

Minutes Appendices

Ordinary Meeting

Thursday, 26 February 2026

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Minutes

Ordinary Meeting

Thursday, 29 January 2026

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore



ORDINARY MEETING MINUTES

29 JANUARY 2026

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

ORDINARY MEETING MINUTES

29 JANUARY 2026

1 DECLARATION OF OPENING

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

2 WELCOME AND OPENING

Councillor E Hungerford acknowledged the Traditional Custodians of the land on which the meeting took place.

Senior Pastor Murray Boyton from Rhythm Church Aura read a prayer.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

COUNCILLORS

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

COUNCIL OFFICERS

- Chief Executive Officer
- Chief Financial Officer
- Director Business Transformation and Performance
- Director Community Strengthening
- Director Infrastructure and Natural Assets
- Director Sustainable Growth and Planning
- Executive Manager Office of the CEO
- Coordinator Financial Services
- Manager Leasing and Land Management
- Coordinator Strategic Property

ORDINARY MEETING MINUTES

29 JANUARY 2026

4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor M Suarez

Seconded: Councillor T Burns

That the Minutes of the Ordinary Meeting held on 11 December 2025 be received and confirmed.

Carried unanimously.

5 MAYORAL MINUTE

NIL

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

NIL

6.2 DECLARABLE CONFLICTS OF INTEREST

NIL

7 PRESENTATIONS / COUNCILLOR REPORTS

**7.1 PRESENTATION - LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND
YEARS OF SERVICE AWARD - CR JOHNSTON**

ORDINARY MEETING MINUTES

29 JANUARY 2026

8 REPORTS DIRECT TO COUNCIL

8.1 DECEMBER 2025 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Coordinator Financial Services
Finance and Commercial Partnerships

Attachments: Att 1 - December 2025 Financial Performance Report
Att 2 - December 2025 Capital Grant Funded Project Report

Council Resolution (OM26/1)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

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

Carried unanimously.

ORDINARY MEETING MINUTES

29 JANUARY 2026

8.2 DISPOSAL (LEASE) OVER 334 FINLAND ROAD, MARCOOLA TO THE KABI KABI PEOPLES ABORIGINAL CORPORATION LIMITED

File No: F2024/34066
Author: Manager Leasing and Land Management
Finance and Commercial Partnerships
Attachments: Att 1 - Locality Plan
Att 2 - Aerial Photograph

Council Resolution (OM26/2)

Moved: Councillor T Bunnag
Seconded: Councillor D Law

That Council:

- (a) *receive and note the report titled "Disposal (Lease) over 334 Finland Road, Marcoola to the Kabi Kabi Peoples Aboriginal Corporation Limited" and*
- (b) *resolve that in accordance with Section 236(1) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(b)(ii) as the Kabi Kabi Peoples Aboriginal Corporation Limited is a community organisation and registered charity.*

Carried unanimously.

ORDINARY MEETING MINUTES

29 JANUARY 2026

8.3 ACQUISITION OF LAND - MAROOCHY RIVER

File No: F25/00186

Author: Principal Property Officer
Finance and Commercial Partnerships

Attachments: Att 1 - Land Acquisition Details - *Confidential*

Council Resolution (OM26/3)

Moved: Councillor M Suarez

Seconded: Councillor T Bunnag

That Council:

- (a) *receive and note the report titled "Acquisition of Land - Maroochy River"*
- (b) *delegate authority to the Chief Executive Officer to finalise the acquisition of land in Maroochy River identified in this report and*
- (c) *authorise the Chief Executive Officer to publicly release details in relation to the acquisition of the land identified in this report, once the transfer of ownership of land has registered with Titles Queensland.*

Carried unanimously.

ORDINARY MEETING MINUTES

29 JANUARY 2026

9 NOTIFIED MOTIONS

10 TABLING OF PETITIONS

10.1 PETITION - REFUSE DEVELOPMENT APPLICATION MCU2025/0276 –
MATERIAL CHANGE OF USE (CHILD CARE CENTRE, BOKARINA)

Council Resolution (OM26/4)

Moved: Councillor T Burns

Seconded: Councillor J Natoli

That the petition tabled by Councillor T Burns relating to the request to refuse Development Application MCU2025/0276 for a Child Care Centre at Bokarina be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

ORDINARY MEETING MINUTES

29 JANUARY 2026

11 NEXT MEETING

The next Ordinary Meeting will be held on 26 February 2026 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

12 MEETING CLOSURE

The meeting closed at 9:36am.

Confirmed 26 February 2026.



CHAIR

Sunshine Coast Council

Chief Executive Officer's Report Quarter 2, 2025-26

Progress against Operational Plan 2025-26 activities



Traditional acknowledgement

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

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

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

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

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

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

Together, we are all stronger.

Message from the Chief Executive Officer

I am pleased to present the second quarterly progress report for the 2025-26 financial year, outlining the progress of activities for the period 1 October to 31 December 2025 in Council’s Operational Plan 2025-26.



This quarter, 94 per cent of our Operational Plan 2025-26 activities are progressing as planned, with 7 activities fully completed, 3 experiencing minor delays to their expected delivery timeframes, and one is currently under review.

A snapshot of the progress of activities against Council’s Corporate Plan 2025-30 goals is provided below, with more detailed commentary on each activity included within this Report.

OPERATIONAL PLAN 2025-26 SNAPSHOT



Quarter 2 is a vibrant and busy time for our region, with residents and visitors enjoying our events, open spaces, and facilities during the holiday season. More than 2 million beachgoers visited our beaches, which is a strong reminder of the lifestyle and natural assets that make the Sunshine Coast such a special place to live, work and visit.

Alongside seasonal activity, Council continued to progress a wide range of initiatives that deliver on our Corporate Plan 2025-30 and support our region’s future planning and growth, including:

- Two deliberative engagement sessions were held with our newly formed Citizens’ Panel, exploring Budget and Service Prioritisation, and Waste - Large Bulky Items, gaining deeper community understanding of issues and informing future planning and service delivery.
- Completion of stage one of the Moffat Beach seawall and car park ahead of the Christmas period, which included the western section of the seawall, upgraded coastal pathway, car park, beach ramp and landscaping.
- Commencement of early works in the Maroochydore City Centre for the delivery of the Brisbane 2032 Olympic and Paralympic Games Arena and Athletes’ Village, which will transition to 1,800 new homes post the event.
- Community feedback was received on the Draft Active Transport Plan to help create a more connected, safe, healthy, and sustainable transport network.
- Five funding agreements were entered with the Queensland Government for infrastructure projects across the region.

These examples represent only a small snapshot of the work undertaken over the past 3 months. I encourage you to explore this report to learn more about the progress Council is making, in partnership with community business and government, to deliver on our shared priorities.

John Baker
Chief Executive Officer

Summary

Operational Plan activities

Quarter 2, 2025-26



Strong community

Goal: Communities thrive through connection with people, places and spaces and staying true to our principles as a welcoming, caring and vibrant community, with opportunities to participate for all.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified	
	Completed	On Track	Time	Budget
20	2	20	-	-

Key activity highlights

Excellence in Engagement

- Council continued to embed best practice community engagement across the organisation, including the launch of a new online Community Engagement Training Program for employees and a new data analysis tool to improve insights and reporting.
- Eleven projects were launched on Council’s Have your Say platform in the quarter, enabling the community to provide valuable input into initiatives across the region.
- Two sessions of the Sunshine Coast Citizens’ Panel were delivered, exploring Budget and Service Prioritisation, and Waste - Large Bulky Items.

Support for homelessness

- Council continued to progress practical place-based responses to homelessness, working with the Queensland Government on options for temporary supported accommodation and a day hub in Nambour.
- Continued patrols and engagement with people experiencing homeless to connect them with relevant support services and encourage the safe use of public spaces.
- The promotion, volunteer recruitment, location and site permit for the expanded Sunny Coast Sleeper Service - a partnership with Maroochy Neighbourhood Centre - now offering 3 nights of safe sleeps in Nambour in addition to its Maroochydhore service.
- A review of the Amenity Pass Program was completed ahead of its recommencement in early 2026, providing access to amenities at Council aquatic centres for people experiencing homelessness.
- Support for 4 local churches to form the Nambour Shelter Network, to offer seasonal and storm shelter from mid-2026.

Healthy Sunshine Coast Program

- The Healthy Sunshine Coast Program continues to deliver a diverse range of inclusive, low-cost health and wellbeing activities across the region, providing 93 regular holistic sessions to the community each week.
- Recent additions to the Program include meditation and Qi Gong on the beach, and men’s gathering and meditation which is scheduled to commence in 2026.



Environment and liveability

Goal: Natural assets are preserved and enhanced as we continue to create a built environment and living practices that support a sustainable community.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified			
	Completed	On Track	Time		Budget	
19	3	17	2		1	

Key activity highlights

Moffat Beach Seawall Reconstruction Project

- Stage one of the Moffat Beach seawall reconstruction was completed in December 2025, enabling safe public access over the Christmas holiday period.
- Works delivered included the western section of the seawall, upgraded coastal pathway, car park, beach ramp and landscaping.

Sunshine Coast Shorebird Conservation Plan 2025–30

- Council adopted the Sunshine Coast Shorebird Conservation Plan 2025–30 at the October 2025 Ordinary Meeting, providing a strategic roadmap to protect the rapidly declining shorebird populations.
- The Plan incorporates extensive input from our local community, Traditional Owners, community groups, researchers and government agencies, ensuring a collaborative approach to conservation.

Dog Exercise Area Plan Regional Plan 2025-45

- Council endorsed the Dog Exercise Area Regional Plan and Network Blueprint 2025-45 at the December 2025 Ordinary Meeting, balancing protection of sensitive coastal and natural environments while maintaining generous access for exercising dogs in outdoor spaces.

Environment Levy conservation projects

- More than 4,000 native trees and shrubs were planted at the Honey Farm Road Environment Reserve during a community planting day. The 11th annual Australasian Bat Night was held in Maleny, providing opportunities for residents to learn about living alongside bats in a wildlife-friendly biosphere.



Resilient economy

Goal: Resilient, high-value economy of choice drives business performance, investment and enduring employment.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified	
	Completed	On Track	Time	Budget
10	1	10	-	-

Key activity highlights

Artificial Intelligence (AI) Development Assistant Tool

- Council launched the new AI Development Assistant Tool on 5 November 2025, providing residents with instant guidance on planning and development enquiries.

Crowne Plaza Maroochydore development approval

- Council approved the Crowne Plaza Maroochydore development on Ocean Street, a full-service hotel featuring 180 rooms alongside more than 900 square metres of meeting and event space and is the second luxury hotel approved under Council’s Accommodation Hotel Incentive Measures.

Maroochydore City Centre development

- Early works commenced under the Queensland Government’s Residential Activation Fund to help unlock more than 1,800 new homes within the Maroochydore City Centre.
- These works are delivering essential road, power and service upgrades, fast tracking development and preparing the Sunshine Coast Athlete Village site, which will transition to residential use after Brisbane 2032 Olympic and Paralympic Games.
- Concept designs are underway for the Brisbane 2032 Olympic and Paralympic Games Arena and Athletes Village.

Tabua Subsea Fibre Optic Cable Project

- A major milestone was achieved for the region with the landing of the Tabua international submarine fibre optic cable at Maroochydore, as part of the Australia Connect initiative.
- The new cable delivers high-speed and secure infrastructure that will enable faster, more reliable digital services for businesses, governments, and communities across Australia all via the Sunshine Coast.
- The Project supports long-term economic growth, unlocking opportunities in technology, data centres, smart city development, and strengthening the region’s reputation as an innovation hub.



Managing for growth

Goal: Growth is well managed, connecting urban and transport planning, to maintain our region’s unique characteristics and support sustainable development.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned			Challenges identified					
	Completed	On Track		Time		Budget			
17	1	15		1		1		1	

Key activity highlights

Draft Active Transport Plan

- Council invited the community to have their say on the Draft Active Transport Plan between 7 October and 3 November 2025 and received 124 survey responses, 227 map contributions and more than 20 formal submissions.
- Community feedback is being reviewed to identify where changes to the Draft Plan may be required.

Stormwater upgrade projects

- Priority stormwater upgrade projects progressed during the quarter to improve drainage efficiency and reduce flooding risks including completion of a condition 5 pipe upgrade and stormwater optimisation at Balkin Road, Eumundi, and the continued open channel rehabilitation at Forestwood Drive, Buderim.

The Wave (formally Direct Sunshine Coast Rail Line)

- Council continued collaboration with the Queensland Government on The Wave, providing input into Stage 1 proposal evaluations, review of the Stage 2 Project Scope and Technical Reference document including Birtinya Station, and options for Stage 3 proposed alignment and station locations.
- Once complete, The Wave will include a heavy passenger rail line from Beerwah to Birtinya, connecting with a metro-style service to allow journeys to the Sunshine Coast Airport via Mountain Creek and Maroochydore central business district.



Organisational excellence

Goal: An agile organisation that achieves high performance by being community centred, building trust and providing a great place to work.

Operational Plan 2025-26 delivery

Operational Activities:	Progressing as planned		Challenges identified			
	Completed	On Track	Time		Budget	
11	-	11	-		-	

Key activity highlights

Digital Plan 2023-2027

- Council progressed work with South East Queensland (SEQ) local governments to agree on priority programs for funding under the Council of Mayors SEQ City Deal Smart Region Digital Plan.
- The program, once agreed will allow Council and other SEQ local governments to leverage federal and state funds or coordinate co-investment opportunities, providing potential saving or reduction when delivering our corporate priorities.
- The priority programs considered for inclusion in the funding request focus on housing, infrastructure, digital innovation and regional collaboration.

VIBE Program

- The VIBE Program continues to guide organisational initiatives aimed at enhancing employee experience and ensuring Council remains a great place to work.
- Key activities delivered include updating position profiles, reviewing delegations, and strengthening cultural alignment through values-based actions.

Funding partnerships and advocacy

- Council entered into 5 funding agreements with the Queensland Government to deliver commitments made during the 2024 State Election:
 - Caloundra Transport Corridor Upgrade for the delivery of Section 2 between Arthur Street and Nicklin Way
 - Caloundra Town Square to design and build a central town square at Bulcock Street and Otranto Avenue
 - Currimundi Community Hall to upgrade into a multi-use hub
 - Nambour Streetscape to support the revitalisation of the Nambour central business district, and
 - Cooloom High School Sports Facility to support the delivery of A-grade quality playing field and a multi-use clubhouse.
- Council also provided a pre-budget submission for the Australian Government, advocating for priority projects across transport, community, facilities, and housing to support liveability and future growth.

Council services

Council services are the foundation of our daily operations and provide essential support for the wellbeing and functionality for the community we serve. Through our services and operational plan activities, we provide a holistic approach to meeting the needs of our community and continue to progress towards our vision as Australia's most sustainable region. Connected. Liveable. Thriving.

Service statistics

The list below presents key service statistics for the quarter, highlighting the scope and impact of our services across the region.

- **428** community grant applications awarded, worth more than **\$1.5 million**
- **110,130** people attended community events at Council's venues
- **812** street trees planted as part of the Street Tree Master Plan
- **5,634 hectares** of landscape and garden beds maintained
- **24,292 tonnes** of greenhouse gases flared or combusted for power generation
- **\$89.8 million** spent with local businesses through procurement activities, representing **72%** of the available of procurement spend
- **3,625 businesses** accessed specialist advice and information
- **15 sponsored major events** generated an estimated economic impact of **\$12.4 million**
- **263** community land permits issued
- **\$7.4 million** invested in rehabilitating **7.6 kilometres** of roads for the safety of our community
- **83,691** customers assisted through our customer contact centres
- **6.9 out of 10** rating for experience with Council services
- **6.7 out of 10** rating - customers trust Council to act in the community's best interest

Operational Plan Activities Report

Quarter 2, 2025-26

Quarterly Progress Report



Corporate Plan Goal: Strong Community

Goal: Communities thrive through connection with people, places and spaces and staying true to our principles as a welcoming, caring and vibrant community, with opportunities to participate for all.

Strategic Pathway: Healthy, active communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.1.1	Deliver a broad range of inclusive health and well being events and initiatives as part of the Healthy Sunshine Coast Program.	50%			The Healthy Sunshine Coast Program continued to deliver a wide range of inclusive health and wellbeing activities across the region. With 93 regular holistic sessions available, the Program supports people of all ages and abilities to stay healthy, connected, and engaged. Recent additions include meditation and Qi Gong on the beach, with men's gathering and meditation sessions starting at Mudjimba in 2026. Participation has grown to 8,085 registered members, and the program's Facebook community now exceeds 4,500 members. A participant survey was conducted to shape future activities and ensure the program continues to meet local health and wellbeing needs. A total of 595 responses were received, and outcomes of the participant survey will be available and reported next quarter	Community Strengthening
1.1.2	Deliver a winter lifeguard service at Coolum North and additional resourcing at Marcoola, Mudjimba and Discovery Beaches as outlined in the Lifeguard Service Plan 2023-2028. Commence review of remaining activities recommended for future years.	100%			All lifeguard service uplifts for the winter lifeguard service at Coolum North and additional resourcing at Marcoola, Mudjimba and Discovery beaches have been enacted throughout the 2025 winter period. A review of the Lifeguard Service Plan with Surf Life Saving Queensland (SLSQ) has occurred with further uplifts to service delivery placed on hold for the remainder of the Plan. Ongoing review and engagement with SLSQ will occur to identify risks and evaluate high demand points.	Community Strengthening

Strategic Pathway: Vibrant communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.2.1	Identify and secure an enduring legacy for the Sunshine Coast as a key delivery partner in the Brisbane 2032 Olympic and Paralympic Games and work collaboratively with our key partners to identify and implement Sunshine Coast specific themes, opportunities and challenges.	50%			Council continues to advocate for the delivery of legacy outcomes through current infrastructure projects relating to venues, transport and other associated initiatives including procurement opportunities. Council has an endorsed the 2032 Legacy Vision which is in the process of being developed into a 2032 Legacy Action Plan. This work is being undertaken with input from the Sunshine Coast Legacy Community Reference Group, with the view to being presented to Council for adoption in the first half of 2026.	Community Strengthening
1.2.2	Partner in the planning, design and delivery of the Sunshine Coast Stadium expansion project and Sunshine Coast Mountain Bike Centre as part of the region's Brisbane 2032 Olympic and Paralympic Games venues.	50%			Council remains actively engaged in planning for the region's 2032 Games venues including the Sunshine Coast Stadium expansion, where the Games Independent Infrastructure Coordination Authority (GIICA) has responsibility for the delivery of this project and has completed an expression of interest process for design services, with the tender for these works expected to be finalised in early 2026. Project delivery for the Sunshine Coast Mountain Bike Centre will be overseen by Council with a Project Framework Agreement and Funding Deed presented to Council by GIICA, currently under review. Finalisation of these agreements is anticipated in the first quarter of 2026, paving the way for project commencement.	Community Strengthening
1.2.3	Deliver prioritised actions from the Sunshine Coast Sport and Active Recreation Plan 2011-2026 and the Sunshine Coast Aquatic Plan 2011-2026: <ul style="list-style-type: none"> • review the Aquatic Plan for regional network planning • finalise the Sunshine Coast Indoor Sports Plan • develop operational plans for the activation and use of the Honey Farm Sport and Recreation Precinct, and • activate the Nirimba Rugby League Grounds and Baringa Sports Complex. 	50%			Review of the endorsed Sunshine Coast Aquatic Plan will progress in 2026, and the Sunshine Coast Indoor Sports Network Plan is on track to be presented to Council's Ordinary Meeting in February 2026. The Honey Farm Sport and Recreation Precinct, template Management Plan and User Agreements have been drafted and will be sent to proposed user groups for review in 2026 in readiness for relocations from early 2027. New sports precincts were opened this quarter in Nirimba and Baringa to service tennis, pickleball, AFL and rugby league.	Community Strengthening

Ordinary Meeting

Item 8.1 Quarterly Progress Report, Quarter 2 2025-26

26 FEBRUARY 2026

Appendix A Chief Executive Officer's Quarterly Progress Report - Quarter 2, 2025-26

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.2.4	Finalise the Sunshine Coast Library Services Plan 2025-2035 and deliver priority projects in the Sunshine Coast Library Network Plan, including the opening of the new Library+ Caloundra and ongoing operations.	50%			Council engagement on the draft Sunshine Coast Library Services Plan was undertaken. Library+ Caloundra continues to exceed expectations, welcoming more than 100,000 visitors since opening on 22 September 2025 compared to 49,000 visitors at the former Caloundra Library during the same period last year. The digital studios fit out and staff training was completed, enhancing service delivery for our community. Libraries also partnered with the Sunshine Coast Gallery of Art to activate the Makerspace at Library+ Caloundra through the successful and well-attended artist residency, Wild Women.	Community Strengthening
1.2.5	Identify opportunities to develop and attract events at Council venues including Caloundra Indoor Stadium, Maroochydore Multi Sports Complex, Nambour Showgrounds, Sunshine Coast Stadium and Venue 114 and other community spaces.	50%			Attendance at major events increased by 80% compared to the same quarter in 2024, driven by the arrival of a brand-new national event, the Strummingbird Festival, the Sunshine Coast's biggest-ever one-day festival which took place at Kawana Sports Precinct and attracted 29,000 country music fans. Sunshine Coast Stadium hosted its first official A-League fixture, as Brisbane Roar and Newcastle Jets played in front of 7,200 fans, marking another milestone for the venue. Attendance numbers for community events remain largely consistent with the same quarter last year. Notable growth was experienced across venues with attendances increasing by 13% at Venue 114 and Altitude Nine, 22% at the Events Centre and, in comparison to the previous quarter, Coolum Civic Centre achieved a 25% increase. Maroochydore Multi Sports Complex has attracted 4 AFL clubs to train at the venue between December 2025 and January 2026, with each club having an open community training session. Two National Rugby League (NRL) trial games were announced in December 2025 to be played at Sunshine Coast Stadium in February 2026 including Brisbane Broncos, Melbourne Storm and Gold Coast Titans NRL teams.	Community Strengthening

Ordinary Meeting

Item 8.1 Quarterly Progress Report, Quarter 2 2025-26

26 FEBRUARY 2026

Appendix A Chief Executive Officer's Quarterly Progress Report - Quarter 2, 2025-26

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.2.6	Deliver initiatives in collaboration with community organisations and government agencies that raise awareness, enhance people's understanding, and support improved outcomes for people experiencing homelessness	50%			Council continued working with the Queensland Government to progress a place-based response to homelessness in Nambour including options for temporary supported accommodation and a day hub. Council has supported 4 local churches to form the Nambour Shelter Network, offering seasonal and storm shelter from mid-2026. In partnership with Maroochy Neighbourhood Centre, the Sunny Coast Sleeper will provide 3 nights of safe sleeps in Nambour commencing in early 2026 to add to the existing service in Maroochydhore. Council has assisted with promotion, volunteer recruitment, location and site permit for the expanded service. Council officers continue to patrol and engage with people sleeping rough to connect individuals with support services and encourage safe use of spaces. Outreach coordination response in Nambour with Council, Integrated Family and Youth Services and the Queensland Government has seen fewer rough sleeper numbers. The Amenity Pass Program, which provides individuals experiencing homelessness with access to amenities at public aquatic centres has been reviewed and the Program will recommence in early 2026 with strengthened controls.	Community Strengthening
1.2.7	Deliver prioritised projects that achieve affordable housing outcomes as outlined in the Sunshine Coast Housing and Homelessness Action Plan 2023.	100%			All 22 dwellings for the Maroola Affordable Housing Project have been completed and are fully tenanted. Coast2Bay Housing Group are managing the tenancies to eligible low-income key worker households.	Sustainable Growth & Planning

Strategic Pathway: Inclusive communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.3.1	Deliver prioritised actions set out in the Sunshine Coast Stretch Reconciliation Action Plan in partnership with Traditional Custodians and the First Nations community.	50%			The Sunshine Coast Stretch Reconciliation Action Plan (RAP) 2025-2028 received final endorsement from Reconciliation Australia in October 2025. The Stretch RAP Working Group established a reporting framework that supports accountability and transparency in achieving the RAP commitments. The Sunshine Coast First Nations Business Showcase celebrated Indigenous Business Month on 14 October 2025, featuring more than 50 First Nations businesses and attracting over 300 attendees. As Queensland's largest indigenous business month event, the showcase strengthened procurement pathways and supported economic outcomes by connecting First Nations businesses with government, corporate, and community buyers. This event was delivered by Council in partnership with the Queensland Government and Stockland. A series of roundtable discussions were held with First Nations community leaders to strengthen NAIDOC celebrations on the Sunshine Coast. Coordination of the First Nations Community Advisory Group continued, with members providing input into key RAP priorities, including the draft Youth Plan, regional NAIDOC celebrations and the Brisbane 2032 Olympic and Paralympic Games.	Community Strengthening
1.3.2	Deliver on the prioritised actions set out in the All Abilities Action Plan 2024-2028 that educate and raise awareness of, and provide support for disability in the community.	50%			A series of events were held during Disability Action Week in November with community partners, including the Dicky Beach All Access Day, which saw increased use of accessible blue matting and mobility beach chairs, supporting inclusive beach experiences for all. The FUNctional Market Day provided opportunities for people with disability to sell products to the public and included educational sessions, with Carers Queensland presenting on the upcoming Be Your Own Boss Project launching on the Coast in 2026, and Equity Works delivering an important message on disaster preparedness. Council also produced a comprehensive calendar showcasing accessible events available across the Sunshine Coast, helping people with a disability connect with inclusive activities, and ran an accessible photo competition that encouraged community members to share photos of their favourite accessible venues on the Coast, promoting awareness and engagement. Accessibility Technology Cerge, designed to enhance access and inclusion, is now available at 39 Council venues, offering companion websites and apps with sensory/visual guides, 360° tours, communication boards, and real-time support.	Community Strengthening

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.3.3	Develop a Youth Action Plan for youth led initiatives as part of the Young Leaders Academy Program that fosters civic engagement and participatory leadership practices.	85%			Council continued developing the draft Thriving Futures: Sunshine Coast Youth Plan 2026-2031, which promotes youth-led initiatives and civic engagement. The second phase of engagement ran from late October to late November 2025, including an online survey and focus groups with young people across the region. Feedback highlighted strong support for safe, inclusive youth spaces, practical life skills workshops, youth-led advocacy on housing and transport, and better promotion of Council events and activities. Young Leaders Academy members contributed throughout the process, ensuring youth perspectives inform the Plan. An expression of interest process for the next intake was completed, with 12 new participants selected to commence in 2026. The Program helps young people build leadership skills, connect with peers, and make a positive impact in their communities.	Community Strengthening
1.3.4	Deliver the Shine a Light on Racism Campaign, migrant employment and business opportunities and other key initiatives that foster a welcoming, inclusive and culturally diverse community.	50%			The Train-the-Trainer course completed by Council staff and community patrons now enables local delivery of Anti-Racism Upstarter Training to equip sporting clubs and businesses to recognise, prevent and respond to racism. Planning commenced for the 2026 Harmony Day event with 19 expressions of interest received for hosting a community activity or facilitating a library workshop. Grant applications were submitted to the Queensland Government to support a Welcoming Champions initiative and Welcoming picnic event. The Employer Peer Network hosted its third meeting, fostering collaborations and informing strategies to address labour shortages, while planning commenced for the 2026 Migrant Job Expo. Eight participants graduated from the Migrant Business Ready program, with evaluation underway to ensure sustainability. Council also piloted mentorships and work experience placements for migrants within its workforce, reinforcing pathways to employment. Support was provided to the local Jewish community in hosting their Menorah Lighting and Chanukah celebrations following the Bondi Beach tragedy, demonstrating unity and compassion and a firm stance against violence and discrimination.	Community Strengthening

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.3.5	Implement the Excellence in Engagement Framework and commence a review to further embed best practice community engagement.	50%			A new online community engagement training program launched in October 2025 for employees to access on-demand, alongside a new data analysis tool released in November 2025 to support enhanced insights and reporting outcomes. There were 11 projects that launched for broad community engagement this quarter, including the Sunshine Coast Draft Active Transport Plan, Street Tree Master Plan Refresh, Naming Proposal - Mudjimba Multisports Complex, Wilkins Park - Pacific Paradise Improvements, Sunshine Coast Draft Youth Plan, Goshawk Boulevard Extension, River Esplanade - Mooloolaba Active Transport Link, Maroochydore City Centre to Alexandra Headland Active Transport Link, Mooloolaba to University Active Transport Corridor, Coastal Hazard Adaptation Precinct Planning - Golden Beach and Caloundra (Bulcock Beach), and Diamond Head Seawall and Foreshore Improvements. The first 2 deliberative sessions of the Sunshine Coast Citizens' Panel were hosted throughout October and November 2025, exploring the topics of Budget and Services Prioritisation, and Waste - Large Bulky Items, with evaluation of these processes showing strong positive sentiment from Panel participants.	Community Strengthening

Strategic Pathway: Connected, resilient communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.4.1	Deliver the Horizon Festival, citizenship ceremonies, community awards, the festive season program and other community events that contribute to connected and resilient communities.	50%			The 2026 Horizon Festival program is being finalised with the program launch scheduled for February 2026. A \$30,000 grant from Tourism and Events Queensland was received to support delivery of the Festival, and media sponsorships were also secured. Festive banners and 24 trees were installed and/or decorated across the region. Festive and Commemorative Grants were provided to community carols events across the region, and to New Year's Eve events at Coolum Beach and Caloundra. New Year's Eve fireworks were delivered at 8.30pm and midnight off Mooloolaba Beach to over 34,000 onlookers in collaboration with emergency services and others. The Citizenship Ceremony on 14 November saw 324 conferees become new citizens. The Sunshine Coast Australia Day Community Awards Program was finalised and includes 112 nominees across 6 categories with the ceremony to be held on 23 January 2026.	Community Strengthening

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.4.2	Deliver the Community Grants Program to support community organisations deliver projects, events and operate facilities that meet community's need.	50%			A total of \$1,562,968 was allocated to the community through 428 funding applications - an increase of 10 applications compared the same quarter last year. This included 130 major grants to the amount of \$719,631 and 79 minor grant allocations to the value of \$153,338 through the Community Grants Program, 72 Landholder Environment Grants and 2 Environment Levy Grants through the Environment Levy Funding Program. An additional 15 Festive and Commemorative Events Grants were awarded to single-year grant recipients, 13 applications were funded via Heritage Levy funded programs, 8 Creative Industry Investment applications (supported by the Arts and Heritage Levy) and 16 Regional Arts Development Fund applications were supported. Two grants were also awarded through Emergency Grants, 51 Individual Development Grants and 39 Councillor Discretionary Funding Program grants for one-off projects. A total of 12,454 community volunteers will be engaged in these funded projects and activities.	Community Strengthening
1.4.3	Deliver coordinated planning, preparedness, response and recovery for the region in response to disaster events and undertake a review of Council's Local Disaster Management Plan.	50%			The coordinated approach to disaster planning, preparedness, response, and recovery remains on track. Key actions include establishing the Local Disaster Coordination Centre for the storm season and maintaining Council's Local Disaster Management Plan to ensure compliance and best practice. Ongoing stakeholder engagement and inter-agency collaboration continue to drive effective outcomes.	Infrastructure and Natural Assets
1.4.4	Deliver initiatives that raise awareness and understanding of domestic and family violence in collaboration with community organisations and government agencies.	50%			Council partnered with local organisations to promote awareness and understanding of domestic and family violence (DFV) during the 16 Days of Activism Against Gender Based Violence Campaign. Key initiatives included a Legislative Theatre Project delivered in collaboration with Caloundra Community Centre, Zonta, Queensland Shakespear Ensemble and Women Speak (a group of women with lived experience of DFV) with 3 performances at Caloundra, Maleny, and Nambour that shared real stories of families impacted by DFV and explored systemic barriers to achieving safety. Over 50 participants gathered at Allan Walker Park, Buddina for the fifth annual Seeds of Hope Tree Planting event on 9 December 2025, where Council staff and community members planted 500 native trees and shrubs, symbolising hope, resilience, and solidarity with victims and survivors of DFV and to restore vital coastal habitat. Men's Convo Sessions continued to provide a safe space for men to share experiences and foster strength through vulnerability and acceptance.	Community Strengthening

Strategic Pathway: Creative, innovative communities

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
1.5.1	<p>Deliver prioritised actions from the Sunshine Coast Creative Arts Plan 2023-2038, including:</p> <ul style="list-style-type: none"> • an annual program of development opportunities for the creative sector • the Regional Arts Development Fund • the Regional Public Art Strategy and a broad program of exhibitions and events for the Regional Gallery • Council's annual Arts Levy Program including a First Nations Arts Strategy • Creative Industries competitive investment and business development programs, and • arts philanthropy in the region. 	50%			The Regional Arts Development Fund Grants Program received 20 applications this quarter, 9 of which were supported with \$58,768 in funding. MadeSC professional development workshops engaged a total of 346 participants across 3 webinars and a networking event. The First Nations Strategic Arts Plan has been drafted and provided to stakeholders for feedback. Artworks currently on loan from the National Gallery of Australia are in place in Felicity Park, Caloundra and Sunshine Coast City Hall.	Community Strengthening
1.5.2	<p>Deliver priority projects as outlined in the Sunshine Coast Heritage Plan 2021-2031 and annual Heritage Levy Program, including:</p> <ul style="list-style-type: none"> • a Regional Collections store and managing Council's museums and cultural collections • programming of Landsborough Museum and Bankfoot House, and • deliver grants for the heritage sector and our First Nations traditional owners. 	50%			The Regional Cultural Collections Storage Facility progressed to tender, enabling future sustainability of collections while managing, conserving, documenting, and showcasing the region's heritage and arts collections. Bankfoot House featured a range of exhibitions and community events with visitation for the calendar year totalling 3,620 people (compared to 2,462 visitors for the same period last year). Landsborough Museum showcased Transformations and On the Heights exhibitions, talks, and a Halloween event, with total visitation for the calendar year to date of 4,369 people (compared to 3,562 visitors for the same period last year). Applications for Arts and Heritage Levy funded Heritage Program grants were awarded this quarter, totalling \$170,940 across three programs.	Community Strengthening

Corporate Plan Goal: Environment and Liveability

Goal: Natural assets are preserved and enhanced as we continue to create a built environment and living practices that support a sustainable community.

Strategic Pathway: Clever planning and good design

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.1.1	Deliver feasibility research and approach relevant stakeholders regarding a potential partnership to deliver a Medium Density Demonstration Project in a growth area of the Sunshine Coast.	50%			<p>The feasibility investigation for a Medium Density Demonstration Project in the growth area has advanced to 50%. This reflects completion of viability workshops and meetings, updated market analysis, and preliminary developer feedback discussions. This work was supported by internal and external stakeholder involvement.</p> <p>The review questioned earlier feasibility studies that identified barriers such as high land values, rising construction costs, and limited builder capacity to complete a physical development. Updated assessments confirm townhouses may be marginally feasible, while multi-storey projects face capacity constraints. Potential sites within Council control, and Queensland Government land parcels were investigated.</p> <p>Engagement with developers has commenced to understand their delivery models and incentives, and how including access to Council land and planning support may assist. Additional master planning to balance commercial viability and community benefits will be required.</p> <p>Next steps include refining brief options to consider current build projects underway with developers on the coast, review site options, update feasibility metrics, and seek Council direction on delivery models.</p>	Sustainable Growth & Planning
2.1.2	Deliver tree planting initiatives as part of the Annual Street Trees Program within urban areas to provide shade and cool our neighbourhoods.	50%			<p>A total of 812 trees were planted during Quarter 2, which is slightly above the target of 800. The Program is ahead of the half-yearly target and remains on track to meet the annual target of 3,200 trees.</p>	Infrastructure and Natural Assets

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.1.3	Develop a Sunshine Coast Landscape Design Guide to assist consultants, designers, the development industry and local residents and encourage a greener Sunshine Coast region.	50%			The development of the Landscape Design Guide is progressing with wide ranging cross council internal and external workshops underway. The concepts, inclusions, audience and delivery techniques are currently being considered. These initiatives aim to transform street corridors into leafy, people-focused spaces that enhance liveability. The Guide will provide practical advice for consultants, developers, and residents, promoting deep planting, biodiversity, First Nations knowledge, prioritising tree canopy, biodiversity, water-sensitive design, and safe, inclusive streetscapes. Next steps include managing design and delivery, allocation of budget to progress to finalisation, feedback from stakeholders and planning for programming launch.	Sustainable Growth & Planning

Strategic Pathway: Natural assets, distinctive landscapes

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.2.1	Review the Shorebird Conservation Plan to support the recovery and conservation of Shorebird populations on the Sunshine Coast.	100%			The review of the Shorebird Conservation Plan was adopted at Council's October 2025 Ordinary Meeting.	Infrastructure and Natural Assets
2.2.2	Deliver the priority programs, projects and activities funded through the Environment Levy including the Strategic Land Acquisition Program, partnerships and grants.	50%			More than 4,000 trees and shrubs were planted at the Honey Farm Road Environment Reserve (acquired via the Environment Levy) during a community planting day and the 11th Annual Australasian Bat Night, held in October 2025, focused on species conservation and management. Through the Levy-funded partnership with South East Queensland Resilient Rivers initiative, on-groundwork commenced in November 2025 to control cat's claw creeper on multiple properties in the Mooloolah River catchment as well as fencing and off stream watering points constructed at sites in the Maroochy River Catchment.	Sustainable Growth & Planning

Strategic Pathway: Sustainable living

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.3.1	Progress the staged design of the Caloundra Community and Creative Hub precinct, commencing with the new Town Square and new Regional Gallery concept design.	50%			Detail design of the new town square advanced with consultancy firm Urbis working closely with Council to progress the concept design developed through community consultation. Vacating and decommissioning the former Council administration building at 77 Bulcock Street, Caloundra has substantially advanced, including an open market tender for a demolition contractor being released and scheduled to progress in Quarter 3. Concept design for the new regional Gallery paused, with the precinct's prioritised focus being the new town square.	Infrastructure and Natural Assets
2.3.2	Deliver prioritised actions to repurpose the Nambour administration buildings.	45%			Asset intervention works focused on roof and glazing upgrades to improve the Eddie De Vere building's condition and usability. Procurement for these improvements continued with contractor appointment and works commencement expected in Quarter 3. An options analysis for the medium-term activation of both the Fred Murray and Eddie De Vere buildings was completed. Consequently, an open market leasing opportunity was released for the use of the Fred Murray building, which will be evaluated in Quarter 3.	Infrastructure and Natural Assets
2.3.3	Progress the implementation of the First Avenue streetscape by confirming the design and proceeding to construction commencement, satisfying the key milestones and deliverables of the approved grant funding agreement.	50%			The First Avenue Streetscape Design Project is complete with some minor landscape elements being refined. The Energex Public Utility Plant relocation design is being finalised for completion in Quarter 3, which remains a risk and is being managed to ensure accelerated delivery of this project. The tender for the construction has now been awarded to the preferred contractor with some early works (relocation of bus-stops) occurring during Quarter 2 and expected major contractor works will commence in early 2026. An update has been provided to the wider community during December 2025 along with one-on-one trader consultation about the Project.	Infrastructure and Natural Assets
2.3.4	Deliver strategic actions outlined in the Recreation Parks Plan, including: <ul style="list-style-type: none"> • finalise the Play Opportunities Plan • develop guidelines for park trees which meet urban forest objectives, and • provide additional opportunities for community tree planting in recreation parks. 	50%			The Play Opportunities Plan has been endorsed and is now being actively used to provide strategic direction for Council managed open space in the region. The refresh of the Street Tree Master Plan continues to progress with community engagement carried out during the second quarter.	Infrastructure and Natural Assets

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.3.5	Deliver the Dog Exercise Area Regional Plan and Network Blueprint that will guide the future provision of dog exercise areas and support the health and lifestyle needs of our region's communities.	100%			The Dog Exercise Area Regional Plan and Network Blueprint 2025-45 was endorsed at the Council Ordinary Meeting on 11 December 2025.	Infrastructure and Natural Assets
2.3.6	Deliver coastal hazard adaptation precinct planning at Golden Beach, Caloundra, Maroochydore and Mooloolaba as part of the Integrated Coastal Management Program.	50%			Coastal hazard adaptation precinct planning has continued with the second phase of community engagement on the Golden Beach Coastal Hazard Adaptation Precinct Plan held from 17 November to 12 December 2025.	Sustainable Growth & Planning
2.3.7	Deliver critical coastal seawall reconstruction projects for Moffat Beach and TS Onslow, Golden Beach.	60%			Moffat Beach Seawall and car park is 55% complete with weather causing construction delays. Stage One was completed and open to the public for Christmas, including the western section of the seawall and coastal path, car park, beach ramp and landscaping. Stage 2 to 5 is scheduled for completion mid-2026. TS Onslow Golden Beach is now 75% complete.	Infrastructure and Natural Assets
2.3.8	Investigate and commence establishment of a regional tracks and trails network that provides world-class experiences and builds on existing discreet trail experiences, including commencing recreation trail planning and implementation as part of Blue Heart Sunshine Coast.	50%			<p>The region's recreational tracks and trails network planning is being progressed in alignment with the Queensland Government's Destination 2045 Plan and Council's Environment and Liveability Strategy. The key projects currently being investigated, in planning, or underway are:</p> <ul style="list-style-type: none"> • Parklands Conservation Reserve and Mountain Bike Olympic Venue legacy facility for a nature-based recreation precinct • Glass House Mountains 7 Peaks trail development • Nambour to Coolum Trail Joint Working Group, including investigating opportunities for sections of the Nambour to Coolum trail to be delivered through the \$5 million City Deal funding for Sunshine Coast Blue Heart recreation outcomes. <p>Council is developing a trail usage monitoring system to inform maintenance schedules and are developing a whole of life asset maintenance schedule and renewal planning.</p>	Infrastructure and Natural Assets

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.3.9	Deliver design initiatives as outlined in the Sunshine Coast Ecological Park Masterplan and explore strategic and financial partnerships.	50%			<p>The Sunshine Coast Ecological Park advanced its masterplan vision through strategic partnerships and cultural engagement, including:</p> <ul style="list-style-type: none"> • Hosting a second Walk on Country with the Jinibara People to build relationships and support ongoing collaboration on country. • Barung Landcare commenced establishment of 1.5 hectares of subtropical rainforest and planting 3,750 native trees and shrubs on site to restore habitat for the endangered Southern Pink Underwing Moth in partnership with Council. • Griffith University continued onsite research complementing the project's comprehensive environmental assessments to inform future design and long-term site management. • Monthly community working bees have been held onsite which involved volunteers and Jinibara freshwater rangers in revegetation and weed management. 	Sustainable Growth & Planning

Strategic Pathway: Well-planned infrastructure

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.4.1	Partner with the community to deliver initiatives that raise community awareness and understanding of the Sunshine Coast Biosphere and how they can play a role.	50%			<p>Our Sunshine Coast Biosphere community celebrated International Day for Biosphere Reserves with an inaugural Biosphere Festival, running from 29 October to 8 November 2025. The festival featured 13 events celebrating innovation, culture, environment and arts with over 1,000 people participating. The Sunshine Coast Biosphere continued to play a lead role in Australia's Biosphere Reserves Network, by facilitating an online workshop focused on governance, networking and collaboration.</p>	Sustainable Growth & Planning

Strategic Pathway: Innovation and sustainable

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.5.1	Develop a Master Plan for the Sustainability Park at Corbould Park to support the establishment of a new waste management precinct in order to prepare for the region's future growth and waste recovery requirements.	100%			The Master Plan for Sustainability Park has been completed.	Infrastructure and Natural Assets
2.5.2	Finalise the procurement process for a Food Organics and Garden Organics Facility which would support achieving landfill diversion targets and improve emissions reductions.	50%			Tenders have closed and are currently being assessed with internal consultation underway.	Infrastructure and Natural Assets

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
2.5.3	Construct a new Resource Recovery Centre within the Nambour waste precinct to support ongoing modernisation of Council's waste management facilities.	30%			Detailed design of the Primary Sort and Retail Market has been awarded and scheduled for delivery by 30 June 2026. Concept design of a bulk haul transfer station has commenced and scheduled for completion in late 2026.	Infrastructure and Natural Assets
2.5.4	Investigate and engage with our community regarding opportunities and the costs to introduce alternative large items waste services such as kerbside collection, vouchers and skip bag collection.	50%			Alternative large items waste services were presented to the Sunshine Coast Citizens Panel and feedback is currently being reviewed.	Infrastructure and Natural Assets

Corporate Plan Goal: Resilient Economy

Goal: Resilient, high-value economy of choice drives business performance, investment and enduring employment.

Strategic Pathway: Leadership, sustainability and equity

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.1.1	Manage Council's statutory governance and contractual responsibilities and leverage the economic opportunities associated with the Maroochydore City Centre project.	50%			Early works have commenced on site as part of the Queensland Government's Residential Activation Fund and concept designs for the Arena and Athletes village are underway.	Finance and Commercial Partnerships

Strategic Pathway: Investment and growth

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.2.1	Leverage current and emerging key infrastructure including Sunshine Coast Airport, Maroochydore City Centre and the Sunshine Coast's digital assets to enable economic investment and growth for the region.	50%			<p>Council progressed the following activities:</p> <ul style="list-style-type: none"> A full-service hotel was approved in Maroochydore with an expected 180 room capacity, helping to address the current regional shortfall. A major milestone was achieved with the landing of the Tabua subsea fibre optic cable at Maroochydore as part of the Australia Connect initiative. This new submarine cable will deliver high-speed and secure infrastructure that will enable faster, more reliable digital services for businesses, governments, and communities across Australia all via the Sunshine Coast. Regional investment updates reached an average of 5,574 targeted national/international recipients per month, achieving an open rate of 46.23% and click thought rate of 4.85%, well above known industry benchmarks. 	Sustainable Growth & Planning
3.2.2	Commence construction of the Mooloolaba Foreshore Revitalisation Project, Stage 2 - Central Meeting Place and Southern Seawall - in line with funding agreements and the Mooloolaba Master Plan.	45%			The Mooloolaba Foreshore Revitalisation Stage 2 - Central Meeting Place and Southern Parklands Seawall construction continues with works currently focussed on seawall replacement, particularly in front of Mooloolaba Surf Life Saving Club. The beach area between the construction site and ocean has remained open and reports from accommodation businesses suggest bookings in Quarter 2 were strong. External stakeholders continue to be updated, mostly via emailed construction notifications, webpage updates and face to face meetings. In response to recommendations made by Business Activation Group members, the priorities and implementation of the Mooloolaba Business Activation Plan have been amended and currently awaiting endorsement. Mooloolaba Transport Corridor Stage 4 construction remains on hold.	Infrastructure and Natural Assets

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.2.3	Progress Stage 1 of the Caloundra Aerodrome Master Plan 2042 to transform the aerodrome into a modern aerospace and innovation hub through significant infrastructure investment and strategic land development.	50%			Design work for Stage 1 of the Caloundra Aerodrome Master Plan is nearing completion, with plans now 90% finalised. The Project Gateway Review will soon take place to assess project feasibility before moving forward to construction.	Finance and Commercial Partnerships

Strategic Pathway: Business retention and expansion

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.3.1	Identify key priority initiatives in collaboration with Chambers of Commerce and industry associations that support local business to build capability and resilience.	50%			<p>Council supported the Sunshine Coast's small business community by providing specialist advice and support to 965 businesses across the region.</p> <p>During Quarter 2, 24 events and workshops specifically targeted at small businesses were delivered, attracting 2,287 attendees including:</p> <ul style="list-style-type: none"> Over 850 local businesses participated in the 30th annual Sunshine Coast Business Awards Gala, which celebrated 34 category winners and inducted 6 businesses into the Hall of Fame. 13 businesses participated in the 'Doing Business' with Government workshops, offering insights into procurement and tendering. Council hosted the Sunshine Coast First Nations Business Showcase, celebrating Indigenous entrepreneurship, featuring 55 First Nations businesses from diverse industries, and attracting 300 attendees. 	Sustainable Growth & Planning
3.3.2	Review the Local preference, Social Benefit and First Nations Procurement Guidelines and deliver priority procurement activities identified in the Stretch Reconciliation Action Plan.	50%			Review of the Procurement Guidelines has been completed and percentage of spend with local companies and First Nations businesses continue to be measured and monitored to ensure the Guidelines meet their intended objectives. Priority procurement activities for the 2025-26 financial year identified in the Stretch Reconciliation Action Plan are the development and implementation of a First Nations procurement strategy and working towards achieving 2% of procurement spend from First Nations owned businesses.	Finance and Commercial Partnerships

Strategic Pathway: Innovation, technological advancement and scaling up

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.4.1	Deliver an Artificial Intelligence Planning Assistant Tool to assist employees and customers with queries relating to residential development.	100%			The AI Development Assistant Tool (Tool) was formally launched on 5 November 2025 with media and promotional communication. Analytics indicate use is above anticipated rate. The Tool has now transitioned from a pilot project to business as usual.	Sustainable Growth & Planning
3.4.2	Deliver the Sunshine Coast Innovation Ecosystem Development Project and grow the region's innovation and business capacity.	50%			<p>Council advanced key industry development initiatives, including:</p> <ul style="list-style-type: none"> • Collaborating with the University of the Sunshine Coast for the Space to Sea Accelerator Program Demo Day. • Supporting a small delegation of Digital Games developers to attend the Games Connect Asia Pacific Conference. • Delivery of the Screen Industry event ShowFest 2025 which took place across 3 days with a mix of industry and community events, attracting over 400 participants. • Over 120 people attended the Manufacturing Excellence Forum event focused on Advanced Air Mobility in October 2025. • 20 people attended the Food and Agribusiness Network Member Meet Up. • Council collaborated with all levels of government to coordinate assistance for 240 retrenched staff and affected suppliers after a major local manufacturer entered voluntary administration including promoting the Sunshine Coast Jobs Hub to assist workforce recovery. 	Sustainable Growth & Planning

Strategic Pathway: Talent and skills

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.5.1	Deliver initiatives that support the attraction of talent and international students to the region through Study Sunshine Coast.	50%			<p>Council and Study Sunshine Coast supported the first TEDx event held at the University of the Sunshine Coast (UniSC). The event was driven by a UniSC student committee and brought together 100 students and community members for an inspiring day of ideas.</p> <p>As part of the Study Sunshine Coast Talent Essentials Program, 34 students completed a First Aid and CPR certification workshop, and 32 Sunshine Coast students from high schools, TAFE Queensland and UniSC took part in a hands-on Barista Workshop which provided students with practical café skills ahead of the summer recruitment drive in hospitality.</p> <p>Study Sunshine Coast, in partnership with the Union Institute of Language, hosted 10 international education agents from Korea, Japan, Greater China and Vietnam for a familiarisation tour highlighting secondary school offerings and pathway opportunities across the Sunshine Coast.</p>	Sustainable Growth & Planning

Strategic Pathway: A major and regional event destination

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
3.6.1	Review the portfolio of major events sponsorships and work with key partners to ensure economic benefits are maximised.	50%			<p>A total of 15 sponsored major events were delivered, contributing to regional tourism, economic activity, and community engagement. Key events included Touch Rugby League Australian Championships, Sunshine Coast Open House, Rangebow Festival, All Schools Triathlon and Aquathlon, 4 Surfing Queensland Series events, Hayden Kenny Classic, Sculpture on the Edge, Bluff Fest, Big Pineapple Festival, Blackall 100, Dance X and Sunshine Coast MultiSport Festival.</p>	Sustainable Growth & Planning

Corporate Plan Goal: Managing for Growth

Goal: Growth is well managed, connecting urban and transport planning, to maintain our region's unique characteristics and support sustainable development.

Strategic Pathway: A safe, efficient and integrated transport network

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.1.1	Develop the scope to review the Integrated Transport Strategy and modal shift targets to reflect proposed changes in the transport network, including the Direct Sunshine Coast Rail Line and the Sunshine Coast Public Transport Project.	50%			A draft Technical Specification for the review and update of the Integrated Transport Strategy has been prepared.	Sustainable Growth & Planning
4.1.2	Finalise the tender and progress construction of section 1 of the Caloundra Transport Corridor Upgrade Project and advocate for funding of Section 2 to provide safer and more direct road and active transport access to Caloundra.	40%			Design of the new transport corridor (Section 1: Omrah Avenue to Arthur Street and Section 2: Arthur Street to Nicklin Way/Industrial Avenue) is complete. Construction contract documents, including specifications and environmental management plans are being finalised. A public tender for the construction works for Section 1 and Section 2 will be released in early 2026, with construction commencement pending the Australian Government's approval of the controlled action under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . Council has received funding confirmation from the Queensland Government for the delivery of Section 2 of the Project with Council committed to funding Section 1.	Infrastructure and Natural Assets
4.1.3	Deliver input and advice to the Queensland Government's detailed business case and early works investigation for the Sunshine Coast Public Transport Project.	100%			The Sunshine Coast Public Transport Business Case has been finalised by the Queensland Government. Elements of the Sunshine Coast Public Transport Project may be delivered in conjunction with Stage 3 of The Wave (formerly Direct Sunshine Coast Rail Line). This will be a decision of the Queensland Government.	Sustainable Growth & Planning
4.1.4	Maximise project and community benefits through partnering with the Department of Transport and Main Roads on the planning and delivery of Direct Sunshine Coast Rail Line.	50%			Council has continued to work in close collaboration with the Department of Transport and Main Roads and has provided extensive input into various aspects of The Wave (formerly Direct Sunshine Coast Rail Line) including: <ul style="list-style-type: none"> Evaluation of the proposals for Stage 1 of The Wave. Reviewing the Project Scope and Technical Reference document for Stage 2 and the Birtinya Station. Reviewing options for the proposed alignment and station locations for The Wave Stage 3. 	Sustainable Growth & Planning

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.1.5	Deliver planning, stakeholder consultation and community engagement for the major corridor upgrade projects including the Maud Street and Sugar Road transport corridor upgrade and the extension of South Coolum Road and Suncoast Beach Drive to the Sunshine Motorway.	50%			Tenders for the detailed design of the Sugar Road and Maud Street upgrade are currently being evaluated. Businesses along Sugar Road were consulted on the proposed line marking changes that are scheduled to commence in early 2026. Community consultation for the extension to Goshawk Boulevard concept has been completed and the layout is currently being amended in response to community feedback. Council and the Queensland Government are continuing to collaborate regarding the delivery of the Sunshine Motorway connection to the extension of Suncoast Beach Drive. Environmental assessments have commenced.	Sustainable Growth & Planning
4.1.6	Deliver key road safety initiatives that support a safe road network, including usage of speed awareness monitoring signs, review of crash data, undertaking a bi-annual Australian Road Assessment, and review safety and transport mode choice at 5 schools.	50%			The following initiatives were completed to support a safe road network: <ul style="list-style-type: none"> 404 road safety requests were completed, resulting in 82 work orders aimed at improving road safety. 2 speed limit reductions were implemented, aimed at improving safety across targeted areas. 1 new vehicle activated sign was installed in Woombye. 133 traffic signal issues were resolved with 95% rectified prior to public notification. Council attended 11 RideScore schools to present end of year awards. Preparation carried out to onboard 3 new schools for participation in the RideScore program in Term 1 of 2026. 	Sustainable Growth & Planning

Strategic Pathway: Smart and sustainable mobility

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.2.1	Review the Active Transport Plan to emphasise walking and riding as an essential part of an integrated transport system by offering greater transport options and improved liveability, safety and wellbeing benefits.	50%			The draft Active Transport Plan was publicly notified between 7 October and 3 November 2025. During this period Council received 124 survey responses, 227 map contributions and over 20 formal submissions. This feedback is currently being reviewed to identify where changes to the draft Plan may be required.	Sustainable Growth & Planning

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.2.2	Deliver priority projects as identified in the Transport Levy Program that encourages sustainable travel and supports major public transport enhancements, travel behaviour change programs, safety for the most vulnerable and connecting our local communities with trial transport services.	50%			A second 12-month public transport trial has now commenced in partnership with Translink with a new trial service connecting Sunshine Cove, Dalton Drive, Sunshine Plaza and Alexandra Headland on weekends, from 6am to 6pm and running every 30 minutes. Council has been to public tender for the procurement of a provider to support delivery of the late-night transport trial to support the Nambour Special Entertainment Precinct, however the public tender did not result in the award of a contract. Pedestrian pathways and crossings are being delivered across the region to provide safer travel choices for our most vulnerable community members.	Sustainable Growth & Planning
4.2.3	Deliver a Strategic Parking Framework that optimises parking solutions and supports sustainable growth and economic activity.	0%			The Strategic Parking Framework did not commence, due to prioritisation of this activity being under review. The Kerbside Management Guide has been finalised and is now being prepared for publishing.	Sustainable Growth & Planning

Strategic Pathway: Well-managed community assets

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.3.1	Review the 12 Asset Management Plans against service performance measures to assist renewal planning, forecasting and investment in new and upgraded infrastructure.	85%			Work focused on finalising the 12 Asset Management Plans, which remain on track for completion in early 2026. The performance monitoring and risk assessment components are current, with the next review scheduled for mid-2026. These Plans are considered living documents and will be updated with the most current information prior to being considered for Council adoption early in the 2026-27 financial year.	Finance and Commercial Partnerships
4.3.2	Develop and implement an Asset Management Plan for tenanted community buildings, focusing on consolidation and optimisation to support financial sustainability.	50%			Documentation for the capture and condition assessment of community tenanted assets has been finalised. The documentation will provide assessors with Council's condition expectations during assessment to ensure this is applied portfolio wide. Ten-year capital planning has been finalised with all community tenanted assets having a 10-year plan. Where assets have reached end-of-useful life functional and network assessments have been undertaken to determine replacement, intervention or decommissioning of these building assets.	Finance and Commercial Partnerships

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.3.3	Deliver priority stormwater upgrade projects as part of the Capital Works Program to address existing network deficiencies.	50%			A condition 5 pipe upgrade and stormwater optimisation project at Balkin Road, Eumundi, was completed in November 2025. An open channel rehabilitation project in Forestwood Drive, Buderim is nearing completion. Works are estimated to be completed in early 2026.	Sustainable Growth & Planning
4.3.4	Deliver the Capital Works Program based on robust scopes, cost and risk assessment with well sequenced delivery schedules aligned to corporate priorities and long-term financial plans.	35%			Delivery of the Capital Works Program is planned to accelerate from early 2026 due to the commencement of a number of large multi-year funded major projects. Substantial progress has been achieved for a number of major projects including the Mooloolaba Foreshore Revitalisation, Moffat and Golden Beach Seawalls, and the Honey Farm Sport and Recreation Precinct. First Avenue Streetscape, Petrie Creek Road Shoulder Widening and Alex Bluff Foreshore Coastal Pathway have been awarded and are due to commence in early 2026.	Infrastructure and Natural Assets

Strategic Pathway: Well-defined land use and settlement patterns

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.4.1	Undertake community consultation to inform the proposed planning scheme in line with the Queensland Government's processes and deliver the final planning scheme for consideration and approval.	50%			Consultation achieved high levels of community awareness and engagement, with approximately 4,600 submissions received. Council is currently in the process of reviewing and responding to submissions raised. This step will help Council determine whether to proceed with the proposed Planning Scheme and what changes may be required in response to community feedback.	Sustainable Growth & Planning
4.4.2	Deliver input and advice to contribute to the delivery, and any review of, the South East Queensland Regional Plan, ensuring Council's key growth management positions for the Sunshine Coast are appropriately considered in the Regional Planning Framework.	50%			Council maintains ongoing engagement with the Queensland Government on advancing the implementation priority actions for the South-East Queensland Regional Plan (ShapingSEQ 2023). Council continues to engage with the Queensland Government on the scope and direction of the ShapingSEQ 2023 review, ensuring alignment with long-term planning priorities for the region.	Sustainable Growth & Planning
4.4.3	Advocate for the protection of the Regional Inter-urban Break to secure environmental, production and recreation values through its retention at the current extent and identify and acquire strategic land.	50%			Council continues to advocate for the protection of the Regional Inter-urban Break as a major green space. Council is working with state agencies and stakeholders to ensure planning appropriately recognises and protects the values of this area as part of our strategic approach to a sustainable Sunshine Coast.	Sustainable Growth & Planning

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
4.4.4	Manage and monitor the delivery of infrastructure obligations for existing and future growth areas within the region.	50%			Infrastructure obligations are continuing to be monitored. Any outstanding deliverables are being renegotiated either through an amendment to the relevant Infrastructure Agreement or bonded (Bank Guarantee) where applicable.	Sustainable Growth & Planning

Corporate Plan Goal: Organisational Excellence

Goal: An agile organisation that achieves high performance by being community centred, building trust and providing a great place to work.

Strategic Pathway: Sustainable service delivery

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
5.1.1	Review and implement the Financial Sustainability Plan to guide Council's decision making and ensure our services and resources are sustainable now and into the future.	50%			Council is currently undertaking Budget Review 2 for the 2025-26 financial year to ensure the adopted budget remains aligned with the forecast end-of-year position and supports informed evidence-based decision-making. Following completion of this review the Long-Term Financial Model will be updated to incorporate any adjustments. Over the next 6 months a detailed assessment of forward years will be undertaken as part of the 2026-27 budget process to ensure Council's financial sustainability remains resilient and continues to support future service delivery, resource requirements and infrastructure priorities.	Finance and Commercial Partnerships
5.1.2	Develop a Council service catalogue that describes the service outputs and activities, associated resourcing, and service levels.	50%			The Service Catalogue connects to the Corporate Plan goals, service delivery and the resources. This has been used to consult with the Citizen Panel, establishing service-based priorities that are intended to shape service levels and the development of the 2026-27 Budget.	Business Transformation & Performance
5.1.3	Deliver a program of service performance reviews across Council to assess service levels to ensure the budget investment is appropriate and service delivery to our community is efficient and effective.	50%			Service review reports have been developed for the Communications, Marketing, Engagement and Advocacy and Procurement and Contracting functions of Council. The recommendations from the reviews are currently being considered to clarify benefits, implementation requirements and prioritise delivery.	Business Transformation & Performance

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
5.1.4	Deliver prioritised actions as outlined in the Digital Plan, including managing core systems and data, establishing artificial intelligence capabilities, and protection of Council services through strong cyber security.	50%			<p>The Digital Plan implementation has progressed with highlights including:</p> <ul style="list-style-type: none"> Council's Cyber Security Program supporting zero reportable security breaches. Artificial Intelligence (AI) CoPilot & Microsoft 365: Over 1,250 staff are now using AI CoPilot and the trial showed strong results, with 59% satisfaction and an average time saving of more than 3 hours per person each week. Review of the strategic direction for enterprise applications and a supporting roadmap to guide future digital investments to maximise community value is underway. Planning has begun for end-to-end processes to make operations smoother and improve experiences for staff and the community. This includes services like Asset Management. Work has progressed in partnership with other South-East Queensland (SEQ) local governments to agree to priority programs for funding as part of the Council of Mayors SEQ City Deal Digital Plan. These priorities will focus on housing, infrastructure, digital innovation, and regional collaboration. Specific projects are now being identified for inclusion in the funding request. 	Business Transformation & Performance
5.1.5	Advocate to Queensland and Australian governments to secure investments for major infrastructure and key projects across the region.	50%			<p>Council continues to advocate to both levels of government for investment into major infrastructure and projects. Five funding agreements have been entered into with the Queensland Government to deliver projects committed during the 2024 State election campaign including Caloundra Transport Corridor Upgrade and Coolum High School Sports Facility. Council also provided a pre-budget submission to the Australian Government advocating for key projects in the areas of transport, community facilities and housing.</p>	Business Transformation & Performance

Strategic Pathway: Build community trust

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
5.2.1	Develop and implement the Customer Experience Plan to support Council's communication, responsiveness to customer requests and improved access to services.	30%			Council continued to progress the development of the Customer Experience (CX) Plan, and actions with a focus on improving communication, responsiveness to customer requests, and access to services. Council advanced upgrades to critical systems that impact customer experience to support more seamless and scalable service delivery, with major changes scheduled for implementation in Quarter 3. Work to formalise the CX Plan is on track and will continue throughout the financial year, including a Council workshop in early 2026, to ensure initiatives are aligned with community expectations and embedded sustainably across Council operations.	Business Transformation & Performance

Strategic Pathway: Be a great place to work

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
5.3.1	Deliver priority actions in the People Plan, including 5 branch workforce plans, 4 components of the Leadership Development Program and leadership succession planning.	50%			Workforce planning has progressed within budget with all original branch workforce plans completed or on track to be completed on-time and a fifth branch has been added to the scope for completion in the 2025-26 financial year. Leadership development activities continue successfully across all 4 cohorts. The Executive Leadership Team and Managers leadership development programs are due for completion in Quarter 3, while planning for Coordinators and Team Leaders is progressing well, with nominations for in-house programs due in early 2026. Following agreement from the Executive Leadership Team, formal organisational succession planning has been deferred to the second half of 2026 to allow for the completion of other key organisational projects, including Certified Agreement bargaining, delivery of the People Experience Transformation Project, and phase 4 of the organisational realignment. Stakeholder feedback remains positive, and lessons learned from completed plans are being applied to subsequent branches.	Business Transformation & Performance

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Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
5.3.2	Deliver key activities to support a safe, values based workplace, including: the culture calendar which reflects our commitment to fostering a supportive and inclusive workplace and the Voices in Building Engagement (VIBE) employee listening program.	55%			The 2026 Culture Calendar has been refreshed following broad consultation and now includes new events such as Fraud Awareness Week and the Love Food Hate Waste Challenge, while maintaining a strong focus on inclusion, wellbeing, and values-based leadership. Event delivery is now led by internal networks and business units, with People & Culture providing coordination and communication support. Leadership advocacy and local engagement remain central, with leaders expected to sponsor and promote key events. We have also developed resources to support employee-driven initiatives and communication. The VIBE Program continues to inform organisational initiatives, with priorities including updating position profiles, reviewing delegations, and reinforcing cultural alignment through values-linked actions. Branch and Organisational Action Plans are now in their implementation phase, with delivery being monitored regularly.	Business Transformation & Performance
5.3.3	Deliver priority projects of the Wellbeing Health and Safety Management Plan that commit to our corporate values, provide a healthy workplace for all and deliver critical control standards and systems that support preventing harm.	50%			Priority projects under the Wellbeing Health and Safety Management Plan continue to advance, reinforcing our commitment to a safe, healthy workplace. The Critical Control Management Project is progressing with phase 2 of the Mowing Pilot scheduled for Quarter 3, phase 3 of Confined Space Entry has commenced and a Bowtie Analysis underway. Psychosocial Risk Management is steadily embedding proactive risk identification across the organisation. The Safe Work Method Statement Declutter Initiative is paused to prioritise competing priorities with revised timelines under review. The Contractor Safety Management Project is progressing with draft frameworks under review to integrate Human and Organisational Performance Principles, and planning for pilot programs in the second half of the financial year.	Business Transformation & Performance

Strategic Pathway: Climate ready organisation

Code	Activity	Progress	On Time	On Budget	Activity Update	Lead Directorate
5.5.1	Deliver key climate ready activities for the organisation through emissions reduction and climate risk management, including ongoing collaboration with critical infrastructure providers.	50%			Key activities for the quarter included: <ul style="list-style-type: none"> • Presentation to the Queensland Government on findings of the Critical Infrastructure Failure project. • Development of a community climate resilience tool: The Adaptation Game. • Development of a climate hazard pre-screening tool for capital programming purposes. • Progressed development of a new approach to assessing heat risks to our workforce through collaboration with the University of the Sunshine Coast and University of Sydney. 	Sustainable Growth & Planning
5.5.2	Implement large-scale battery energy storage systems to increase utilisation of renewable energy and reduce energy costs.	50%			Work to identify suitable locations for the installation of a 1.5 megawatt / 3 megawatt-hour battery energy storage system continues.	Finance and Commercial Partnerships

APPLICATION DETAILS

Application No: MCU22/0221 & OPW22/0354
 Street Address: 239 Wises 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 Wises 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 Wises 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 Wises 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:
- (a) development under the Preliminary Approval is completed;
 - (b) 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
 - (c) 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:
- (a) bioretention devices in accordance with the *Planning scheme policy for development works*
 - (b) end of line bioretention devices integrated into the localised widenings of the drainage reserve where practicable and feasible
 - (c) open at source bioretention devices integrated into localised widening of the road reserve where end of line devices are not practicable and feasible
 - (d) 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 Wises 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 Wises 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 Wises 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 Wises 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 Wises 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 Wises 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 Wises 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 Wisés Road frontage of the site must be constructed at the time the proposed roundabout on Wisés Road is constructed.

External Works

37. A channelised T-intersection must be provided on Wisés Road at the driveway access intersection to Precinct 5b. The intersection must include in particular:
 - (a) a type CHR(S) right-turn treatment on Wisés 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 Wisés 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 Wisés 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 Wisés 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 Wisés Road and Sunshine Cove Way.
40. No direct vehicle, pedestrian or cycle access is permitted between Precinct 5a and Wisés Road.

Utility Services

41. Reticulated electricity and telecommunication services must be provided to each use established and each lot created within the Wises 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 Wises 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 Wises 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 Wises 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 Wises 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 Wisers 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 Wises 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 Wisers 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 Wisers 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. Retention 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:
- ensure the recommendations in the Arboricultural Report (once approved) are implemented
 - oversee installation of all tree protection fencing prior to commencement of any works onsite (including any clearing) as required
 - 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*
 - ensure no damage to other vegetation for retention.

*(Refer to Advisory Note)

131. Cleared vegetation is to be treated as follows:
- used for habitat enrichment in the Environmental Management (Drainage Reserve) or landscape purposes associated with the development
 - 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*)
 - provided to a local timber supplier or mill
 - disposed of at an approved landfill facility
 - 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:
- ensure works are carried out in accordance with the Fauna Management Plan (once approved) and the *Nature Conservation Act 1992**
 - undertake pre-clearing inspections of aquatic and terrestrial habitats including fauna relocation and removal or blocking of all vacant hollows
 - co-ordinate staging and sequence of clearing with fauna protection
 - protect and recover fauna during clearing operations (fauna not previously removed)
 - manage the translocation of animals and recovery procedures in accordance with relevant legislation
 - 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.

Sunshine Coast Council
Sunshine Coast
Indoor Sport Network Plan
2026



January 2026

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Acknowledgements

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

Reference document

This document should be cited as follows:
Sunshine Coast Indoor Sport Network Plan 2025
- Summary Report

Disclaimer

To the extent this document contains future
plans, activities, policies and strategies, these
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information and data contained within this
document.

Traditional acknowledgement

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

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

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

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

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

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

Together, we are all stronger.

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1 Purpose of the Plan

The Sunshine Coast Indoor Sport Network Plan provides the strategic direction for the planning, advocacy and facilitation of indoor sport facilities across the Sunshine Coast over the next 15 years to 2041.

The Plan draws on detailed information and consultation to identify current and future needs across the indoor sport network to provide a clear, prioritised set of recommendations.

This Plan has been developed by Sunshine Coast Council and is intended for public use, stakeholder engagement and advocacy, and to guide Council's future planning, partnership development and delivery investigations.

The Plan focuses on 11 key indoor sports:

- Badminton
- Basketball
- Futsal
- Gymnastics
- Netball
- Para Court Sports
- Padel
- Pickleball
- Squash
- Table tennis
- Volleyball.

2 Why indoor sport matters

Indoor sport facilities are essential community infrastructure. They provide:

- year-round, all-weather participation opportunities
- inclusive access for people of all ages and abilities

- critical developmental pathways for sport
- support for clubs, volunteers and community organisations
- venues for competitions, events and sport tourism
- potential dual use for emergency and evacuation purposes.

As the Sunshine Coast continues to grow, access to suitable indoor sport facilities is fundamental to community wellbeing, participation and regional liveability.

3 Growth and participation pressures

The Sunshine Coast is experiencing sustained population growth alongside rising participation in indoor sports. Growth is driven by:

- population increase across all age cohorts
- increased female participation
- an ageing population seeking indoor and low-impact sport
- rapid growth in emerging sports such as pickleball and padel
- increased demand for inclusive and accessible facilities.

The Plan recognises suppressed demand, where participation growth is constrained by limited facility access rather than lack of interest. Demand projections adopted in this Plan are deliberately conservative.

Growth in organised indoor sport participation

Forecast modelling shows strong growth in organised indoor sport participation across the Sunshine Coast over the next 20 years.

The following graph presents estimated participation trends for nine organised indoor sports. Due to limited historical and forecast data, padel and para sports have been considered separately within the technical analysis and are not included in this figure. The forecast indicates sustained and significant growth in several indoor sports over the planning horizon.

Of particular note is basketball participation, which is projected to more than double from approximately 4,500 to over 11,000 participants. Strong growth is also forecast for gymnastics, pickleball and futsal, reflecting changing participation preferences, increased female participation and demand for year-round indoor activities.

These trends reinforce the need for additional indoor court capacity and more flexible, multi-court facilities capable of accommodating multiple sports and high participation volumes.

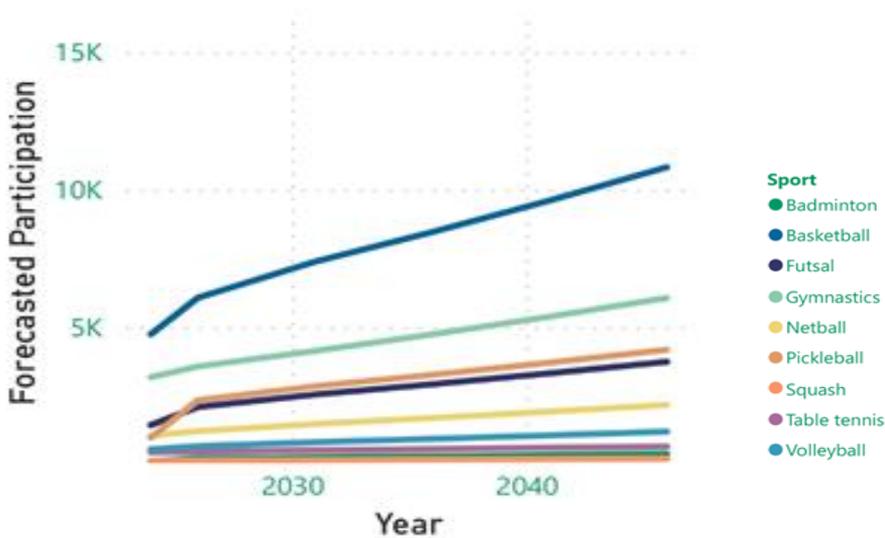


Figure 1: Forecast participation per organised indoor sport.

4 What participation growth means for facilities

Translating participation growth into facility demand highlights the scale of the challenge facing the Sunshine Coast's indoor sport network. While participation in indoor sports continues to increase, the overall supply of indoor courts has remained relatively static, placing increasing pressure on existing facilities.

Forecast modelling undertaken as part of the Plan shows that growth in organised indoor sport participation will translate into a growing shortfall in indoor court capacity over time. The projections presented in this Plan are based on conservative (medium) participation forecasts that reflect population growth and constrained participation, recognising that current participation levels are already limited by facility availability.

Without additional infrastructure, constraints on participation, pathways and event hosting will intensify, reinforcing the need for a coordinated, network-based approach to future indoor sport provision.

5 The current indoor sport network

The Sunshine Coast indoor sport network comprises Council-owned facilities, schools, universities, community-managed venues and privately operated facilities.

While approximately 70 indoor multipurpose courts exist across the region, limited community access, fragmented availability and competing uses mean these equate to far fewer functional full-court equivalents in practice (equating to 28 full-sized courts). This reduces the ability of the network to support growing participation, competitions and events.

Overall, the network is characterised by:

- a small number of high-use multi-court facilities
- a large number of small or single-court venues
- ageing infrastructure with limited expansion potential
- strong competition for peak-time access across all sports.

Analysis across 11 indoor sports confirms that most existing indoor sport facilities are operating at or near capacity, with limited opportunities to accommodate further growth through optimisation alone. Demand for indoor courts and specialist activity spaces is expected to continue increasing over the next 15 years.

Without additional infrastructure, constraints on participation, pathways and event hosting will intensify, reinforcing the need for a coordinated, network-based approach to future indoor sport provision.

Spatial distribution of indoor sport facilities

The distribution of indoor sport facilities across the Sunshine Coast reflects historical development patterns and the location of established population centres.

The following map provides a high-level view of the current indoor sport network, showing where key facilities are located across the region.

The map shows that indoor sport facilities are generally located in line with existing population centres and provides context for understanding the indoor sport network as a system of facilities operating collectively across the Sunshine Coast. Future location planning for indoor sport facilities will need to consider population growth and changing demand patterns across the region.

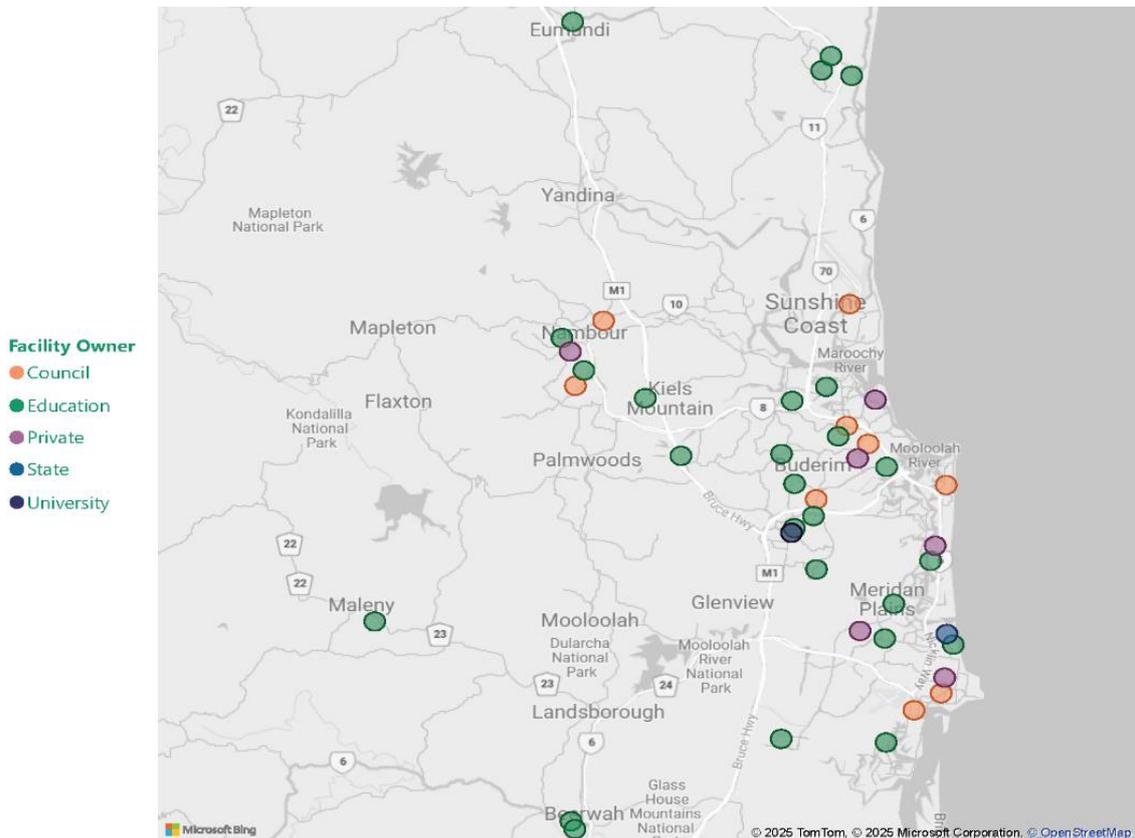


Figure 2: Facilities used for the key 11 indoor sports on the Sunshine Coast.

6 Current and future needs

Figure 3 below illustrates the estimated number of additional indoor full-court equivalents required to meet demand in 2026, 2031 and 2046. These projections represent total network demand across all providers and are intended to inform strategic planning and advocacy. They do not represent a delivery program or funding commitment.

As of 2026, an additional 15 courts are required to meet demand—to total 43 full court equivalents. Without any additions to the network, by 2031, an additional 21 full courts (to total 49) are needed to meet demand.

By 2046, a total additional 43 full courts (to total 71) are required to meet demand. An additional 1,614m² activity area for gymnastics is also required to meet anticipated demand.

Facilities should be distributed across the northern, central and southern areas of the region—ensuring access for the hinterland communities—guided by population growth, availability of existing facilities and subject to land, funding opportunities and Council priorities.

These forecasts demonstrates that even under conservative assumptions, the existing indoor sport network is unable to meet demand, with the shortfall increasing over time. In the short term, additional capacity is required to stabilise participation pathways and reduce pressure on existing venues.

Over the medium to long term, the scale of the projected shortfall indicates the need for a combination of targeted facility expansion, new multipurpose venues and regionally significant indoor sport infrastructure.

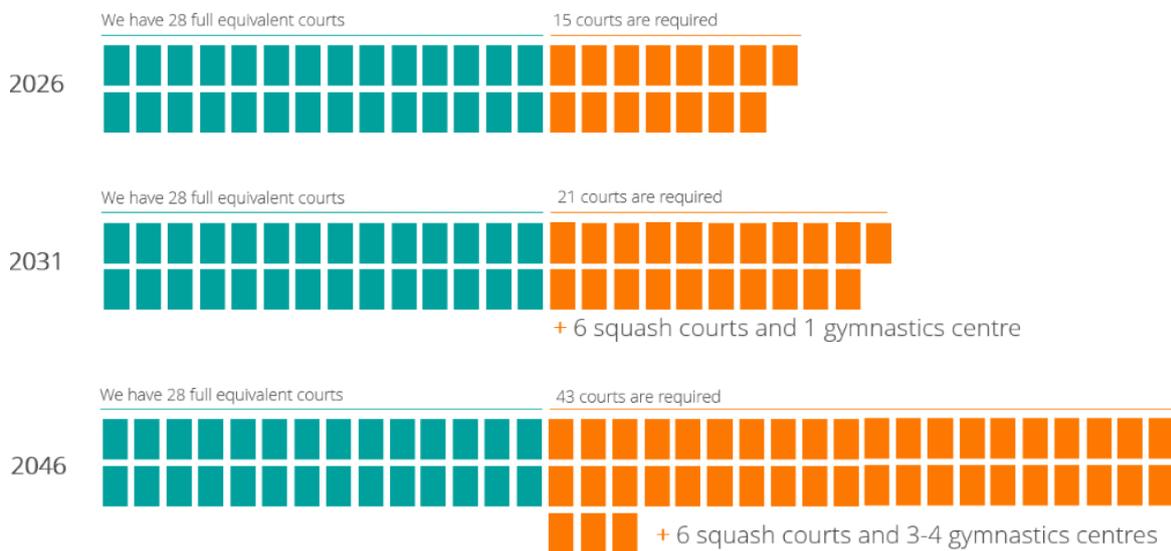


Figure 3: Required additional indoor full courts to meet demand in 2026, 2031 and 2046 based on medium participation projections (Medium projections are based on projected population growth and a constrained growth in the sports).

7 Facility hierarchy and planning approach

The Plan adopts a hierarchy-based approach to guide future planning:

Local facilities: Support grassroots participation but offer limited capacity and flexibility.

District-level facilities: Multi-court venues serving multiple suburbs, supporting multiple sports and larger participation events.

Council-wide facilities: Large multi-court venues with show-court capacity, supporting major competitions, pathways and sport tourism.

Evidence demonstrates that reliance on small, fragmented facilities is inefficient and constraining. The Plan therefore prioritises larger, flexible, multi-court facilities wherever feasible.

8 Plan recommendations

Strategic recommendations

Participation analysis, facility utilisation data and growth projections demonstrate that the Sunshine Coast indoor sport network is operating beyond capacity and lacks sufficient multi-court venues to meet current and future demand.

The following strategic recommendations prioritise larger, flexible facilities, targeted expansion of high-performing venues and partnership-based delivery.

Prior to 2031

1. Prioritise, in partnership with other levels of government, the delivery of a Council-wide Major Indoor Sport Centre (12 courts) with show-court capacity.
2. Support the 2–3 court expansion of Clippers Basketball Stadium.
3. Support UniSC in plans to undertake a 2–3 court expansion.
4. Support or enable construction of multipurpose racquet sport facilities through partnership models.
5. Commence renewal of the Sunshine Coast Gymnastics Academy.

Post 2031

6. Construct or facilitate additional district-level multipurpose indoor sport facilities (4+ courts) in the north, central and south of the region, including hinterland access.

Ongoing

7. Encourage and enable commercial investment opportunities on Council-controlled land.
8. Support court-covering projects to improve utilisation of outdoor courts.
9. Encourage flexible, multi-sport design and line marking.
10. Improve participation data collection.
11. Strengthen partnerships with clubs, schools and private providers.
12. Prioritise venues capable of hosting large participation events.
13. Consider evacuation centre requirements in planning for new facilities.
14. Review planned indoor provision through relevant master plans.
15. Encourage strong partnerships and facility use agreements between clubs and schools.

Sport recommendations

Assessment of 11 indoor sports identified network constraints and infrastructure requirements relating to floor type, run-off, storage, accessibility and competition standards. The following recommendations respond to those needs within the broader network approach.

16. **Badminton** – Support additional clubs and maximise use of the Sunshine Coast Badminton Centre.
17. **Basketball** – Advocate for new district-level multipurpose facilities and support expansion of Clippers Basketball Stadium.
18. **Futsal** – Support usage opportunities and prioritise futsal-compatible design in new venues.
19. **Gymnastics** – Undertake maintenance of the Sunshine Coast Gymnastics Academy building, plan future expansion and support additional facilities in the south.
20. **Netball** – Support a major indoor facility with show-court capacity, and court-covering initiatives.
21. **Para court sports** – Improve storage, access, and accessibility at key venues.
22. **Padel** – Support retrofits, modular courts and commercial investment aligned to Council endorsed policy positions.
23. **Pickleball** – Encourage inclusion in new venues, shared-use opportunities at existing venues and commercial investment aligned to Council endorsed policy positions.
24. **Squash** – Support relocation of Maroochy Squash Club and alternative delivery models.
25. **Table tennis** – Investigate land opportunities for a racquet sports facility.
26. **Volleyball** – Support usage opportunities and appropriate design in new facilities.

Facility recommendations

Site inspections and operational reviews confirm many existing facilities are heavily utilised, ageing or constrained by layout and ancillary space. Targeted upgrades and expansions can deliver meaningful improvements to capacity and functionality.

27. **Schools** – Advocate for maximised community access and provide planning support.
28. **Caloundra Indoor Stadium** – Investigate storage, access and expansion opportunities.
29. **Clippers Basketball Stadium** – Support expansion, multi-sport use and clarify tenure arrangements.
30. **PCYC Sunshine Coast** – Maximise gymnastics use and advocate for additional facilities.
31. **Sunshine Coast Gymnastics Academy** – Address storage, maintenance and long-term future.
32. **Sunshine Coast Recreation Precinct** – Encourage maximised utilisation.
33. **UniSC Arena** – Support additional courts, para sport access and Sunshine Coast Lightning relocation considerations.
34. **YMCA Caloundra** – Maximise use and investigate expansion opportunities.

9 Council's role in implementing the Plan

Council cannot deliver the future indoor sport network alone. The recommendations in this Plan will be progressed through a combination of advocacy, coordination, facilitation, support, and where appropriate direct delivery.

Council's role will vary depending on the nature of each recommendation, land ownership, partnership arrangements, funding opportunities, and governance considerations. Inclusion of a recommendation in this Plan does not represent a direct Council commitment to funding or delivery. All actions remain subject to further investigation, partnerships, funding availability and Council decision-making processes.

To provide transparency and clarity, Council's indicative role for each recommendation is summarised in Appendix A. The appendix identifies whether Council's primary role is to advocate, facilitate, support, coordinate or deliver outcomes, recognising that roles may evolve over time as partnerships mature and opportunities arise.

10 Implementation horizons

The implementation horizons provide indicative sequencing for progressing the Plan's recommendations over time. They support coordinated advocacy, partnership discussions and planning alignment.

Horizon 1: Immediate to short term (2026–2031)

This horizon focuses on addressing acute capacity constraints, protecting participation pathways and positioning the Sunshine Coast for funding and partnership opportunities.

Actions include targeted expansions of high-performing facilities, renewal of critical assets,

optimisation projects and early planning and advocacy for Council-wide significant indoor sport facilities.

Horizon 2: Medium term (2031–2036)

This horizon focuses on delivering additional district-level capacity and responding to population growth and emerging demand across the region.

Actions include development of new multi-court facilities, increased use of partnership delivery models and alignment with growth areas and supporting infrastructure.

Horizon 3: Long term (post-2036)

This horizon focuses on establishing a resilient, future-ready indoor sport network capable of supporting major events, participation pathways and sport tourism.

Actions include delivery of Council-wide indoor sport facilities, rebalancing of the network as new assets come online and periodic review of the Plan.

Implementation and review

The Plan will be implemented progressively through advocacy, partnerships and future Council decision-making. Progress will be monitored through existing reporting mechanisms, and the Plan will be reviewed periodically to ensure it remains responsive to population growth, participation trends and community needs.

Appendix A – Council’s role in implementing the Plan

This appendix provides a summary of Council’s indicative role for each recommendation in the Sunshine Coast Indoor Sport Network Plan. Recommendation numbering aligns directly with Section 8 of the Plan.

Inclusion of a recommendation in this Plan does not represent a commitment to funding or delivery. All actions remain subject to further investigation, partnerships, funding availability and Council decision-making processes.

Council role definitions:

- **Deliver** – lead or directly deliver

infrastructure where Council is the asset owner or delivery partner

- **Advocate** – represent regional needs to State and Federal Government, funding bodies and partners
- **Facilitator** – enable outcomes through partnerships, planning processes, land use coordination or commercial arrangements
- **Supporter** – provide non-financial support such as planning assistance, coordination or access facilitation
- **Coordinator** – align stakeholders, timing and decision-making across the network

Table A1: Strategic recommendations

Rec.	Recommendation	Council role
1	Prioritise delivery of a Council-wide Major Indoor Sport Centre (12 courts) with show-court capacity	Advocate / Coordinate
2	Support the 2–3 court expansion of Clippers Basketball Stadium	Supporter / Facilitator
3	Support UniSC plans to undertake a 2–3 court expansion	Supporter / Advocate
4	Support or enable multipurpose racquet sport facilities through partnerships	Facilitator / Advocate
5	Commence renewal of the Sunshine Coast Gymnastics Academy	Deliver / Advocate
6	Facilitate additional district-level multipurpose indoor facilities (4+ courts)	Advocate / Facilitator
7	Encourage and enable commercial investment opportunities on Council-controlled land	Facilitator
8	Support court-covering projects for outdoor courts	Supporter / Facilitator
9	Encourage flexible, multi-sport venue design and line marking	Coordinator
10	Improve participation data collection	Coordinator
11	Strengthen partnerships with clubs, schools and private providers	Facilitator
12	Prioritise venues capable of hosting large participation events	Advocate
13	Consider evacuation centre requirements in new facilities	Coordinator
14	Review planned indoor provision through relevant master plans	Deliver / Coordinator
15	Encourage strong partnerships and facility use agreements between clubs and schools	Supporter

12 [Sunshine Coast Indoor Sport Network Plan](#)

Table A2: Sport recommendations

Rec.	Recommendation	Council role
16	Badminton – Support additional clubs and maximise use of the Sunshine Coast Badminton Centre	Supporter
17	Basketball – Advocate for new district-level multipurpose facilities and support Clippers expansion	Advocate / Supporter
18	Futsal – Support usage opportunities and prioritise futsal-compatible design in new venues	Coordinator / Supporter
19	Gymnastics – Undertake maintenance of the SC Gymnastics Academy, plan future expansion and support additional facilities in the south	Deliver / Advocate
20	Netball – Support a major indoor facility with show-court capacity and court covering	Advocate / Supporter
21	Para court sports – Improve storage, access, and accessibility at key venues	Deliver / Advocate
22	Padel – Support retrofits, modular courts and commercial investment	Facilitator / Advocate
23	Pickleball – Encourage inclusion in new venues, shared-use retrofits and commercial investment opportunities	Supporter / Coordinator
24	Squash – Support relocation of Maroochy Squash Club and alternative delivery models	Supporter / Advocate
25	Table tennis – Investigate land opportunities for a racquet sports facility	Advocate
26	Volleyball – Support usage opportunities and appropriate design in new facilities	Supporter / Coordinator

Table A3: Facility recommendations

Rec.	Recommendation	Council role
27	Schools – Maximise community access and provide planning support	Advocate / Supporter
28	Caloundra Indoor Stadium – Investigate storage, access and expansion opportunities	Deliver
29	Clippers Basketball Stadium – Support expansion, multi-sport use and tenure clarity	Supporter / Coordinator
30	PCYC Sunshine Coast – Maximise gymnastics use and advocate for additional facilities	Supporter / Advocate
31	Sunshine Coast Gymnastics Academy – Address storage, maintenance and long-term future	Deliver
32	Sunshine Coast Recreation Precinct – Encourage maximised utilisation	Supporter / Advocate
33	UniSC Arena – Support additional courts, para sport access and Sunshine Coast Lightning relocation considerations	Supporter / Advocate
34	YMCA Caloundra – Maximise use and investigate expansion opportunities	Supporter



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Sunshine Coast Council - Total Statement of Income and Expense (i)

For Period Ending 30 June

	Original Budget	Current Budget	Revised Budget	Forecast								
	2026 \$'000	2026 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Operating Revenue												
Gross Rates & Utility Charges	499,262	499,262	491,473	511,864	541,727	573,376	606,919	638,057	670,822	704,322	739,523	776,513
Interest from Rates & Utilities	715	715	715	732	751	769	789	808	829	849	871	892
Less Discounts, Pensioner Remissions	(6,425)	(6,425)	(6,425)	(6,682)	(6,949)	(7,227)	(7,516)	(7,817)	(8,129)	(8,455)	(8,793)	(9,144)
Net Rates & Utility Charges	493,552	493,552	485,763	505,914	535,529	566,919	600,191	631,049	663,521	696,716	731,601	768,261
Fees & Charges	90,134	90,134	93,559	100,098	105,261	109,479	113,878	118,468	123,257	128,254	133,468	138,910
Interest Received from Investments	11,500	11,500	9,800	9,748	11,132	12,416	12,112	13,803	15,873	18,103	20,123	21,847
Grants and Subsidies - Recurrent	23,230	23,800	20,165	19,999	20,410	20,830	21,258	21,694	22,140	22,594	23,057	23,530
Operating contributions	327	327	327	327	327	327	327	327	327	327	327	327
Unitywater Participation	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500
Other Revenue	32,904	35,517	31,811	27,599	34,373	36,355	32,135	34,695	35,285	35,176	33,831	38,777
Internal Revenues	6,879	6,879	3,593	3,718	3,849	3,983	4,123	4,267	4,416	4,571	4,731	4,896
Total Operating Revenue	711,026	714,209	697,517	719,904	763,380	802,808	836,524	876,803	917,319	958,241	999,637	1,049,048
Operating Expenses												
Employee costs	203,701	203,973	201,782	209,542	217,923	226,640	235,706	245,134	254,940	265,137	275,743	286,772
Materials & Services	282,480	285,422	281,195	285,303	296,833	308,824	321,295	334,265	347,753	361,781	376,370	391,543
Finance Costs	12,766	12,766	11,946	15,550	16,241	17,138	18,897	19,694	18,987	18,032	16,679	14,851
Company Contributions	4,190	4,190	4,190	4,236	4,292	4,350	4,408	4,268	4,330	4,393	4,158	4,225
Depreciation	170,053	170,053	174,234	185,923	193,466	203,217	214,010	227,048	240,542	253,577	268,739	282,132
Other Expenses	32,125	32,095	32,498	33,457	34,260	35,083	35,925	36,787	37,670	38,574	39,500	40,448
Recurrent Capital Expenses	5,000	5,000	5,000	5,139	5,283	5,432	5,583	5,739	5,901	6,066	6,236	6,410
Total Operating Expenses	710,315	713,498	710,846	739,152	768,300	800,684	835,825	872,935	910,122	947,560	987,424	1,026,380
Operating Result	711	711	(13,329)	(19,248)	(4,920)	2,124	700	3,868	7,196	10,680	12,213	43,525
Non-recurrent Revenue & Expenses												
Capital Revenue												
Capital Grants and Subsidies	47,809	58,853	58,853	73,466	47,275	48,457	49,669	50,414	51,170	51,682	52,198	52,720
Capital Contributions	28,500	28,500	24,000	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
Contributed Assets	87,380	87,380	87,380	89,827	92,342	94,927	97,585	100,318	103,127	106,014	108,983	112,034
Total Capital Revenue	163,689	174,733	170,233	182,793	159,117	162,885	166,754	170,231	173,796	177,196	180,681	184,254
Non-recurrent Expenses												
Profit/Loss on disposal, revaluation & impairment	-	-	(9,166)	-	-	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	(3,056)	(3,056)	(3,056)	(3,132)	(3,211)	(3,291)	(3,373)	(3,458)	(3,544)	(3,633)	(3,724)	(3,817)
Recurrent Capital Expenses - Prior Year	-	-	(27,000)	-	-	-	-	-	-	-	-	-
Assets transferred to third parties	-	-	-	-	-	-	-	-	-	-	-	-
NET RESULT	161,344	172,388	117,681	160,413	150,986	161,718	164,080	170,641	177,449	184,243	189,171	223,963

**Sunshine Coast Council - Total
Statement of Financial Position (ii)**

For Period Ending 30 June

	Original Budget	Current Budget	Revised Budget	Forecast								
	2026 \$'000	2026 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Current Assets												
Cash & Investments	271,422	298,498	292,453	266,801	308,766	356,043	365,481	387,929	420,227	455,436	482,354	498,583
Trade and other receivables	20,932	21,037	20,652	21,515	22,713	24,105	25,402	26,627	27,914	29,233	30,617	32,069
Inventories	3,995	3,995	3,995	4,024	4,053	4,083	4,114	4,146	4,178	4,211	4,245	4,280
Other Financial Assets	54,884	54,884	54,884	56,256	57,662	59,104	60,581	62,096	63,648	65,239	66,870	68,542
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	351,233	378,413	371,983	348,595	393,194	443,335	455,578	480,798	515,967	554,119	584,087	603,474
Non-Current Assets												
Trade and other receivables	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767
Property, plant & equipment	8,348,287	8,348,592	8,337,192	8,742,450	9,092,863	9,474,953	9,887,821	10,273,757	10,663,512	11,060,005	11,471,042	11,918,063
Investment in associates	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713
Long Term Inventories	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568
Intangible assets	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633
Total Non-Current Assets	9,368,968	9,369,274	9,357,873	9,763,131	10,113,544	10,495,634	10,908,502	11,294,438	11,684,193	12,080,686	12,491,723	12,938,744
TOTAL ASSETS	9,720,201	9,747,687	9,729,857	10,111,726	10,506,738	10,938,968	11,364,081	11,775,236	12,200,160	12,634,805	13,075,811	13,542,219
Current Liabilities												
Trade and other payables	126,684	127,451	132,446	130,183	135,268	140,552	146,044	151,751	157,683	163,848	170,255	176,914
Short Term Borrowings	32,402	33,368	33,373	36,678	40,652	46,103	50,898	52,258	54,269	55,550	52,269	53,681
Provisions	52,887	52,887	52,887	54,331	55,816	57,341	58,908	60,519	62,173	63,874	65,620	67,415
Other	29,251	29,251	29,251	29,983	30,732	31,501	32,288	33,095	33,923	34,771	35,640	36,531
Total Current Liabilities	241,224	242,957	247,957	251,175	262,468	275,497	288,138	297,623	308,049	318,042	323,784	334,542
Non-Current Liabilities												
Long Term Borrowings	432,362	446,478	446,553	445,285	447,892	465,909	464,667	435,066	401,115	360,026	313,947	263,302
Long Term Provisions	75,716	75,716	75,716	77,798	79,937	82,135	84,394	86,715	89,100	91,550	94,068	96,654
Total Non-Current Liabilities	508,077	522,193	522,268	523,082	527,829	548,045	549,062	521,781	490,215	451,576	408,015	359,956
TOTAL LIABILITIES	749,301	765,150	770,225	774,258	790,297	823,542	837,199	819,404	798,264	769,618	731,799	694,498
NET COMMUNITY ASSETS	8,970,900	8,982,537	8,959,632	9,337,468	9,716,441	10,115,427	10,526,882	10,955,832	11,401,897	11,865,187	12,344,012	12,847,720
Community Equity												
Asset revaluation surplus	3,203,912	3,204,504	3,204,504	3,410,677	3,627,003	3,852,115	4,086,808	4,331,869	4,586,631	4,851,192	5,125,687	5,410,480
Retained Earnings	5,766,988	5,778,032	5,755,127	5,926,791	6,089,438	6,263,312	6,440,074	6,623,964	6,815,266	7,013,995	7,218,325	7,437,241
TOTAL COMMUNITY EQUITY	8,970,900	8,982,537	8,959,632	9,337,468	9,716,441	10,115,427	10,526,882	10,955,832	11,401,897	11,865,187	12,344,012	12,847,720

**Sunshine Coast Council - Total
Statement of Changes in Equity (iii)**

For Period Ending 30 June

	Original Budget	Current Budget	Revised Budget	Forecast								
	2026 \$'000	2026 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Capital Accounts												
Asset Revaluation Reserve												
Balance at beginning of period	3,005,727	3,005,727	3,005,727	3,204,504	3,410,677	3,627,003	3,852,115	4,086,808	4,331,869	4,586,631	4,851,192	5,125,687
Asset revaluation adjustments	198,185	198,778	198,778	206,173	216,326	225,112	234,693	245,061	254,763	264,561	274,495	284,793
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	3,203,912	3,204,504	3,204,504	3,410,677	3,627,003	3,852,115	4,086,808	4,331,869	4,586,631	4,851,192	5,125,687	5,410,480
Retained Earnings												
Balance at beginning of period	5,605,644	5,605,644	5,610,446	5,755,127	5,926,791	6,089,438	6,263,312	6,440,074	6,623,964	6,815,266	7,013,995	7,218,325
Net result for the period	161,344	172,388	144,681	171,664	162,647	173,873	176,762	183,890	191,302	198,729	204,330	218,916
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	5,766,988	5,778,032	5,755,127	5,926,791	6,089,438	6,263,312	6,440,074	6,623,964	6,815,266	7,013,995	7,218,325	7,437,241
Total												
Balance at beginning of period	8,611,371	8,611,371	8,616,173	8,959,632	9,337,468	9,716,441	10,115,426	10,526,881	10,955,832	11,401,897	11,865,187	12,344,011
Net result for the period	161,344	172,388	144,681	171,664	162,647	173,873	176,762	183,890	191,302	198,729	204,330	218,916
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	198,185	198,778	198,778	206,173	216,326	225,112	234,693	245,061	254,763	264,561	274,495	284,793
Balance at end of period	8,970,900	8,982,536	8,959,632	9,337,468	9,716,441	10,115,426	10,526,882	10,955,832	11,401,897	11,865,187	12,344,012	12,847,720

**Sunshine Coast Council - Total
Statement of Cash Flow (iv)**

For Period Ending 30 June

	Original Budget	Current Budget	Revised Budget	Forecast								
	2026 \$'000	2026 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Cash flows from operating activities												
Operating Result	711	711	(13,329)	(12,497)	2,241	9,780	8,881	12,617	16,549	20,666	22,872	33,978
Adjustments for:												
Depreciation	170,053	170,053	174,234	181,574	188,944	198,468	209,023	221,762	234,939	247,638	262,444	275,522
Interest and dividends received	(64,000)	(64,000)	(62,300)	(62,248)	(63,632)	(64,916)	(64,612)	(66,303)	(68,373)	(70,603)	(72,623)	(74,347)
Landfill Quarry Provision	(3,056)	(3,056)	(3,056)	(3,132)	(3,211)	(3,291)	(3,373)	(3,458)	(3,544)	(3,633)	(3,724)	(3,817)
Finance Costs	12,766	12,766	11,946	15,382	16,073	16,970	18,729	19,526	18,819	17,864	16,511	14,683
Change in Working Capital	14,624	11,572	20,309	5,494	6,824	6,912	7,299	7,674	7,927	8,220	8,492	8,773
Change in Receivables	377	273	658	(2,235)	(2,604)	(2,834)	(2,775)	(2,740)	(2,839)	(2,910)	(3,015)	(3,124)
Change in Inventories	(28)	(28)	(28)	(29)	(29)	(30)	(31)	(32)	(32)	(33)	(34)	(35)
Change in Payables	14,275	11,327	19,680	7,758	9,458	9,776	10,105	10,446	10,799	11,163	11,541	11,932
Net cash inflow (outflow) from operating activities	131,098	128,046	127,805	124,574	147,238	163,924	175,947	191,819	206,318	220,153	233,973	254,793
Cash flows from investing activities												
Payments for property, plant and equipment	(231,105)	(258,218)	(248,946)	(291,325)	(230,279)	(249,811)	(283,741)	(253,199)	(257,531)	(264,181)	(280,525)	(316,132)
Proceeds from disposal non current assets	18,000	18,000	8,225	15,650	-	-	-	-	-	-	-	-
Capital grants, subsidies, contributions, donations	73,239	104,074	99,574	76,546	70,865	61,751	67,796	65,292	65,896	66,306	66,720	67,137
Interest and dividends received	64,000	64,000	62,300	62,248	63,632	64,916	64,612	66,303	68,373	70,603	72,623	74,347
Finance Costs	(12,766)	(12,766)	(11,946)	(15,382)	(16,073)	(16,970)	(18,729)	(19,526)	(18,819)	(17,864)	(16,511)	(14,683)
Net cash inflow (outflow) from investing activities	(88,632)	(84,910)	(90,794)	(152,264)	(111,855)	(140,115)	(170,062)	(141,129)	(142,080)	(145,136)	(157,694)	(189,331)
Cash flows from financing activities												
Proceeds from borrowings	51,571	66,805	66,885	35,547	43,399	64,264	49,803	22,808	20,474	14,181	5,064	3,163
Repayment of borrowing	(28,054)	(28,207)	(28,207)	(33,510)	(36,818)	(40,795)	(46,250)	(51,049)	(52,413)	(53,989)	(54,425)	(52,396)
Net cash inflow (outflow) from financing activities	23,517	38,598	38,678	2,037	6,581	23,469	3,553	(28,241)	(31,939)	(39,808)	(49,360)	(49,233)
Net increase (decrease) in cash held	65,982	81,734	75,689	(25,652)	41,965	47,277	9,438	22,448	32,298	35,208	26,919	16,228
Cash at beginning of reporting period	205,440	216,764	216,764	292,453	266,801	308,766	356,043	365,481	387,929	420,227	455,436	482,354
Cash at end of reporting period	271,422	298,498	292,453	266,801	308,766	356,043	365,481	387,929	420,227	455,436	482,354	498,583

Sunshine Coast Council - Total

Measures of Financial Sustainability (v)

For Period Ending 30 June

	Target Tier 2 Council	Original Budget	Current Budget	Revised Budget	Forecast									
		2026	2026	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Financial Capacity														
Council Controlled Revenue Ratio	> 60%	82.1%	82.1%	83.1%	84.2%	83.9%	84.3%	85.4%	85.5%	85.8%	86.1%	86.5%	86.5%	
Population Growth Ratio	N/A	2.4%	2.4%	2.4%	2.0%	2.0%	1.9%	1.9%	1.9%	1.8%	1.8%	1.7%	1.7%	
Operating Performance														
Operating Surplus Ratio	> 0%	0.1%	0.1%	(1.9)%	(2.7)%	(0.6)%	0.3%	0.1%	0.4%	0.8%	1.1%	1.2%	4.1%	
Operating Cash Ratio	> 0%	25.6%	25.6%	24.7%	25.2%	26.7%	27.6%	27.8%	28.5%	29.0%	29.4%	29.7%	32.4%	
Liquidity														
Unrestricted Cash Expense Cover Ratio (months)**	> 2 months	2.4 months	2.4 months	2.1 months	2.1 months	2.6 months	3.1 months	3.1 months	2.2 months	2.3 months	2.2 months	2.1 months	2.1 months	
Asset Management														
Asset Sustainability Ratio (%)	> 60%	71.4%	71.4%	82.6%	62.4%	50.6%	48.3%	58.6%	62.6%	57.8%	59.7%	70.4%	71.5%	
Asset Consumption Ratio (%)	> 60%	72.7%	72.7%	72.7%	72.8%	72.7%	72.7%	72.8%	72.7%	72.5%	72.4%	72.2%	72.0%	
Asset Renewal Funding Ratio (%)*	N/A	91.0%	91.0%	91.0%	86.0%	63.0%	59.0%	88.0%	98.0%	100.0%	98.0%	103.0%	69.0%	
Debt Servicing Capacity														
Leverage Ratio (times per year)	0 - 4 times	2.7 times	2.7 times	3 times	2.9 times	2.6 times	2.5 times	2.4 times	2.1 times	1.8 times	1.6 times	1.3 times	1 times	

*Asset Renewal Funding Ratio calculation is based on Draft Asset Management Plans

** Unrestricted Cash Expense Cover Ratio includes \$50 million Working Capital Facility from 2026FY to 2030 FY

**Sunshine Coast Council
Capital Works Program (vii)**

	Original Budget	Current Budget	Revised Budget	Forecast								
	2026	2026	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Core Capital Program												
Aerodromes	2,274	2,389	1,401	5,107	6,749	3,462	230	236	243	249	256	264
Buildings & Facilities	21,267	16,800	15,296	18,983	25,433	28,813	44,577	18,899	34,365	25,644	21,835	30,163
Coast & Canals	9,824	9,557	8,712	5,323	4,030	2,515	1,977	5,342	6,751	17,631	7,547	6,590
Environmental Assets	6,574	3,094	2,069	9,855	6,768	5,314	3,510	6,456	6,474	8,736	11,930	6,590
Minor Works	5,915	6,906	6,489	5,812	5,975	6,142	6,314	6,491	6,673	6,860	7,052	7,249
Holiday Parks	4,126	3,410	2,826	4,686	2,777	2,813	9,150	2,360	2,427	2,494	2,564	2,636
Parks & Gardens	11,240	11,588	13,673	12,628	10,818	15,989	23,146	27,672	27,376	24,707	43,898	33,602
Sports Facilities	20,661	24,929	25,532	23,297	17,916	19,404	25,751	21,964	20,988	17,680	31,696	120,344
Stormwater	17,352	16,616	8,276	13,077	12,554	17,266	24,082	20,158	19,673	21,516	24,453	27,788
Transportation	117,646	119,515	106,894	146,317	89,972	81,306	96,892	109,710	80,985	88,142	109,950	76,244
Total Core Capital Program	216,877	214,803	191,167	245,086	182,993	183,026	235,630	219,289	205,954	213,660	261,182	311,470
Other Capital Program												
Disaster Recovery Funding Arrangements	3,888	13,708	14,884	-	-	-	-	-	-	-	-	-
Fleet	3,000	6,000	6,000	8,454	3,259	3,350	3,444	3,541	3,640	3,742	3,846	3,954
Waste	26,071	28,310	30,525	25,331	33,167	38,055	40,653	20,447	18,047	11,687	2,500	527
Corporate Major Projects	9,085	7,897	6,341	7,024	5,280	20,426	5,786	10,941	31,545	37,417	12,821	-
Strategic Land & Commercial Properties	3,417	18,732	18,395	10,568	10,864	10,386	3,812	4,721	4,246	3,742	6,411	6,590
Total Other Capital Program	45,461	74,648	76,144	51,378	52,570	72,217	53,695	39,649	57,478	56,587	25,579	11,072
SCC Total Capital Works Program	262,338	289,451	267,311	296,464	235,562	255,243	289,325	258,938	263,432	270,246	286,761	322,542

DRAFT 2025-26 Minor Capital Works Program

Outlines Project allocations within Council's 2025-26 Minor Works Program.

Project Number	Project Name	Division	Suburb	Budget Allocation
NEW				
K9349	Meridan Fields Sporting Complex - Informal Pedestrian Access	Division 3	Meridan Plains	\$10,000
K9792	Alex Skate Park - Stage Extension	Division 4	Alexandra Headlands	\$30,000
K9780	Mooloolaba Spit Historical Sign x 2	Division 4	Mooloolaba	\$1,200
K1714	Maroochydore DOLA investigation	Division 4	Maroochydore	\$7,500
K2682	Maleny Community Precinct trail renewal and bridge connection	Division 5	Maleny	\$18,000
K9217	Glenfields Welcome Tree - Lighting Repairs	Division 6	Mountain Creek	\$10,500
K9572	Elizabeth Daniels Sportsground - Buildings on Reserve Refurbishments	Division 6	Buderim	\$10,000
K9800	Glenfields Neighbourhood Park - Detailed Design	Division 6	Mountain Creek	\$35,000
K9031	Free Tree Days - 2026	Division 6		\$1,000
K4376	Tickle Park Playground Fence Renewal	Division 9	Coolum Beach	\$15,000
TOP UP				
K8331	Dicky Beach Skatepark - Lighting Design and Installation	Division 2	Dicky Beach	\$60,000
K8341	Discovery Drive - Pathway Construction	Division 3	Little Mountain	\$10,000
K8624	Toral Drive - Car Parking Bays	Division 7	Buderim	\$35,000
K8760	Kingfisher Drive Park - Power Connection	Division 9	Bli Bli	\$25,000
TRANSFER				
K8504	Beerburrum Community Tree - Lighting Installation	Division 1	Beerburrum	(\$15,000)
K8856	Reed Street - Pathway	Division 1	Glasshouse Mountains	(\$25,162)
K7624	Glasshouse Mountains Basketball and Netball - Half Court Construction	Division 1	Glasshouse Mountains	(\$17,122)
K3338	Emma Place Park - Playground Shade Sail	Division 1	Beerwah	\$27,662
K9164	Beerwah Sports Ground - Managed Campground	Division 1	Beerwah	\$32,000
K8859	Free Tree Days - Division 3	Division 3	Various	(\$1,250)
K8342	Anchorage Drive Park - Shade Sail - Design and Construct	Division 3	Birtinya	(\$51,043)
K9795	Anchorage Drive Park, Birtinya - Natural Play Element and Goal Posts	Division 3	Birtinya	\$50,293
K9799	Little Mountain Community Garden - Concrete Slab and Bench	Division 3	Little Mountain	\$3,500
K8357	Nicklin Way Dog Off Leash Area - Lighting of Park	Division 4	Warana	(\$33,499)
K8359	Nelson Park - Entrance Feature	Division 4	Alexandra Headlands	\$39,799

Project Number	Project Name	Division	Suburb	Budget Allocation
K8521	Western Avenue - Pathway Construction Stage 2	Division 5	Montville	(\$50,000)
K9783	Western Avenue, Montville - Stage 3	Division 5	Montville	\$50,000
K8564	Karrawatha Street Pathway, Jingellic to Dixon Road	Division 6	Buderim	(\$50,000)
K9179	VPP - Recreation Drive, Palmview - Pedestrian Traffic Calming Devices	Division 6	Palmview	\$50,000
K8757	Duporth Avenue - Speed Cushions outside M1 Building	Division 8	Maroochydore	(\$4,685)
H7413	Greenoaks Drive - Pathway	Division 8	Coolum	(\$18,667)
K9341	Twin Waters Entry Signage - Repainting and Decommission	Division 8	Twin Waters	\$4,000
K8840	Beach Access 124 Shelter - Design and Construction	Division 8	Mudjimba	\$45,000
K8761	Yungar to Centenary Heights - Pathway	Division 9	Coolum	(\$50,000)
K8527	Lions-Norrie Park - Fitness Equipment Shade Sail	Division 9	Coolum	(\$40,000)
K8640	Lions-Norrie Job Park Coolum Landscape Plan Stage 2	Division 9	Coolum Beach	\$90,000
K8845	Nambour Mapleton Road - Pathway Missing Link	Division 10	Nambour	(\$30,000)
K7666	Kenilworth Town Centre Pathways	Division 10	Kenilworth	\$30,000
CANCELLED				
K8486	Sir Leslie Wilson Park - Sandstone Block Seating	Division 2	Dicky Beach	(\$5,310)
K3362	Seabreeze Park - Permanent Movie Screen Investigation	Division 4	Maroochydore	(\$45,000)
K8638	No 9 University Way - Pathway Rebuild	Division 6	Sippy Downs	(\$35,000)
ADOPTED BUDGET				
K9164	Beerwah Sports Ground - Managed Campground	Division 1	Beerwah	\$10,000
K8855	Aura Brook Dog Park - Additional Seat	Division 1	Banya	\$10,000
K8504	Beerburum Community Tree - Lighting Installation	Division 1	Beerburum	\$15,000
K8854	Baringa Dog Park Shelter - Shelter Additions and Planting	Division 1	Barina	\$25,000
H9225	Skippy Park - Basketball Half Court Design	Division 1	Landsborough	\$15,000
K8825	Emma Place Park - Pathway - Continuation	Division 1	Beerwah	\$70,000
K3338	Emma Place Park - Playground Shade Sail	Division 1	Beerwah	\$65,000
K7625	Old Gympie Road to Marle Court - Pathway Continuation	Division 1	Beerwah	\$40,000
K8856	Reed Street - Pathway	Division 1	Glasshouse Mountains	\$70,000
K8659	Mellumbrook Drive to Piece Memorial Park - Pathway Design	Division 1	Landsborough	\$15,000
K8850	Cribb Street - Entry Project Design	Division 1	Landsborough	\$60,000
K8857	Storrs Road - Pathway	Division 1	Peachester	\$80,000
K8811	Skippy Park - DDA Compliant Picnic Combo	Division 1	Landsborough	\$5,500
K8695	Moffat Beach Precinct, Placemaking - Construction	Division 2	Moffat Beach	\$79,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K9058	Esplanade Golden Beach, 4 x New Bar Stools	Division 2	Golden Beach	\$15,000
K9166	Anning Avenue, Golden Beach - Pathway	Division 2	Golden Beach	\$50,000
K9167	Scribbly Gum Park Dog Off Leash Area - Seat	Division 2	Pelican Waters	\$10,000
K8630	Volleyball Net	Division 2	Bulcock Beach	\$5,000
K8578	Caloundra Central Park Sports Complex, Woodworking, Croquet and Guides Carpark	Division 2	Caloundra	\$25,000
K8834	Ulm Street South - Rectification of Gravel Behind Steps Employment	Division 2	Caloundra	\$30,000
K1044	Olm Street - Minor Carpark Sealing	Division 2	Caloundra	\$10,000
H9400	Kingsford Smith Parade - Carparking	Division 2	Caloundra	\$13,000
K8694	Ballinger Beach Park - Landscape Plan	Division 2	Currimundi	\$10,000
K8329	Bicycle Racks, Ballinger Beach Park	Division 2	Currimundi	\$6,000
K8660	Ballinger Beach Beach Access 261 - Railing Installation	Division 2	Dicky Beach	\$7,500
K8486	Sir Leslie Wilson Park - Sandstone Block Seating	Division 2	Dicky Beach	\$7,000
K8871	Dicky Beach Skate Park - Shade Sails - Investigation and Design	Division 2	Dicky Beach	\$20,000
K8296	Golden Beach Community Garden - Council Additions	Division 2	Golden Beach	\$10,000
K8295	Bryce Street - Missing Pathway link	Division 2	Moffat Beach	\$35,000
K8554	Cooroora Street Beach Access 270 - Beach Shower Design	Division 2	Moffat Beach	\$10,000
K8210	The Event Centre - Additional Public Amenities	Division 2	Caloundra	\$100,000
K8117	Aroona Park - Drinking Fountain - Design and Installation	Division 3	Aroona	\$25,000
K8116	Aroona Park - Installation of Dog Bowl at Existing Tap	Division 3	Aroona	\$8,000
K8342	Anchorage Drive Park - Shade Sail - Design and Construct	Division 3	Birtinya	\$55,000
K8343	Bok Boulevard Park - Shade Sail - Design and Construct	Division 3	Bokarina	\$55,000
K5472	Dune Vista Drive - Raised Priority Crossing	Division 3	Bokarina	\$120,000
K8694	Ballinger Beach Park Landscape Plan - Design	Division 3	Currimundi	\$10,000
K8329	Bicycle Racks, Ballinger Beach Park	Division 3	Currimundi	\$6,000
K8660	Ballinger Beach Beach Access 261 - Railing Installation	Division 3	Currimundi	\$7,500
K8341	Discovery Drive - Pathway Construction	Division 3	Little Mountain	\$60,000
K3426	Creekwood Estate Park Playground Shade Sails - Design and Construct	Division 3	Meridan Plains	\$60,000
K3427	Creekwood Wetland Park - Playground New Shade Sails - Design and Construct	Division 3	Meridan Plains	\$70,000
K8859	Free Tree days - Division 3	Division 3	Various	\$2,000
K3848	Perraton Green Park - Detailed Design	Division 4	Mooloolaba	\$80,000
K8359	Nelson Park - Entrance Feature	Division 4	Alexandra Headlands	\$80,000
K8616	Alice Street - Pathway	Division 4	Alexandra Headlands	\$20,000

Project Number	Project Name	Division	Suburb	Budget Allocation
H5114	Arunta Street - Pathway	Division 4	Buddina	\$30,000
K8204	Cotton Tree Cenotaph - Investigation and Design	Division 4	Cotton Tree	\$30,000
K2040	Des Scanlan Park, Cotton Tree Pool, Boat Shed Precinct Landscape Plan and Detailed Design	Division 4	Cotton Tree	\$30,000
K8476	Kawana Island Double Bay Playground - Investigation	Division 4	Kawana Island	\$5,000
H9339	Vic Perren Memorial Park - Seating	Division 4	Maroochydore	\$20,000
K3362	Seabreeze Park - Permanent Movie Screen Investigation	Division 4	Maroochydore	\$45,000
K8479	15 Muraban Street - Remediation to Verge	Division 4	Mooloolaba	\$5,000
K8357	Nicklin Way Dog Off Leash Area - Lighting of Park	Division 4	Warana	\$35,000
K8469	John Hotton Park Shelter - Detailed Design and Construction	Division 4	Warana	\$120,000
K8674	Back Woombye Road, Shoulder Sealing Between Driveways	Division 5	Woombye	\$15,000
K3337	Maleny Precinct Dog Off Leash Area - Design and Construction	Division 5	Maleny	\$250,000
K8580	Mooloolah Rec Reserve, Dog Off Leash Area and Cricket Ground - Drainage Investigation and Design	Division 5	Mooloolah	\$10,000
K7227	North Maleny Road - Pathway Survey, Design and Construction	Division 5	Maleny	\$50,000
K4907	Olsen Mill Park Eudlo DDA Furniture Retrofit	Division 5	Eudlo	\$25,000
K8874	Relocation of VAS Sign to Keil Mountain Road	Division 5	Woombye	\$32,000
K8521	Western Avenue - Pathway Construction Stage 2	Division 5	Montville	\$100,000
K9179	Recreation Drive - Pedestrian traffic calming devices	Division 6	Palmview	\$50,000
K9070	Maroochydore Cricket Club - Electrical Compliance Upgrades	Division 6	Buderim	\$10,000
K6414	Khancoban Drive Park - District Park Development	Division 6	Buderim	\$150,000
K8072	Suncoast Clippers Basketball Court Expansion Contribution	Division 6	Buderim	\$100,000
K8638	No 9 University Way - Pathway Rebuild	Division 6	Sippy Downs	\$15,000
K2444	Skate or BMX Investigation, Division 6 - Investigation and Design	Division 6	Sippy Downs	\$35,000
H9946	Martins Creek Camphor Laurel removal	Division 7	Buderim	\$10,000
H6329	Forest Pines Park, Forest Glen - Basket Swing	Division 7	Forest Glen	\$50,000
K9118	Ballinger Road - Pathway and Gates - Wanderers Football Grounds	Division 7	Buderim	\$15,000
K8581	Buderim Pump Track Shade Sail - Design and Install	Division 7	Buderim	\$80,000
K9176	Parsons Road Pathway - Construction - Stage 3	Division 7	Buderim	\$50,000
K8851	Buderim Village Park, Additional Stage Lighting	Division 7	Buderim	\$5,000
K8624	Toral Drive - Car Parking Bays	Division 7	Buderim	\$120,000
K8592	Kuluin Neighbourhood Park - Drainage Investigation	Division 7	Kuluin	\$55,000
K8623	Kuluin Neighbourhood Park - Half Basketball Court - Investigation, Design and Construct	Division 7	Kuluin	\$80,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K8754	Jenyor Street, Yaroomba - Pathway	Division 8	Yaroomba	\$70,000
K9154	Maroochydore Scout Group Hall Fence	Division 8	Maroochydore	\$6,000
H7413	Greenoaks Drive - Pathway	Division 8	Coolum	\$70,000
H9073	Felix Parry Park Playground Upgrade - Design	Division 8	Marcoola	\$30,000
K8841	Marcoola Lifeguard Tower Reconstruction Contribution	Division 8	Marcoola	\$30,000
K8757	Duporth Avenue - Speed Cushions outside M1 Building	Division 8	Maroochydore	\$15,000
K4021	Mount Coolum Public Amenities Contribution	Division 8	Mount Coolum	\$50,000
K8840	Beach Access 124 Shelter - Design and Construction	Division 8	Mudjimba	\$70,000
K8697	Bike Racks - Power Memorial Park	Division 8	Mudjimba	\$8,000
K8831	Thomas Booker Park - Nark Name Sign	Division 8	Mudjimba	\$1,500
K2453	Christiansen Park Playground Upgrade - Design	Division 8	Maroochydore	\$10,000
K8756	Wilkins Park - Design	Division 8	Pacific Paradise	\$30,000
K9032	Free Tree Days Division 8	Division 8	Various	\$2,000
K8192	Birrahl Park - Carparking Improvements - Design and Construct	Division 8	Yaroomba	\$55,000
K8808	Geeribach Lane Beach - Beach Access Seating	Division 8	Yaroomba	\$20,000
K8872	Kingfisher Drive Park - Pathway	Division 9	Bli Bli	\$10,000
K8760	Kingfisher Drive Park - Power Connection	Division 9	Bli Bli	\$30,000
K8843	Lions Norrie Park - Basketball Court Vegetation	Division 9	Coolum	\$5,500
K8488	Lowes Lookout - Pathway - Detailed Design - Stage 2	Division 9	Coolum	\$25,000
K8761	Yungar to Centenary Heights - Pathway	Division 9	Coolum	\$90,000
K7207	Coolum Beach - Beach Access Ramp	Division 9	Coolum	\$75,000
K8527	Lions-Norrie Park - Fitness Equipment Shade Sail	Division 9	Coolum	\$80,000
K8872	Kingfisher Drive Park - Pathway	Division 9	Bli Bli	\$10,000
K7734	New Basket Swing, The Avenue Park Play Space	Division 9	Peregian Springs	\$43,000
K2559	Tea Tree Park Fenced Dog Off Leash Contribution	Division 10	Yandina	\$15,000
K3973	Dick Caplick Park - Rickety Bridge Renewal Contribution	Division 10	Eumundi	\$40,000
K7665	Mapleton Basketball or Netball Half Court - Design and Construct	Division 10	Mapleton	\$20,000
K7994	Lilyponds Park Public Amenity - On Site Sewerage Treatment System Replacement - Contribution	Division 10	Mapleton	\$40,000
K8845	Nambour Mapleton Road - Pathway Missing Link	Division 10	Nambour	\$30,000
K8386	Nambour Showgrounds - Replacement LED Sign Contribution	Division 10	Nambour	\$40,000
K7664	Stevens Street - Carpark Design and Construction	Division 10	Yandina	\$215,000
K2559	Tea Tree Park Fenced Dog Off Leash Contribution	Division 10	Yandina	\$100,000

Project Number	Project Name	Division	Suburb	Budget Allocation
K8623	Kuluin Neighbourhood Park - Half Basketball Court - Investigate, Design and Construct	Mayor	Kuluin	\$60,000
K8510	Power Memorial Park additional pathway lighting	Mayor	Mudjimba	\$20,000
K8695	Moffat Beach Precinct, Placemaking - Construction - Contribution	Mayor	Moffat Beach	\$25,000
K8386	Nambour Showgrounds - LED Sign Replacement	Mayor	Nambour	\$30,000
K8694	Ballinger Beach Park - Landscape Plan	Mayor	Currimundi	\$10,000
K7665	Mapleton Basketball or Netball Half Court - Design and Construct	Mayor	Mapleton	\$20,000
K8578	Caloundra Central Park Sports Complex, Woodworking, Croquet and Guides Carpark	Mayor	Caloundra	\$50,000
K8876	Palmwoods Tennis Facility - Tennis Court Fence Repairs	Mayor	Palmwoods	\$20,000
K9177	Parsons Road Pathway - Design - Stage 3	Mayor	Forest Glen	\$20,000
K2914	Beerwah Cemetery - Entrance Feature and Carparking Contribution	Mayor	Beerwah	\$25,000
K8210	The Events Centre - Additional Amenities Facility	Mayor	Caloundra	\$100,000
K8875	John Hotton Park - Landscaping	Mayor	Warana	\$25,000
K8685	Great Keppel Crescent Park - Pathway Connection	Mayor	Mountain Creek	\$23,000
K4265	Mangrove Court Park - Playground Seating POP DDA	Mayor	Bli Bli	\$12,000
K4266	Mangrove Court Park - Accessible Picnic Setting POP DDA	Mayor	Bli Bli	\$16,000
K3901	Emerald Woods Park - New Pathway Stage 1	Mayor	Mooloolaba	\$25,000

Minutes

Audit Committee

Thursday, 12 February 2026

Sunshine Coast City Hall, Level 1, 54 First Avenue, Maroochydore

AUDIT COMMITTEE MEMBERS

Councillor J Broderick	Division 1
Councillor E Hungerford	Division 7
Mr M Petrie	External Member (Chair)
Mr P McCallum	External Member
Mr A Pigott	External Member



AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

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

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

1 DECLARATION OF OPENING

The Chair declared the meeting open at 9:04am.

Councillor J Broderick acknowledged the Traditional Custodians of the land on which the meeting took place.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

AUDIT COMMITTEE MEMBERS

Councillor J Broderick	Division 1
Councillor E Hungerford	Division 7
Mr M Petrie	External Member (Chair)
Mr P McCallum	External Member

COUNCIL OFFICERS

Chief Executive Officer
Chief Financial Officer, Finance and Commercial Partnerships
Director Infrastructure and Natural Assets
Director Community Strengthening
Director Business Transformation and Performance
Acting Manager Audit, Assurance and Risk Advisory Services
IT Project Manager
Wellbeing Health and Safety Manager
Chief Information Officer
Acting Coordinator Corporate Risk & Insurance
Data and Information Manager
Coordinator Sustainability

APOLOGIES

Mr A Pigott	External Member
Director Sustainable Growth and Planning	

ATTENDEES

Engagement Manager	Queensland Audit Office
Senior Manager	Queensland Audit Office
Assistant Auditor-General Technology	Queensland Audit Office
Councillor T Burns	Division 3
Councillor M Suarez	Division 9

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

3 INFORMING OF CONFLICTS OF INTEREST

3.1 PRESCRIBED CONFLICTS OF INTEREST

Pursuant to Section 150EL of the *Local Government Act 2009*, no declarations of prescribed conflicts of interest were made during this meeting.

3.2 DECLARABLE CONFLICTS OF INTEREST

Pursuant to Section 150EQ of the *Local Government Act 2009*, no declarations of declarable conflicts of interest were made during this meeting.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

4 REPORTS DIRECT TO AUDIT COMMITTEE

4.1 MEETING MINUTES & AUDIT COMMITTEE RESOLUTIONS/ACTION ITEMS

File No: Audit Committee

**Author: Acting Manager Audit, Assurance and Risk Advisory Services
Finance and Commercial Partnerships**

EXECUTIVE SUMMARY

Audit Committee Meeting Minutes

The Minutes of this meeting were presented to Council for consideration at its Ordinary Meeting on 11 December 2025.

Audit Committee Resolutions and Action Items

Resolutions and action items recorded at audit committee meetings refer to specific approvals, recommendations, tasks, actions, or responsibilities assigned to individuals or teams.

Items are documented in meeting minutes and serve as a point of reference to ensure actions agreed are followed through and implemented effectively.

Committee Recommendation (AC26/1)

Moved: Councillor E Hungerford

Seconded: P McCallum

That the Audit Committee receive and note the report titled "Meeting Minutes & Audit Committee Resolutions/Action Items".

Carried unanimously.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

4.2 CHIEF EXECUTIVE OFFICER UPDATE

File No: Audit Committee

Author: Chief Executive Officer
Office of the Chief Executive Officer

EXECUTIVE SUMMARY

This report provides an update on the following:

- Olympics 2032 update
- Maroochydore City Centre Arena and Athletes Village Concept Design; Maroochydore City Centre Project Agreement negotiations.

Committee Recommendation (AC26/2)

Moved: Councillor J Broderick

Seconded: P McCallum

That the Audit Committee receive and note the report titled "Chief Executive Officer Update."

Carried unanimously.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

4.3 CHIEF FINANCIAL OFFICER UPDATE

File No: Audit Committee
Author: Chief Financial Officer
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

This report outlines matters of significance relevant to the role and responsibilities of the Chief Financial Officer and addresses the following items:

- 2025/26 Financial Statements
- 2026/27 Budget
- Recruitment of Finance Manager
- Service Delivery Risk.

Committee Recommendation (AC26/3)

Moved: Councillor J Broderick
Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Chief Financial Officer Update".

Carried unanimously.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

**4.4 FINANCE AND COMMERCIAL PARTNERSHIPS: PLANNING FOR THE
2025-26 FINANCIAL STATEMENTS AUDIT PROCESS**

File No: Audit Committee
Author: Coordinator Financial Accounting
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

The Queensland Audit Office conducted their 2025-26 Planning Audit during January 2026 and have issued their 2026 Draft External Audit Plan for Audit Committee review. In support of the Draft External Audit Plan, Queensland Audit Office has provided a Briefing Paper.

Committee Recommendation (AC26/4)

Moved: P McCallum
Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Finance and Commercial Partnerships: Planning for the 2025-26 Financial Statements Audit Process".

Carried unanimously.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

4.5 FINANCE & COMMERCIAL PARTNERSHIPS/INFRASTRUCTURE & NATURAL ASSETS: UPDATE ON ASSET MANAGEMENT PROGRAM

File No: Audit Committee
Author: IT Project Manager
 Business Transformation and Performance

EXECUTIVE SUMMARY

The Asset Management Program continues to progress both strategic and tactical outcomes. Council's Executive Leadership Team is scheduled to meet in January 2026 to confirm the strategic direction based on advice provided by Digital and Information Services.

Governance has been strengthened through endorsement of the Asset Information Management Strategy by the Project Control Group and the Strategic Asset Management Committee. This strategy is a critical first step in establishing the governance framework to support the Information Architecture workstream and address five Queensland Audit Office actions related to asset information and data integrity.

Committee Recommendation (AC26/5)

Moved: M Petrie
Seconded: Councillor J Broderick

That Audit Committee receive and note the report titled "Finance & Commercial Partnerships/Infrastructure & Natural Assets: Update on Asset Management Program".

Carried unanimously.

AUDIT COMMITTEE MINUTES**12 FEBRUARY 2026**

**4.6 BUSINESS TRANSFORMATION AND PERFORMANCE: WELLBEING,
HEALTH AND SAFETY REPORT**

File No: Audit Committee
Author: Wellbeing Health and Safety Manager
Business Transformation and Performance

EXECUTIVE SUMMARY

Progress continues on improvements to our Safety Management System aligned with priority projects, except for the Safe Work Method Statements Declutter and Refresh Project, which is currently paused to redirect resources to higher-priority work.

The Critical Control Management Project is advancing through Phase 2 of the Parks and Gardens Mowing Pilot, with delayed plant procurement now expected in February/March 2026. Phase 3 has commenced, focusing on the critical risk of Confined Space Entry in collaboration with Stormwater Drainage teams.

Other key Wellbeing, Health and Safety improvement programs remain on track:

- Contractor Safety Management
- Psychosocial Risk Management
- Audit Action Plan.

Council successfully participated in the Local Government Workcare Self-Insurance Licence Renewal, as one of six Queensland Councils, completing an independent Safety Management System Audit using the National Audit Tool. The audit confirmed that our system meets legislative requirements and has effective risk management processes, with strategic improvement priorities well aligned to strengthen workplace safety for our people and community.

Committee Recommendation (AC26/6)

Moved: M Petrie
Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Business Transformation and Performance: Wellbeing, Health and Safety Report".

Carried unanimously.

AUDIT COMMITTEE MINUTES

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4.7 BUSINESS TRANSFORMATION & PERFORMANCE: DIGITAL & INFORMATION SERVICES: CYBER SECURITY REPORT

File No: Audit Committee
Author: Chief Information Officer
Business Transformation and Performance

EXECUTIVE SUMMARY

Council continues to operate and mature its cyber security program aligned with the Australian Cyber Security Centre Essential Eight and ISO/IEC 27001 frameworks, consistent with established reporting in prior Audit Committee papers.

No incidents were required to be escalated to the Office of the Information Commissioner, or the Australian Cyber Security Centre as is required by the *Information Privacy Act 2009* and the *Security of Critical Infrastructure Act 2018*.

Council had no mandatory reporting requirements for *Security of Critical Infrastructure Act 2018* during the reporting period.

There were no notifiable data breaches for the reporting period.

Council's managed security partner, Nexon, found no major cyber events for the reporting period through their continued monitoring.

Highlights for the reporting period include Queensland Audit Office Information Systems Audit reviews, risk governance actions arising from December's IT Risk meeting, and operational improvements to authentication, privileged access and application control.

Council has an ongoing Cyber Security activity to continually improve the cyber maturity levels which has been developed from the recommended mitigation strategies of the Australian Cyber Security Centre "Essential Eight" and International Security Standard "ISO27001" criteria. Overall, Council is within the Risk tolerance for the assessment of Essential Eight Maturity, with risks actively being mitigated.

Committee Recommendation (AC26/7)

Moved: P McCallum
Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Business Transformation & Performance: Digital & Information Services: Cyber Security Report".

Carried unanimously.

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4.8 FINANCE & COMMERCIAL PARTNERSHIPS: OPERATIONAL RISK UPDATE REPORT

File No: Audit Committee
Author: Coordinator Corporate Risk & Insurance
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

The annual review of the operational risks was completed in the first quarter of 2025/26. The finalised operational risk report was reviewed by each Director, with feedback due mid-January 2026. The following items were reviewed to ensure relevance, currency and accuracy:

- Causes and consequences
- Mitigation strategies
- Controls and
- Residual risk ratings.

Upon completion of the annual review, the number of operational risks went from 241 to 240, with risks falling out of tolerance, reducing from 32 to 25.

One of the outcomes of the review included formation of a new Operational Risk Register for Council's Ethical Standards Branch, bringing the Branch risks in alignment with Council's risk reporting structure.

The Operational Risk Registers will continue to develop as the environment and nature of the work Council performs adjusts to the changing operational needs of the Sunshine Coast. Further internal consultation and system enhancements will take place leading into the annual operational risk review in Quarter 1 2026/27 to ensure consistency and a standardised approach to reporting.

Committee Recommendation (AC26/8)

Moved: M Petrie
Seconded: P McCallum

That the Audit Committee receive and note the report titled "Finance & Commercial Partnerships: Operational Risk Update Report".

Carried unanimously.

AUDIT COMMITTEE MINUTES

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4.9 FINANCE & COMMERCIAL PARTNERSHIPS: INTERNAL AUDIT PROGRAM OF WORK UPDATE

File No: Audit Committee

Author: Acting Manager Audit, Assurance and Risk Advisory Services
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

Summary of Reviews being undertaken in the Financial Year (FY) 2026

- 3 reviews Completed
- 2 reviews in the Reporting
- 1 review in Scoping
- 1 review in Planning
- 3 reviews suggested to be Deferred
- 1 review not Started

Reporting

- 3 Reports issued at the 19 May 2025 Audit & Risk Committee Meeting
- No Reports issued at the 1 September 20205 Audit & Risk Committee Meeting
- 1 Report issued at the 20 November 2025 Audit & Risk Committee Meeting
- 2 Reports issued at the 12 February 2026 Audit & Risk Committee Meeting

Committee Recommendation (AC26/9)

Moved: Councillor J Broderick

Seconded: P McCallum

That the Audit Committee:

- (a) *receive and note the report titled "Finance & Commercial Partnerships: Internal Audit Program of Work Update" and*
- (b) *endorse changes to the Internal Audit Work Program based on the reduction of internal audit resources.*

Carried unanimously.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

**4.10 FINANCE & COMMERCIAL PARTNERSHIPS: RECOMMENDATION
MONITORING**

File No: Audit Committee
Author: Acting Manager Audit, Assurance and Risk Advisory Services
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

At the end of Quarter 2, FY2026 (31 December 2025), there were 52 open audit recommendations.

Committee Recommendation (AC26/10)

Moved: P McCallum
Seconded: Councillor E Hungerford

That the Audit Committee receive and note the report titled "Finance & Commercial Partnerships: Recommendation Monitoring" and the approved revised implementation dates.

Carried unanimously.

AUDIT COMMITTEE MINUTES**12 FEBRUARY 2026**

4.11 FINANCE AND COMMERCIAL PARTNERSHIPS: INTERNAL AUDIT REPORT: HEAVY VEHICLE NATIONAL LAW & CHAIN OF RESPONSIBILITY**File No:** Audit Committee**Author:** Acting Manager Audit, Assurance and Risk Advisory Services
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

The Heavy Vehicle National Law establishes a national compliance framework to enhance safe practices in the transport sector for vehicles with a gross vehicle mass of more than 4.5 tonnes. The legislation covers key areas of vehicle operation including fatigue management, speed, mass, load and maintenance. The legislation also introduces the concept of Chain of Responsibility making all parties in the transport chain, not just drivers, accountable for a safer transport system.

The main focus of the internal audit was on those transport operations where Council has direct control including Council's fleet of heavy vehicles, the Safety Management System and procedures relevant to Chain of Responsibility. Contract management of heavy vehicles was outside the scope of this review with the exception of the wet hire arrangement.

Committee Recommendation (AC26/11)**Moved:** M Petrie**Seconded:** Councillor J Broderick

That the Audit Committee receive and note the report titled "Finance and Commercial Partnerships: Internal Audit Report: Heavy Vehicle National Law & Chain of Responsibility".

Carried unanimously.

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4.12 BUSINESS TRANSFORMATION AND PERFORMANCE: ARTIFICIAL INTELLIGENCE PRESENTATION

File No: Audit Committee
Author: Data and Information Manager
Business Transformation and Performance

EXECUTIVE SUMMARY

This update on Artificial Intelligence Governance will include:

- An overview of Artificial Intelligence governance activities to date
- Explore the National, State and Local Government Artificial Intelligence governance landscape
- New Artificial Intelligence Governance artefacts
- Artificial Intelligence literacy and risk controls
- Recent Queensland Audit Office Artificial Intelligence report and Checklist.

Committee Recommendation (AC26/12)

Moved: Councillor J Broderick
Seconded: P McCallum

That the Audit Committee receive and note the report titled "Business Transformation and Performance: Artificial Intelligence Presentation".

Carried unanimously.

AUDIT COMMITTEE MINUTES

12 FEBRUARY 2026

4.13 SUSTAINABLE GROWTH & PLANNING: ORGANISATIONAL CLIMATE PERFORMANCE - PROGRESS UPDATE

File No: Audit Committee
Author: Coordinator Sustainability
 Sustainable Growth and Planning

EXECUTIVE SUMMARY

Responding to climate change remains a priority for the Sunshine Coast Council to ensure appropriate mitigation and adaptation measures are implemented to reduce and manage climate risks and deliver both a climate ready Council and community.

Disruptions of Council services, increasing costs of service provision and rising demand for certain services are key impacts from a changing climate. Managing these impacts is challenging for officers and is likely to increasingly strain workforce well-being and productivity. Reputational impacts and potential liability concerns are also emerging.

Since the previous climate performance report and presentation to the Audit Committee in February 2024, progress has been made on many of the agreed management actions to embed climate risk reduction across Council’s strategic processes and operational activities.

Recognising the progress made, there are a number of strategic opportunities to strengthen Council’s climate response and support a climate ready and financially sustainable organisation. A key focus is to ensure Council’s climate response is further integrated into key governance processes to ensure climate risk is managed as a strategic organisation-wide priority to drive innovation, attract funding, and deliver more resilient services.

Committee Recommendation (AC26/13)

Moved: Councillor J Broderick
Seconded: Councillor E Hungerford

That the Audit Committee:

- (a) *receive and note the report titled “Sustainable Growth & Planning: Organisational Climate Performance - Progress Update” and*
- (b) *note progress to date, including actions in the Progress Update - Management Agreed Action Plan 2024.*

Carried unanimously.

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4.14 INFRASTRUCTURE CHARGES AUDIT**File No:** Audit Committee**Author:** Acting Manager Audit, Assurance and Risk Advisory Services
Finance and Commercial Partnerships

EXECUTIVE SUMMARY

Infrastructure charges are typically levied against development applications involving reconfiguration of lots, material change of use and building works. Whilst applications and development works are managed in the Development Services Branch, the administration of infrastructure charges and the infrastructure charges register is undertaken separately by officers in the Strategic Planning Branch.

Although infrastructure charges are issued at the time of development approval, the final amount payable is determined after the development is completed and when use commences, which could be several years later.

In 2024-25 around \$21 million of infrastructure charge revenue was recognised in the general ledger. The review focused on the accuracy and completeness of revenue, maintenance of the infrastructure charges register, reconciliations, demand and indexation calculations, debtor management and monitoring of revenue due.

Committee Recommendation (AC26/14)**Moved:** M Petrie**Seconded:** Councillor E Hungerford

That the Audit Committee receive and note the report titled "Infrastructure Charges Audit".

Carried unanimously.

AUDIT COMMITTEE MINUTES

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5 NEXT MEETING

The next Ordinary Meeting will be held on 18 May 2026 Sunshine Coast City Hall, Level 1, 54 First Avenue, Maroochydore.

6 MEETING CLOSURE

The meeting closed at 12:50pm.

