable and not capable of being pushed or blown over
 - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)
 - (iii) vandalism must be promptly repaired and any graffiti removed.

Biodiversity Offsets

- 59. A land-based biodiversity offset must be provided within the Precinct 6 environmental and drainage reserve land to compensate for the loss native vegetation within the site. The biodiversity offset must be delivered within portions of the Precinct 6 environmental and drainage reserve land that do not support existing native vegetation communities and will be subject to reconstruction and active revegetation works.
- 60. Biodiversity offset plantings are to be established at the following ratios specified in Table 9.4.9.3.2 of the *Vegetation management code of the Sunshine Coast Planning Scheme 2024*:
 - (a) 1.5:1 for an area (m²) of native vegetation
 - (b) 5:1 for non-juvenile Koala habitat trees (i.e., members of the *Eucalyptus*, *Angophora*, *Corymbia*, *Lophostemon* and *Melaleuca* genera)
 - (c) 2:1 for other native species.
- 61. Evidence of the biodiversity offset calculations must be provided to Council prior to the commencement of any vegetation clearing.

Bushfire Management

- 62. With each future Reconfiguring a Lot and Material Change of Use application on land subject to this Preliminary Approval, the applicant must submit a development specific Bushfire Hazard Assessment and Management Plan.

PARKS & LANDSCAPE

Transfer of Land to Council - Drainage Reserve, Local Parks and Open Space

63. The areas identified on the Approved Plans as Precinct 6 must be transferred to Council in fee simple on trust for environmental and drainage purposes. The transfer of the land may be staged to occur in conjunction with development of the precincts adjoining Precinct 6, as shown on the approved *Preliminary Infrastructure Staging Plan*. The land must be transferred to Council ownership when accepted on maintenance and prior to creation of the last allotment within the adjoining development precinct shown on the approved Infrastructure Staging Plan. The land to be transferred is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*.
64. A public local park (including all required embellishments) of 6200m² (0.62ha), located in Precinct 1 and adjoining Precinct 6 as shown on the Approved Plans, must be transferred to Council in fee simple on trust for park purposes prior to the creation of the 65th lot within the Wises Preliminary Approval area. The land to be transferred is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*.
65. A public local park (including all required embellishments) of 1500m² (0.15ha), located in Precinct 2, must be transferred to Council in fee simple on trust for park purposes prior to creation of the last lot in Precinct 2 or as otherwise directed through a Reconfiguring a Lot approval. The land to be transferred is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*.
66. Any additional informal public open space areas identified in a Reconfiguring a Lot approval must either be included in road reserve or be transferred to Council in fee simple on trust for park purposes as part of the relevant approval. The land to be transferred is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*.
67. The land areas to be transferred must be unencumbered by services such as pump stations, services easements or similar operational uses.
68. The land owner/developer must be responsible for all costs associated with the transfer of the land, including the requirement to obtain a valuation for the land from a registered property valuer and to pay all transfer duty upon transfer.
69. One original signed and 'stamped' Queensland Titles Registry and Form 1 Transfer and Form 24 must be lodged with Council for endorsement prior to the registration of title, together with a survey plan and a copy of the land valuation.

Local Park Design

70. The 6200m² public local park in Precinct 1 and the additional public local park required in Precinct 2 required by this Preliminary Approval must be designed with the following features, standards and attributes:
 - (a) direct and publicly accessible road frontage for a minimum two sides or minimum 50% of the perimeter
 - (b) generally regular in shape (i.e. rectilinear, and approximately similar in width and length)
 - (c) graded to a maximum 1:33 and minimum 1:50 for the passive and active recreation areas
 - (d) flood immunity in accordance with the *Planning scheme policy for development works*

- (e) standards matching Council's *Recreation Parks Plan 2021 - 2031* and the *Planning scheme policy for development works* requirements for a 'Local Park'
- (f) embellishments in accordance with the *Planning scheme policy for development works*, and in accordance with Council's Open Space LIM or an equivalent standard as agreed with Council
- (g) vehicle restriction devices (e.g. bollards) and maintenance access and emergency services access points in accordance with Council's Open Space LIM, or an equivalent standard as agreed with Council
- (h) roadside parking allocation for a Council waste services truck, signed appropriately, with bins located no more than 50m away
- (i) through-connections to the pedestrian and cycle paths of the wider estate pedestrian network
- (j) free of encumbrances that are not directly related to the delivery of the park (e.g. transformers, pump stations, substations, overland flow, underground services not related to the park)
- (k) required service connections for a local park (i.e. water, power, stormwater etc.)
- (l) endemic species of varying strata levels to promote the urban ecology.

Landscape Buffers

- 71. Landscape buffers must be established within the Precinct 6 environmental and drainage reserve land at the following edge interface locations, in accordance with an Operational Work approval and the conditions of this Preliminary Approval:
 - (a) along the Sunshine Motorway, integrated into the drainage corridor / flood storage areas
 - (b) along Wisers Rd, integrated within the drainage corridor
 - (c) adjacent to Palmyra Estate, integrated within the drainage corridor.
- 72. All required landscape buffers must be designed:
 - (a) to ensure that the full width is fully vegetated with a stratum of tiered vegetation including tall screening trees, shrubs and groundcovers, capable of complete screening of built form, fences, acoustic barriers and walls at maturity
 - (b) with vegetation offset an appropriate distance from infrastructure and adjacent properties to ensure that overhanging and nuisance is minimised.
- 73. The required landscape buffer to the acoustic barrier in Precinct 1 that addresses the Sunshine Motorway must:
 - (a) include landscaping integrated with the stormwater design such that full extent of the Precinct 6 area between Precinct 1 and the Sunshine Motorway as shown on the Approved Plans is able to be vegetated with tiered planting of tall trees, shrubs and groundcovers
 - (b) allow for and provide a trafficable vehicle grade Council maintenance access track, minimum 4m wide, on the high side of batters and retaining walls associated with the reserve land. The access track must directly abut the acoustic barrier for its full length and be designed to ensure that Council vehicles are able to enter and exit in a forward gear. The access must be provided on the Motorway side of the barrier.
- 74. The required landscape buffer to the acoustic barrier in Precinct 3 that address the Sunshine Motorway must:
 - (a) be a minimum width of 13 metres, with the full extent of the area vegetated with the tiered planting of tall trees, shrubs and groundcovers.
 - (b) include positive grading / mounding of the ground surface to a maximum 1:5 grade where practicable

- (c) allow for and provide a trafficable vehicle grade Council maintenance access track, minimum 4m wide, on the high side of batters and retaining walls associated with the reserve land. The access track must directly abut the acoustic barrier for its full length and be designed to ensure that Council vehicles are able to enter and exit in a forward gear. The access must be provided on the Motorway side of the barrier.
75. The required landscape buffer to the acoustic barrier in Precinct 4 that address the Sunshine Motorway must:
- (a) include landscaping integrated with the stormwater design such that full extent of the Precinct 6 area between Precinct 4 and the Sunshine Motorway as shown on the Approved Plans is able to be vegetated with tiered planting of tall trees, shrubs and groundcovers
 - (b) allow for and provide a trafficable vehicle grade Council maintenance access track, minimum 4m wide, on the high side of batters and retaining walls associated with the reserve land. The access track must directly abut the acoustic barrier for its full length and be designed to ensure that Council vehicles are able to enter and exit in a forward gear. The access must be provided on the Motorway side of the barrier.

Central Reserve Main Recreation Circuit

76. The 'Main Recreation Circuit' shown on the approved *Pedestrian and Cycle Movement Plan* must be provided with distance markers, concrete pavement treatments (e.g. sandblasted concrete, honed concrete, coloured concrete etc) and wayfinding signage at regular intervals to support recreation and fitness. Markers and wayfinding signage must be designed in accordance with Council's *Open Space Landscape Infrastructure Manual* and Council's *Signage and Recreation Strategy* (where appropriate) and included within an Operational Work approval.
77. Educational signage must be provided at key locations along the 'Main Recreation Circuit' shown on the approved *Pedestrian and Cycle Movement Plan*, describing the environmental values of the reserve, waterway and catchment. Signage must be in accordance with Council's *Open Space Landscape Infrastructure Manual* and included within an Operational Work approval.

Landscape Concept Plans

78. As part of each application for Material Change of Use or Reconfiguring a Lot, a landscape concept plan, prepared by a suitably qualified person*, must be provided for the relevant precinct or stage. The concept plan must include the following items where applicable to each precinct or stage:
- (a) pedestrian cycle linkages, (including pedestrian cycle linkages through the open space areas and the Precinct 6 environmental and drainage reserve land)
 - (b) details of the landscape buffers required by this Preliminary Approval
 - (c) details of the formal local parks required by this Preliminary Approval
 - (d) details of informal open space areas throughout the Wisers Preliminary Approval area, including a pocket park located at western boundary interface with 'The Rise' Park
 - (e) details of all vehicle maintenance paths, designed to be all weather and to accommodate the vehicle or machinery that is likely to be required to service the area
 - (f) the design, locations and extents of all stormwater treatment infrastructure, with all stormwater treatment areas being located outside of any Council park
 - (g) all park design and infrastructure to accord with CPTED principles

- (h) all works designed in accordance with Council's Landscape Infrastructure Manual (LIM), or an equivalent standard as agreed with Council
- (i) all planted batters (excluding turf) with a grade no greater than 1:3 where mulched and stabilised with an appropriate material (e.g. pinned coir netting)
- (j) all retaining walls and fences located on private property unless it is required to facilitate road construction or as agreed by Council
- (k) all vegetated screening/buffering and landscaping designed with a species palette, diversity and density reflective of the regional ecosystem and low flammability in nature
- (l) street tree and shade tree planting at approximate six (6) metre centres throughout the streetscape and pedestrian / cycle network
- (m) all retaining walls facing public areas having a high quality finish (e.g. grouted rock)
- (n) details of all educational signage, distance markers, wayfinding signage and concrete pavement treatments for the 'Main Recreation Circuit' as required by the conditions of this Preliminary Approval.

*(Refer to Advisory Note)

Entrance Features

79. Any proposed entrance feature must be located entirely within private land and not within the public road reserve. Entrance features must be approved as part of a future Operational Work and:
- (a) reflect a local character
 - (b) comprise feature vegetation (either existing or planted) in preference to built forms
 - (c) integrate with the landscape design of the balance of the estate
 - (d) be constructed of durable and low maintenance materials
 - (e) be treated with a graffiti resistant coating
 - (f) not restrict pedestrian access.

ENVIRONMENTAL HEALTH

Waste Management

80. All roads and accessways where a waste collection vehicle traverses must be designed to accommodate safe, efficient and unobstructed servicing of bins and manoeuvring of the waste collection vehicle in accordance with the Planning Scheme Policies for the Waste Management Code and Transport and Parking Code.

Acoustic Amenity

81. The layout, design and construction of development within the Wises Preliminary Approval area must comply with noise limits specified in the *Nuisance code* and the *Planning scheme policy for the nuisance code*. An assessment of noise impacts and any treatments required to achieve noise limits must be submitted to Council with each application for Reconfiguring a Lot and Material Change of Use within the Wises Preliminary Approval area, and must be based upon a technical noise impact assessment carried out in accordance with the *Planning scheme policy for the nuisance code*. At the time an application is made for Operational Work, detailed design must be provided of any acoustic barrier treatments recommended within a noise impact assessment report.
82. Unless varied by a condition of this development approval, acoustic measures and treatments must be incorporated into the development in accordance with Section 8 of the Acoustic Report listed within this development approval, and the following:

- (a) all acoustic barriers and their nominated heights must be constructed above finished pad levels of the site
 - (b) the colour of all acoustic fences must blend with the natural landscape environment
 - (c) acoustic barriers recommended in Section 8.1.1 (DTMR) must be designed and constructed in accordance with the TMR Standard Drawing 1608 (i.e. steel and concrete), or approved equivalent.
83. All required acoustic barriers and subsequent technical noise impact assessment reports must be designed, located, constructed and maintained within the residential precinct lot boundary, such that lot owners are responsible for future maintenance, and must remain under private tenure in perpetuity (i.e. not a Council asset).
84. Acoustic barriers must be provided with continuous landscaping treatments, and other elements, to break the visual bulk and linear nature of the barrier. Landscaping treatments must be provided in accordance with the Landscaping Code, the details of which must be submitted with an application for Operational Work for the relevant Precinct.
85. Certification must be submitted to Council from a qualified person* that the road traffic noise barriers for the development have been constructed in accordance with the Noise Impact Assessment Report and Acoustic Amenity conditions listed in this development approval.
**(Refer to Advisory Note)*

Acid Sulfate Soils

86. All earthworks (filling and excavation) for each stage of the development must be undertaken in accordance with an acid sulfate soil and groundwater management plan (or part thereof) prepared by a qualified person* and endorsed through an Operational Work approval.
**(Refer to Advisory Note)*
87. The respective development stage acid sulfate soil and groundwater management plan must be in accordance with the ASS Management Recommendations of the Acid Sulfate Soil Investigation report and the Acid Sulfate Soil Management Plan listed in this development approval.
**(Refer to Advisory Note)*
88. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
- (a) a pH range of 6.5-8.5 pH units
 - (b) 50mg/L maximum total suspended solids concentration
 - (c) 0.3mg/L maximum total iron concentration
 - (d) 0.2mg/L maximum total aluminium concentration
 - (e) no visible plume at either the point of release from the site or within a waterway.

ENERGEX

89. At all times the applicant must comply with the Energex requirements as outlined in Ref No. "ECM 32279816 - 36702961" dated 30 December 2025 (or as amended with the agreement of Energex). Prior to the sealing of any plan of subdivision involving lots that remain encumbered by Easement A on RP101745 and/or Easement A on RP101746, the applicant must provide to Council, written advice from Energex, confirming the conditions have been complied with to the satisfaction of the service provider.

DEVELOPMENT PERMIT FOR OPERATIONAL WORK (EARTHWORKS)**PRIOR TO COMMENCEMENT OF WORKS****General**

90. Subject to the requirements of the conditions below, a pre-start meeting must be organised with Council prior to the commencement of any on site works. An Operational Work Pre-Start Request Form must be submitted to Council together with payment of the relevant application fee. The applicant must organise for the certifying Registered Professional Engineer, Queensland (RPEQ) or other certifying entity, as well as the principal contractor/s, fauna spotter catcher and project arborist for the Operational Work to be in attendance at the meeting.
91. A workshop with Council must be held at least 10 days prior to requesting the construction pre-start meeting. The workshop is required for the principal contractor and the specialist certifying entities, including the fauna spotter-catcher, to discuss and for Council to provide approval for the following aspects:
- (a) staging of works
 - (b) controlled construction access points and tracks
 - (c) fencing strategy and macropod management
 - (d) community engagement and complaints management
 - (e) evidence of the Biodiversity Offset calculation in accordance with the conditions of MCU22/0221.
92. At least five (5) days prior to requesting the construction pre-start meeting the following must be submitted to and approved by Council:
- (a) amended plans to address the Plans Requiring Amendment of this Decision Notice
 - (b) a Construction Phase Flood Impact Assessment prepared in accordance with the Sunshine Coast Council Flooding and Stormwater Management Guidelines must be endorsed by Council's delegate. The Construction Phase Flood Impact Assessment must be in accordance with the earthworks phasing and include a minimum of three phases and demonstrate that for each phase that a worsening does not occur offsite
 - (c) a Construction Phase Stormwater Management Program (including Erosion and Sediment Control Plans), a completed Design Certificate for Erosion and Sediment Control and a schedule of registered business names in accordance with the requirements of the *Planning scheme policy for development works*. The Construction Phase Stormwater Management Program must include elements required by the *Planning scheme policy for development works* augmented as necessary to ensure the site can comply with the construction phase - stormwater management design objectives of the *State Planning Policy 2017 Appendix 2 Table A (Queensland Government)*
 - (d) a water quality performance bond of \$100,000 must be lodged with Council. The bond may be drawn on by Council should Council's delegate determine that the sites Construction Phase Stormwater Management Program has not been

- implemented in full which has resulted in elevated loads of sediment from the site entering the Sunshine Cove Lake system and either temporarily or permanently reducing its amenity or environmental values or increased current or future maintenance costs
- (e) the following documents stated in the conditions of the higher order Wises Preliminary Approval (MCU22/0221):
 - (i) detailed design of fauna underpasses and fauna furniture to be fitted into existing culverts
 - (ii) arboricultural assessment
 - (iii) Fauna Management Plan that addresses both aquatic and terrestrial fauna
 - (iv) Biodiversity Offset calculations
 - (v) the required geotechnical report.
 - (f) written confirmation from Unitywater stating that the proposed removal or realignment of the wastewater line along the western boundary or any other Unitywater asset on the site is acceptable and will not adversely impact existing dwellings currently serviced by this infrastructure.
93. The following information is to be provided with the pre-start meeting request:
- (a) a condition report including photographs of the frontage of the site
 - (b) the name of the fauna spotter-catchers to be used, noting that they must be approved by the administering State Government Department, and a copy of their Rehabilitation Permit (spotter catcher)
 - (c) the site-specific fencing strategy agreed to during the pre-construction workshop to manage fauna, in particular macropods, prior to, during and following earthworks
 - (d) any other relevant documents or plans agreed to during the pre-construction workshop.
94. A Construction Management Plan must be submitted to Council and must specifically address the following:
- (a) traffic management during all aspects of the construct phase including:
 - (i) a Traffic Management Control Plan in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD) detailing all temporary signage and traffic control measures prior to construction
 - (ii) maintenance of safe pedestrian access across the frontage of the site both during daily construction and after daily construction has ceased
 - (iii) proposed fencing to the site during the construction phase of the development
 - (iv) approval of the Traffic Management Control Plan by Department of Transport & Main Roads (DTMR) for any works on state-controlled roads.
 - (v) adequate parking arrangements for construction workers
 - (b) maintenance and protection of water quality and existing drainage lines through the construction site through the implementation of appropriate erosion and sediment control measures
 - (c) works programme identifying key components of the works and their respective durations
 - (d) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues
 - (e) identification of complaint management procedures including:
 - (i) Contact details for the onsite manager
 - (ii) Dispute resolution procedures
 - (f) details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage. NOTE: any

damage to the existing road system as a result of haulage operations must be fully repaired at the applicant's expense

- (g) planned communication with the EMT and underlying property owner for works within the drainage easement located on the neighbouring property.

95. Any conflict between the development and an existing or proposed service must be referred to the relevant service authority for determination prior to commencement of works.

DURING CONSTRUCTION

General

96. Where damage occurs to any Council asset as a result of these development works, it must be repaired immediately where it creates a hazard that presents risk to person or property. Other damage must be repaired prior to completion of works.
97. A Registered Professional Engineer, Queensland (RPEQ) must undertake the necessary supervision, inspections, testing and or auditing of the works to enable them to certify that all works conform to the Operational Work approval and current engineering standards. Where municipal works are involved, such confirmation must be submitted for the respective hold points prior to any site inspection by Council officers.

All works must be constructed, and work procedure undertaken in accordance with:

- (a) the Approved Plans, and conditions detailed in this Decision Notice.
(b) the relevant conditions of the higher order Material Change of Use Preliminary Approval viz: MCU22/0221 to which this approval relates.
(c) all relevant Council Planning Scheme Policies, standard drawings, standard specifications and guidelines.

Council Maintenance Vehicle Access

98. Bulk earthworks pads must include the required Council maintenance vehicle accesses in accordance with the requirements of the Preliminary Approval.

Erosion and Sediment Control

99. Information is to be provided and all works undertaken in accordance with the requirements of the *Planning scheme policy for development works* (SC6.14.4.5 Protecting waters from the impacts of developments) at all times from when land disturbing activities commence until such time as the site is effectively stabilised. This is to include, but is not limited to, the following specific actions in accordance with the *Planning scheme policy for development works*:
- (a) inspection of ESC controls shall be undertaken by a suitably qualified and experienced professional at regular intervals not exceeding one month. ESC inspection certification is to be provided in the form and frequency agreed with Council
- (b) all actions are to be taken to avoid and minimise releases, flow and discharges of prescribed water contaminants in accordance with the requirements of the *Planning scheme policy for development works*
- (c) prior to the sealing of the plan of survey for the subdivision OR prior to commencement of use, the site is required to be effectively stabilised, and;
- (d) the actions required by the *Planning scheme policy for development works* are to be augmented as necessary to ensure the measures implemented comply with

the construction phase - stormwater management design objectives of the State Planning Policy 2017 Appendix 2 Table A (Queensland Government).

Flood Management

100. The earthworks must be staged such that flood conveyance paths through the site are maintained at all times such that at no times does a worsening occur offsite. All works must be undertaken in accordance with the Construction Phase Flood Impact Assessment endorsed by Council's delegate.

Stormwater Drainage

101. Appropriate scour protection must be provided at the outlet of all stormwater pipes including temporary outlets and designed in accordance with the *Queensland Urban Drainage Manual*.
102. Works associated with this development permit must not adversely impact on the existing drainage conditions on other properties (eg. by blocking or interfering with natural overland flows).
103. Where the development involves filling adjacent to manholes, the chamber lid levels must be adjusted to reduce stormwater ponding. Where located in landscaped areas, the pit must be raised to 100mm proud. Where located in turfed areas, pits must be raised nominally 100mm above finished level and locally graded out to prevent ponding.

Bonds

104. Bonds must:
- (a) meet the requirements of the relevant Planning Scheme Policy for performance, uncompleted works and maintenance
 - (b) be calculated using a schedule of works and relevant bond equation
 - (c) include GST
 - (d) have approval of the bond calculations and amount from Council prior to lodgement
 - (e) be lodged with Council and accompanied by the Bond Administration Fee/s
 - (f) be requested for release by writing to Council, when relevant approval requirements have been met.

Works within Road Reserve

105. Safe pedestrian access on all streets in the vicinity of the development must be maintained at all times. Should footpath/road closures be necessary to carry out construction works, Council's Engineering Officer must be notified prior to the proposed closure and all requirements complied with.
106. All frontage works must match neatly with existing road and verge/footpath features. Additional works beyond the frontage may be required to provide an acceptable transition to existing road and verge/footpath profiles.
107. The applicant is fully responsible for all costs associated with the development works including alterations, rectification or removal of public utility as well as any unforeseen or unplanned costs necessary to fulfil the requirements of this approval.

Earthworks

108. All earthworks must be undertaken in accordance with the provisions of AS 3798 – *Guidelines on earthworks for commercial and residential developments*, with geotechnical testing undertaken in accordance with Section 8 of the Standard, and to a minimum of 'Level 1'. Test results as required by AS 3798, and a certificate of quality and uniformity of fill, shall be provided by a RPEQ and submitted to Council upon practical completion of works.
109. Safety barriers must be implemented where steep slope or fall hazards exist naturally or are created by the design. The barrier type must be assessed and designed by a RPEQ as being appropriate for each location and the anticipated risks during construction, establishment, maintenance and end use, in accordance with the following criteria and standards:
- (a) where located on public roadways, vehicle barriers must be designed in accordance with *Austroads* and the *DTMR* design guidelines
 - (b) where located adjacent to vehicle manoeuvring areas, vehicle barriers must be designed in accordance with *AS 2890.1 – Off-street Parking*
 - (c) where located near publicly accessible paths, pedestrian and cycle barriers must be designed in accordance with *Austroads Guide to Road Design – Part 6A Paths for Walking and Cycling*
 - (d) where located in areas with limited access, pedestrian barrier selection must be based on a suitable risk assessment method e.g. *AS 2156.2 Walking Tracks*
 - (e) where located on residential boundary retaining walls greater than 1.0m high, 'full infill' barrier or equivalent performance boundary fence (e.g. 1.8m high timber)
 - (f) all barriers must be certified to the appropriate load conditions from *AS 1170 - Structural Design Actions* by either the manufacturer or engineering calculations.
110. Revetment walls must include a continuous concrete strip capping with designed construction and expansion joints.
111. Slope and batters are a maximum grade of:
- (a) 1 in 6 where in proximity to waterbodies
 - (b) 1 in 4 for grassed areas
 - (c) 1 in 3 for planted areas
 - (d) 1 in 2 for combined structural engineering and planting solutions.
112. Landscaped batters are to be a maximum 1:3 grade, with the surfaces stabilised with an appropriate mulch, pinned coir netting and dense planting to ensure coverage and stability.

Work Hours

113. Construction and earthworks associated with this approval, (including the entry and departure of heavy vehicles) must only occur during the hours nominated in Council's *Works, Services, and Infrastructure Code*, unless otherwise approved by Council prior to such construction and/or earthworks occurring.

Acid Sulfate Soils

114. Except where varied by conditions of this approval, all works must be carried out generally in accordance with the Acid Sulfate Soils Management Plan report listed in this development approval.
115. All earthworks, including the handling and management of soils and excavated materials

must be carried out in accordance with the *Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines (Version 5)*.”

116. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
- (a) a pH range of 6.5-8.5 pH units
 - (b) 50mg/L maximum total suspended solids concentration
 - (c) 0.3mg/L maximum total iron concentration
 - (d) 0.2mg/L maximum total aluminium concentration
 - (e) no visible plume at either the point of release from the site or within a waterway.
117. Where groundwater is released to the environment, the acid sulfate soil and groundwater management plan must include the above criteria and propose an effective treatment train such that the above release criteria is achieved prior to release. Weekly verification sampling and testing for compliance with the above criteria must be undertaken at a NATA accredited laboratory, for the following parameters at the release point:
- (a) pH (pH Units)
 - (b) Total Suspended Solids concentration (mg/L)
 - (c) Total Iron concentration (mg/L)
 - (d) Total Aluminium concentration (mg/L)
 - (e) Turbidity (NTU).
- Sampling and testing results must be made available to Council upon request.
118. All treated material must undergo verification testing at the rate of one sample per 200m³ throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to Council.
- *(Refer to Advisory Note)

Acoustic Amenity

119. Noise generating equipment (including e.g. pumps, dewatering plant, generators and pneumatic, electrical or mechanical power tools) must be located, enclosed, shielded or acoustically treated in a manner which minimises noise emissions to a sensitive land use. NOTE: This condition does not authorise Environmental Nuisance as defined under the *Environmental Protection Act 1994*.

Air Quality

120. Prior to any earthworks occurring onsite, a minimum 3m high dust screening fence must be provided (and maintained) within the site boundary, along all boundaries that are common with existing residential dwellings or allotments.
121. Visible emission of dust must not occur beyond the boundaries of the site at any time. Where visible emission of dust occurs beyond the boundaries of the site, the site must be suitably stabilised and/or all dust generating activities must cease until corrective actions have been implemented or wind conditions are such that visible dust emissions do not occur beyond the site boundary. NOTE: This condition does not authorise Environmental Nuisance as defined under the *Environmental Protection Act 1994*.

- 122. A perceptible odour associated with earthworks and constructions must not be evident beyond the boundaries of the subject site Monday to Sunday. NOTE: This condition does not authorise environmental nuisance under the *Environmental Protection Act 1994*.
- 123. A dust monitoring program must be developed and implemented for the duration of site works for the following air quality indicators and monitoring frequency as specified in Table 1:

Table 1:

Indicator	Monitoring Frequency
Dust Deposition	Monthly, with results averaged over one month
Total Suspended Particles (TSP)	Monthly, with results averaged over one year
PM ₁₀	24-hours continuous
PM _{2.5}	24-hours continuous

Sampling and testing results must be made available to Council upon request which benchmarks against the limits specified in the *Environmental Protection (Air) Policy 2019*, and any applicable National Environmental Protection Measures.

Lighting

- 124. Lighting associated with the construction and earthworks activities, including security lighting, must be designed, sited, installed and tested to comply with Tables 3.2 & 3.3 for Zone A3 of AS 4282 - *Control of the obtrusive effects of outdoor lighting* using a Control Level of 1.

Construction Materials, Equipment and Waste

- 125. Construction materials, equipment and waste (waste* as defined by the *Waste Reduction and Recycling Act 2011*) resulting from the approved works must be retained wholly within the subject works alignment in accordance with the Approved Plans. Any waste generated as a result of the works must be disposed only to a facility for waste disposal approved in accordance with the *Environmental Protection Act 1994*, for example a Council operated Waste Facility.
*(Refer to Advisory Note)

Fill Material

- 126. Fill material is limited to clean earth* only, and must not contain any of the following:
 - (a) construction and/or demolition waste
 - (b) general waste
 - (c) regulated waste
 - (d) hazardous contaminants.
 *(Refer to Advisory Note)

Contaminated Land

- 127. All works must be carried out in accordance with the conclusions and recommendations in section 8 of the Stage 1 Preliminary Site Investigation Report listed within this development approval. All soils identified as exceeding the assessment guideline limit

for hydrocarbons and heavy metals within the machinery storage shed area (APEC 2), must be lawfully removed offsite by a licensed regulated waste transporter.

128. Certification must be submitted to Council from a qualified person* that development works have been undertaken in accordance with section 8 of the Stage 1 Preliminary Site Investigation Report listed within this development approval.

*(Refer to Advisory Note)

Vegetation Management

129. Approved vegetation removal is limited to that necessary to undertake bulk earthworks in accordance with the Approved Plans.

130. A qualified person* must be engaged for the duration of the works to:
- (a) ensure the recommendations in the Arboricultural Report (once approved) are implemented
 - (b) oversee installation of all tree protection fencing prior to commencement of any works onsite (including any clearing) as required
 - (c) supervise tree protection within and adjacent to the development site, including vegetation within Cornmeal Conservation Park and existing street trees in Wises Road reserve, prior to, during and following construction in accordance with *AS4970 – Protection of trees on development sites*
 - (d) ensure no damage to other vegetation for retention.

*(Refer to Advisory Note)

131. Cleared vegetation is to be treated as follows:
- (a) used for habitat enrichment in the Environmental Management (Drainage Reserve) or landscape purposes associated with the development
 - (b) provided to Council's Environment Compliance Officer in accordance with Council's information sheet 'Course Woody Debris Salvage program'. The material must generally meet the Council's minimum requirements* and salvaged woody debris must be free of Brown Root Rot (*Phellinus noxius*)
 - (c) provided to a local timber supplier or mill
 - (d) disposed of at an approved landfill facility
 - (e) not burnt as a method of disposal.

Fauna Management

132. A qualified person* must be engaged to manage terrestrial and aquatic fauna prior and during works to:
- (a) ensure works are carried out in accordance with the Fauna Management Plan (once approved) and the *Nature Conservation Act 1992**
 - (b) undertake pre-clearing inspections of aquatic and terrestrial habitats including fauna relocation and removal or blocking of all vacant hollows
 - (c) co-ordinate staging and sequence of clearing with fauna protection
 - (d) protect and recover fauna during clearing operations (fauna not previously removed)
 - (e) manage the translocation of animals and recovery procedures in accordance with relevant legislation
 - (f) undertake protection works for mulching of any stockpiled vegetation.

*(Refer to Advisory Note)

FOLLOWING CONSTRUCTION

Supervision/Certification

- 133. Upon completion of the work a certificate must be issued by a RPEQ certifying that the works have been constructed in accordance with the Operational Work approval.
- 134. Within two (2) weeks of completion of works the following information must be prepared by respective qualified persons* and submitted to Council:
 - (a) Arborist certification for compliance with the vegetation management conditions listed within this decision notice.
 - (b) Fauna spotter catcher certification for compliance with the fauna management conditions listed within this decision notice, including the following details:
 - (i) the length of clearing time
 - (ii) animal trapping prior to and during clearing
 - (iii) animal relocations
 - (iv) fauna injuries and euthanisations
 - (v) the type, number and location of installed nest boxes.

Sunset Date for Completion of Approved Development

- 135. Pursuant to s88 of the *Planning Act 2016*, this development approval lapses the sooner of 13 January 2030 or the end of the currency period of the higher order approval (MCU22/0221).

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA South East Qld (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 email: segnorthsara@dsdilgp.qld.gov.au	Clearing Native Vegetation Fisheries – Waterway Barrier Works State Transport Infrastructure – Transport Corridors and Future Corridors	The agency provided its response on 17 December 2025 (reference No. 2208-30438 SRA)
Advice	Energex Limited GPO Box 1461 BRISBANE QLD 4001	Electricity Infrastructure	The agency provided its response on 30 December 2025 (reference No. ECM 32279816 - 36702961)

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans - Preliminary Approval for Material Change of Use

Plan No:	Rev:	Plan Name:	Date:
P0060365 Page 12	-	<i>Street Hierarchy Plan</i> , prepared by Urbis	15/01/26
P0060365 Page 13	-	<i>Street Cross Sections</i> , prepared by Urbis	15/01/26
INF01	4	<i>Preliminary Infrastructure Staging Plan</i> , prepared by Urbis	15/01/26

Approved Plans - Development Permit for Operational Work

Plan No.	Rev.	Plan Name	Date
254359 Sheet No. BEW-280	C	<i>Eastern Drainage Channel Longitudinal Section</i> prepared by Covey Associates	12/12/25

The following development plans require amendment prior to becoming Approved Plans for the development:

Plans Requiring Amendment - Preliminary Approval for Material Change of Use

Plan No.	Rev.	Plan Name	Date
-		<i>The Wise Preliminary Approval Document (PAD)</i> , prepared by Innovative Planning Solutions	19/12/25
Amendments		<ul style="list-style-type: none"> Amend to create a clean copy that incorporates the amendments in red as annotated by Council 	
P0060365 Page 6	-	<i>Precincts Plan</i> , prepared by Urbis	15/01/26
Amendments		<ul style="list-style-type: none"> Amend plan and legend to identify an indicative location for a second local park of at least 0.15 ha in the southern part of Precinct 2. Amend plan to incorporate the Council annotations. 	
P0060365 Page 7	-	<i>Maximum Building Heights Plan</i> , prepared by Urbis	15/01/26
Amendments		<ul style="list-style-type: none"> Amend plan and legend to identify an indicative location for a second local park of at least 0.15 ha in the southern part of Precinct 2. Amend plan to incorporate the Council annotations. 	
P0060365 Page 8	-	<i>Open Space Plan</i> , prepared by Urbis	15/01/26
Amendments		<ul style="list-style-type: none"> Amend plan and legend to identify an indicative location for a second local park of at least 0.15 ha in the southern part of Precinct 2. 	

	<ul style="list-style-type: none"> Amend plan to incorporate the Council annotations. 		
P0060365 Page 11	-	<i>Pedestrian and Cycle Movement Plan</i> , prepared by Urbis	15/01/26
Amendments	<ul style="list-style-type: none"> Amend plan and legend to identify an indicative location for a second local park of at least 0.15 ha in the southern part of Precinct 2. Amend plan to incorporate the Council annotations. 		

Plans Requiring Amendment - Development Permit for Operational Work

Plan No.	Rev.	Plan Name	Date
254359 Sheet No. BEW-100	C	<i>Bulk Earthworks Layout Plan - Sheet 1 of 2 prepared by Covey Associates</i>	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert and Concrete Maintenance Access Track do not form part of this OPW approval. 		
254359 Sheet No. BEW-101	C	<i>Bulk Earthworks Layout Plan - Sheet 2 of 2 prepared by Covey Associates</i>	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert does not form part of this OPW approval. 		
254359 Sheet No. BEW-120	C	<i>Bulk Earthworks Details - Sheet 1 of 3 prepared by Covey Associates</i>	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert, Concrete Maintenance Access Track, roads and paths do not form part of this OPW approval. Add plan and section engineering detail of the culverts, Bebo Arch and pipes, including details of associated aprons, headwalls, inlet and outlet scour protection etc. 		
254359 Sheet No. BEW-121	C	<i>Bulk Earthworks Details - Sheet 2 of 3 prepared by Covey Associates</i>	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert does not form part of this OPW approval. Add plan and section engineering detail of the culverts and pipes, including details of associated aprons, headwalls, inlet and outlet scour protection etc. 		
254359 Sheet No. BEW-122	A	<i>Bulk Earthworks Details - Sheet 3 of 3 prepared by Covey Associates</i>	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Acoustic Fence and Precinct Boundary does not form part of this OPW approval. 		
254359 Sheet No. BEW-250	C	<i>Overland Flowpath Layout Plan</i> prepared by Covey Associates	12/12/25

Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert and Concrete Maintenance Access Track do not form part of this OPW approval. 		
254359 Sheet No. BEW-300	C	<i>Eastern Drainage Channel Cross Sections - Sheet 1 of 4</i> prepared by Covey Associates	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert does not form part of this OPW approval. 		
254359 Sheet No. BEW-301	C	<i>Eastern Drainage Channel Cross Sections - Sheet 2 of 4</i> prepared by Covey Associates	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert does not form part of this OPW approval. 		
254359 Sheet No. BEW-302	C	<i>Eastern Drainage Channel Cross Sections - Sheet 3 of 4</i> prepared by Covey Associates	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert and Concrete Maintenance Track does not form part of this OPW approval. 		
254359 Sheet No. BEW-303	C	<i>Eastern Drainage Channel Cross Sections - Sheet 4 of 4</i> prepared by Covey Associates	12/12/25
Amendments	<ul style="list-style-type: none"> Add note that proposed Concrete Channel invert and Concrete Maintenance Track does not form part of this OPW approval. 		

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
J001379-004-R-Rev0	0	<i>Stage 1 Preliminary Site Investigation</i> , prepared by Core Consultants Pty Ltd.	Oct 2024
2024089 R01L	R01L	<i>Acoustic Report</i> , prepared by Acoustic Works.	14/01/2026
J001379-002-R-Rev1	1	<i>Acid Sulfate Soils Management Plan report</i> , prepared by Core Consultants Pty Ltd.	May 2024
J001379-001-L-Rev0	0	<i>Acid Sulfate Soil Investigation report</i> , Prepared by Core Consultants Pty Ltd	21/9/2021
R.30389.00.docx	2	<i>Palmyra Master Plan (Wises Farm) Flood Impact Assessment</i> , prepared by Water Engineering Partners	25/11/25

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

State Transport Corridors

1. Should the Department of Transport and Main Roads apply Category C protected planning to the subject site in order to safeguard the State transport corridor for future upgrades, the approval will need to be formally changed in order to accommodate any future land requirement and the development, in order to ensure that all assessment benchmarks applicable to the development are capable of being met.

Resubmission of Amended Plans Required

2. The conditions of this development approval require resubmission of plans to Council with amendments. Please address the amended plans to Council's Planning Assessment Unit with the reference no. MCU22/0221 & OPW22/0354.

Aboriginal Cultural Heritage Act 2003

3. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

4. Should the approved development necessarily require easements or works to be undertaken over land external to the site, including crane overhang into neighbouring airspace, Council recommends that easement, access agreements and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council's Property Management Unit and note that compensation may be payable.

Other Laws and Requirements

5. This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licences or permits may be found on the Sunshine Coast Council website

(www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Restriction on Building Approval until all other Permits are Effective

5. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, Operational Work approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

Infrastructure Charges

6. Infrastructure charges, determined in accordance with Council's Infrastructure Charges Resolution, will apply to future development approvals required by this Preliminary Approval.

Qualified Person

6. For the purpose of certifying flood levels for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.
7. For the purpose of preparing a geotechnical report, and for certifying geotechnical stability for the development, a qualified person is considered to be a person who:
 - (a) is a Registered Professional Engineer of Queensland (RPEQ).
 - (b) has a degree in civil engineering or engineering geology.
 - (c) has a minimum of five (5) years experience in the field of geotechnical engineering or engineering geology.
8. Qualified Person, for the purpose of:
 - (a) undertaking, supervising tree works and preparing arboriculture certification, is a person with a minimum five (5) year's current experience in tree protection, hazard identification/mitigation and either:
 - (i) International Society of Arboriculture (ISA) certification; or
 - (ii) a Diploma of Arboriculture.
 - (b) preparing a fauna management plan, is an ecologist with a minimum of five (5) years current experience in the field of fauna assessment and management.
 - (c) undertaking, supervising and certifying fauna management prior to and during vegetation clearing is a Fauna Spotter Catcher with a current Rehabilitation Permit (Spotter Catcher) issued by the administering State Agency.
9. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.

10. For the purpose of certifying land contamination matters for the development, a qualified person must have qualifications and experience relevant to contaminated land remediation and assessment, and must be a current member of a professional organisation prescribed under Schedule 14 of the *Environmental Protection Regulation 2019*.
11. For the purpose of preparing an acid sulfate soil and dewatering management plan, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ) or;
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.
12. For the purpose of preparing a landscape plan or a Landscape Concept Plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of five (5) years current experience in the field of landscape design.

Civil Engineering Advisory Notes - General

13. Council has undertaken an audit check of the Operational Work drawings in relation to the proposed works. A detailed check of the calculations and drawings has not been undertaken, as they have been certified by a RPEQ. The RPEQ bears full responsibility for all aspects of the engineering design. Council reserves the right to require further amendments and/or additions at a later date, should design errors become apparent.
14. A separate development permit for Operational Work must be obtained prior to any modification of existing property accesses, the construction of any new property access, or the commencement of any other works in the road reserve that do not form part of this approval.

Lodgement of Bonds

15. All bonds, including bank guarantees, must be accompanied by a completed bond lodgement form (available at: <https://www.sunshinecoast.qld.gov.au/Development/Applications/Development-and-Building-Bonds>). The completed form ensures Council has the necessary details to register bonds against the correct development or building works, and returns the bond to the correct entity upon completion. Council will not be able to receipt the bond without the completed form.

Pre-Design Meeting Services

16. Council offers a pre-design meeting service specifically for Operational Work applications. Applicants are encouraged to utilise this service prior to the submission of their Operational Work application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an Operational Work application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

17. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Work where required. Council will not be able to issue a development approval for Operational Work without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works

18. Additional application fees apply to Operational Work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Unitywater - Water and Sewerage Services

19. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act 2009*. This consent must be obtained prior to any water and sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.
20. Where water and sewerage infrastructure is proposed to be constructed within an existing park or reserve controlled or owned by Council, consent approval from Council, as owner of the land, is required for the alignment and extent of works. This consent must be obtained prior to any water and sewerage related works occurring within the park or reserve. The consent request must be submitted in the approved form to Council's Land Management Unit.

Telecommunications

21. Requirements (with some exemptions in particular for non-urban areas) for supplying fibre-ready facilities are placed on developments under the *Telecommunications Act 1997*. Meeting the obligations of this Act is the responsibility of the developer, and this approval does not relieve the developer of any responsibility to meet provisions of this or other applicable Federal or State Act.

Prestart, On and Off Maintenance Inspections Request

22. Contact Council on (07) 5475 9866 to arrange a pre-start or an inspection giving a minimum of five business days' notice.
23. If Council officers are required to undertake additional inspections of the same works, a re-inspection fee will be applicable in accordance with Council's Fees and Charges Register applicable at the time.
24. The bond/guarantee will be reduced to an amount not less than 5% of the total value of the works upon formal acceptance On Maintenance of the works, and be retained by Council during the maintenance period as security for the performance of the maintenance obligations. The bond will be returned upon formal acceptance Off Maintenance of the works.
25. A minimum maintenance period of 12 months will apply to all municipal works and thereafter until such time as the works are performing in accordance with the approved design unless notified otherwise.

Environmental Harm

26. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and landscaping phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Clean Earth

27. "*Clean earth*" means natural material such as clay, gravel, sand, soil and rock that is not contaminated with waste or a hazardous contaminant, and achieves the ecologically-based investigation levels for urban land use under the document titled *Schedule B(1)—Guidelines on the Investigation of Soil and Groundwater, forming part of the National Environment Protection (Assessment of Site Contamination) Measure 1999*. If earth contains or is mixed with waste, including concrete, bricks or other types of waste it does not meet the definition of clean earth. Hazardous Contaminant is defined in the *Environmental Protection Act 1994*. General Waste and Regulated Waste is defined in the *Environmental Protection Regulation 2019*. Construction and Demolition Waste means waste generated as a result of carrying out building demolition, or building work within the meaning of the *Building Act 1975*.

Nature Conservation Act 1992

28. Under the *Nature Conservation Act 1992*, a Species Management Program (SMP) is required for activities that will impact on breeding places of protected animals that are classified as extinct in the wild, critically endangered, endangered, vulnerable, near threatened, special least concern, colonial breeder or least concern. An SMP is only required where an animal breeding place has been identified and activities are required to tamper with the breeding place in order to complete the scope of works. Animal breeding places include obvious structures such as bird nests and tree hollows, as well as more cryptic places such as amphibian or reptile habitat where breeding takes place.

You should contact the Department of Environment and Science Wildlife Assessment Team on wildlife@des.qld.gov.au to discuss any obligations relating to tampering with animal breeding places.

Coarse Woody Debris

29. The material must generally meet the Council's minimum requirements as outlined in the below information sheets:
- (a) [Course Woody Debris salvage program fact sheet](#)
 - (b) [Risk management when salvaging tree material for advanced terrestrial habitat construction](#)
 - (c) [Constructed Habitat Stacks fact sheet](#)

PROPERTY NOTES

The following property notes will be placed against the subject property (and against all future created allotments) in Council's property record system:

Council may determine that a special rate or charge (Benefitted Area Levy) will apply to all lots within the Wises Farm Preliminary Approval area to cover any costs associated with maintaining a higher than normal landscaping standard, with such special rate or charge to be determined at Council's budget development meeting for a financial year.

VARIATION APPROVAL

A variation approval under the *Planning Act 2016* has been granted. Variations from the planning scheme that are applicable to any future development application over the premises are identified in this approval.

FURTHER DEVELOPMENT PERMITS REQUIRED

As relevant to particular development proposed under the Wises Preliminary Approval:

- Development Permit for Material Change of Use
- Development Permit for Reconfiguring a Lot
- Development Permit for Operational Work (Engineering Work - earthworks, stormwater, roadwork, electrical, street lighting, landscaping and rehabilitation works)
- Development Permit for Building Work

SUBMISSIONS

There were 60 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	Councillor J Broderick		
Item:	8.4 Sunshine Coast Indoor Sport Network Plan 2026		
Circulation	Tuesday 24 February 2026		
Officer:	Manager Sport and Community Venues	Approving Director:	Director Community Strengthening

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

Question:

Should the PCYC Caloundra facility development be listed as part of the Indoor Sport Network Plan?

Response:

The pending PCYC Caloundra development is a positive initiative in Caloundra South that helps address recommendations in the Indoor Sport Network Plan including:

- 'Support additional gymnastics facilities in the south', and
- 'Encourage inclusion in new venues, shared use opportunities at existing venues and commercial investment aligned to council endorsed policy positions'.

The Sunshine Coast Indoor Sport Network Plan was finalised in late 2025 in readiness for Council's consideration. When the Plan was finalised, the PCYC was in design phase, with construction now anticipated to be completed in late 2026.

The Plan provides a point in time assessment of demand across the region and facility capacity across the 11 sports engaged and venues in place. It is encouraged and recognised that ongoing facility development will occur across the network which will assist fill gaps articulated in the Plan.

The PCYC facility and a number of other commercial developments underway or in the planning phase are good examples of the market responding to unmet demand. Completed facility developments will be recorded in corporate reporting undertaken noting progress against actions contained within the Plan.

Indoor activity space within the PCYC from the most recent designs seen includes gymnastics and gymnasium space. Adjacent to the indoor space, a multi-lined outdoor court activity area is also included in the design featuring line marking for a single basketball court and 3 pickleball courts.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	26 February 2026
Requesting Councillor:	Councillor W Johnston		
Item:	8.5 Financial Performance Report		
Circulation	Tuesday 24 February 2026		
Officer:	Co-ordinator Financial Services	Approving Director:	Chief Financial Officer

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

Question:

Can you please provide information on all rate levies; and general rates; impacts on the lesser number of properties; higher than normal unpaid rates and what impact that has?

Response:

Category	2025-26 Full Budget	2025-26 YTD Budget	2025-26 YTD Actuals	2025-26 YTD Variance
General Rates	348,378	347,478	344,237	(3,242)
Levies	23,634	23,550	23,633	82

As at 31 January 2026, general rate revenue was below budget, while levies remain on track.

The general rates variation reflects, in part, a lower level of growth in rateable properties than forecast in the long-term plan.

Levy income has not been materially impacted as it was calculated using rateable property numbers provided early in the budget cycle, January 2025, index by a 1.5% growth rate rather than the final budget growth rate of 1.7%.

The budget assumptions for price and growth assume that all new properties are rated for a full year and that growth occurs evenly across all rating categories. In practice, this doesn't always occur.

The components for the general rate variance are:

Base figures (pre-price and growth)	\$'000
2025-26 Budget Base assumed in financial plan	\$323,546
2024-25 General Rate Revenue actuals @ 30 June	\$321,800
Impact	\$1,746

	\$'000
Full Year Budget	\$353,395
Average Growth not achieved (1.7% vs 1.36%)	0.34%
Impact	\$1,202

The actual growth by category shown below reflects growth over a full 12-month period. The residential category achieving growth below the average rate of 1.36% resulted in an estimated impact of \$294,000

Category	Actual Growth	No. of Properties Impact
Residential	1.02%	918

Impact of unpaid rates

Council recognises revenue on an accrual basis. We recognise all the rates revenue at the time the rates notices are issued, not when the cash is actually paid.

The impact on unpaid rates is on the balance sheet, as a debtor reflecting the outstanding amounts, and in the cash balances.

Rate payment trends at this point in the payment cycle for the January 2026 Rate Notice are as expected and in line with the prior year. Rate payment plans are also in line with the prior year with 4% of all properties with a rate account balance having established a payment arrangement.

Year	Month	% outstanding (incl properties on payment plan)	% of Payment plans
2026	January	66.1%	4.0%
2025	January	66.6%	4.1%
2024	January	64.1%	3.6%