

Additional Information

Ordinary Meeting

Thursday, 18 June 2026

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Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	18/06/2026
Requesting Councillor:	Councillor M Suarez & Councillor T Bunnag		
Item:	8.1 - Other change to development approval - Aria Property Group - 1 Mooloolaba Esplanade, Mooloolaba		
Circulation	16 June 2026		
Officer :	Principal Development Planner	Approving Director:	Acting Director, Sustainable Growth & Planning

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

Question (Cr Suarez):

Provide modelling of the overshadowing at 4pm at the other times of the year.

Response:

Attached are additional shadow diagrams showing the shadow impacts of the proposed development at 4pm on 21 June and at 4pm on 21 August through to 21 April inclusive.

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

Question (Cr Bunnag):

Provide a list of the top 10 building heights on Sunshine Coast.

Response:

Below is a listing of the tallest 27 buildings on the Sunshine Coast. This list includes existing buildings and buildings under construction, as well as the subject development proposal by Aria. Please note that in this list, building height for all buildings is expressed in metres above natural ground level. The height given for the subject development proposal is 64.23m above natural ground level**.

***Note - In in the Ordinary Meeting report the maximum building height of the proposal is described as RL66.45m AHD consistent with the way height is measured in the planning scheme for this particular site (i.e. to RL AHD).*

- (a) at least 121 hotel parking spaces, which are clearly marked for that purpose;
- (b) at least 46 resident parking spaces within the total, which are clearly marked for that purpose. Resident spaces may be in a tandem configuration for the same occupancy;
- (c) a minimum of 1 PWD parking space within the total, which is clearly marked for that purpose and accessible at all times for visitor use;
- (d) a minimum of 12 residential visitor parking spaces within the total, which are clearly marked for that purpose but which may also be used as overflow parking for hotel customers when not utilised by residential visitors. The residential visitor parking spaces must be freely accessible at all times for visitor use and not restricted access by any valet parking management system for the development;
- (e) a minimum of ~~35~~ **37** retail/commercial parking spaces within the total, which are clearly marked for that purpose and accessible at all times and free of charge for staff and customer use. Customer access to the 35 retail/commercial parking spaces physically provided on the site must be aided by clear directional signage located at the basement entry, and must not be inhibited by security gates or deterred by any valet parking system established for the development. The ~~35~~ **37** retail/commercial spaces provided on the site must remain available for those staff and customers at all times, and must not be occupied by hotel staff or customers, nor residents and their visitors, at any time. The requirements of this condition must be included in the Building Management Statement for the subject site;
- (f) pedestrian routes in accordance with the conditions of this development approval;
- (g) parking spaces for people with disabilities must satisfy the current requirements of the National Construction Code; and,
- (h) dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.

Subject to an assessment by Council through any applicable statutory approval or change to approval process and having regard to applicable planning scheme provisions, changes in gross floor area and any other relevant consideration, any parking spaces provided in addition to those ~~202~~ **216** required above may be allocated at the Applicant's discretion.

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



1 Mooloolaba Esplanade

Jun 21 4pm - Model of Revised Proposal - rotated view



1 Mooloolaba Esplanade

4:00pm - August 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - September 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - October 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - November 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - December 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - January 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - February 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - March 21st - Model of Revised Proposal



1 Mooloolaba Esplanade

4:00pm - April 21st - Model of Revised Proposal

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APPLICATION DETAILS

Application No: MCU19/0081.02
 Street Address: River Esplanade, MOOLOOLABA
 Real Property Description: Lot 100 SP257414
 Planning Scheme: *Sunshine Coast Planning Scheme 2014* (1 April 2019)

APPROVAL DETAILS

Nature of Approval: Approval with conditions
 Type of Approval: Other Change to Development Approval - Development Permit for Material Change of Use of Premises to Establish a Resort Complex (201 Units and Ancillary Facilities), Multiple Dwelling and Short-term Accommodation (46 Units), Food and Drink Outlet, Bar, and Shop

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

PLANNING

When conditions must be complied with

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval. The Acoustic Assessment referenced in this development approval must be amended to incorporate the amendments listed in this decision notice and submitted to Council for endorsement prior to the issue of a Development Permit for Operational Work.

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Infrastructure Agreement

- 2A The developer/owner must meet the Development Obligations of the “Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands” for Development Application no. MCU19/0081.02.

Nature and Extent of Approved Use

3. The development must provide for a five-star international hotel as per the Approved Plans, including:
- (a) A minimum of 50% of the multiple dwellings and hotel rooms in the development must be used to provide short-term accommodation at all times; and,
 - (b) The five-star international hotel must be provided with the following facilities:
 - (i) lobby;
 - (ii) multiple restaurants;
 - (iii) conference facilities;
 - (iv) passageways wider than minimum standard;
 - (v) high ceiling heights;
 - (vi) dedicated service lift;
 - (vii) housekeeping and linen store on every floor;
 - (viii) covered porte cochere capable of bus set down; and,
 - (ix) publicly accessible rooftop amenities and facilities.
4. The approved Hotel Restaurant located at the ground floor as shown on the approved plans must have an approximate combined gross floor area of 424m² and not be used for any purpose other than a Food & Drink Outlet as defined in the planning scheme. The requirements of this condition must be included in the Building Management Statement for the subject site.
5. Prior to commencement of construction, the applicant must submit written evidence to council that the applicant has entered into an enduring and binding hotel management agreement or hotel franchise agreement that has a minimum five-star rating in accordance with the Star Ratings scheme administered by the Australian Tourism Industry Council (ATIC) and Star Ratings Australia.
6. Prior to commencement of use and at all times while the use continues to operate, the development must maintain a minimum five-star or higher international hotel rating under the Star Ratings scheme administered by the Australian Tourism Industry Council (ATIC) and Star Ratings Australia and must not supplant this rating requirement with any other form of temporary accommodation or hotel of a lower rating. Where that rating scheme is discontinued, or is superseded, the rating scheme to be applied must be the equivalent independent rating scheme in force at the time administered by the official accrediting body for hotel ratings in Australia at that time and or as otherwise determined in writing by Council.
7. The approved hotel accommodation rooms must be used to provide short-term accommodation for a temporary period of time (i.e. not exceeding three consecutive months). The hotel accommodation rooms must not be occupied by persons for the purpose of permanent accommodation, excluding those persons

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- in a manager's residence for the premises. The requirements of this condition must be included in the Building Management Statement for the subject site.
8. The whole of the approved hotel component of the development must be operated for the life of the development by a single entity and must not be fragmented into separate titles nor parts of it leased to separate entities.
 9. The residential component of the approved development is limited to:
 - (a) 201 x 1 bedroom hotel rooms or equivalent configuration; and,
 - (b) 46 Multiple dwelling units and/or short-term accommodation units comprising:
 - (i) 8 x 2 bedroom dwelling unit; and,
 - (ii) 38 x 3 or more bedroom dwelling unit.
 10. Service vehicle movements associated with non-residential uses on the premises (including loading and unloading) must not occur outside the hours of 7am to 6pm Monday to Saturday and not at all on Sundays or public holidays. The requirements of this condition must be included in the Building Management Statement for the subject site.
 11. The bars, food and drink outlets and recreation facilities ancillary to the hotel/residential dwellings located on the roof top as shown on the approved plans must be designed, sited and used in accordance with the definition of a *prescribed rooftop use* within the planning scheme. Building and structures must:
 - (a) Deleted.
 - (b) be set back a minimum 2 metres of the rooftop perimeter, other than roof elements and clear glass balustrading;
 - (c) provide for any lift overrun and building plant to be set back a minimum of 3 metres from the rooftop perimeter;
 - (d) have a maximum combined roofed area (including fixed shade elements) equivalent to 50% of the floor area of the storey directly below;
 - (e) provide for a minimum of 30% of the total rooftop use area as outdoor use area (may include fixed shade elements that are not fixed to walls);
 - (f) include visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of roof or fixed shade elements; and,
 - (g) be accessible to the general public (i.e. not solely for the exclusive use of building occupants and their guests).

The requirements of this condition must be included in the Building Management Statement for the subject site.
 12. A 24 hour accessible open to the public lift must be provided to the Burnett Street building frontage enabling access between the lower and higher ground levels of the Burnett Street frontage, as shown on the Approved Plans. The public lift must be located entirely on the development site (private land) and the proper functioning of it must be maintained at all times.

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Building Height

13. The maximum height of the development must not exceed:
 - (a) a maximum height of RL 66.45m AHD to the top of the lift overrun;
 - (b) RL 65.4m AHD to the top of the rooftop facilities; and,
 - (c) RL 61.8m AHD to the pool level.
14. Certification must be submitted to council from a cadastral surveyor which certifies that the buildings does not exceed the maximum height requirement of this development approval.

Street Identification

15. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name. The building entrance or reception area must be clearly visible and identifiable from the street or otherwise provided with signage and lighting at strategic locations to direct people to the building entrance.

Street Weather Protection

16. Street awnings must be provided to all property frontages. The awnings must have a minimum width of 2.7 metres from the building line, and must be designed to provide continuous solar and rain protection and promote all weather activity. A low level awning structure must be provided over the public lift forecourt on the ground level to provide continuous weather protection between the lift and the building awnings on the Burnett Street frontage.
17. The proposed awning structures in the road reserve must be constructed generally in accordance with the Approved Plans. The awning structure to the corner of Mooloolaba Esplanade and Burnett Street must be constructed with minimised support beam and column widths and with a minimum clearance height as shown on the Approved Plan titled: *Elevation West*, so that:
 - (a) views to the beach through the undercover awning area from the existing outdoor dining area located at the adjacent property to the north-west will be maximised as much as possible; and,
 - (b) an adequate line of sight for pedestrians travelling from Burnett Street to the Foreshore parkland is provided.

All building awnings must remain unenclosed, open structures and must not be fitted with any kind of permanent side panelling. Any temporary wet weather protection measures fitted to building awnings must be transparent, fully retractable and remain retracted when not raining.
18. A separate permit, and any other necessary approvals and licenses must be obtained for all street awning structures in accordance with council's Local Laws*. The applicant must not make an application for the awning structures under council's Local Laws prior to obtaining council's endorsement of the design in accordance with the above condition.
 *(Refer to Advisory Note)

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Community and Building Management Statements

19. Any proposed Community Management Statement or Building Management Statement for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to Council for approval at the same time as submission of the building format plan, volumetric subdivision plan (or similar) for approval.
20. The clauses and by-laws of any Building Management Statement or Community Management Statement for the development must not conflict with any condition of this development approval.

Treatment of Temporarily Vacant Land

21. 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 (to the same level as the adjoining footpath wherever practicable), 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.
 - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths.
 - (e) 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); and,
 - (iii) vandalism must be promptly repaired and any graffiti removed.

URBAN DESIGN

Final Architectural Building Detail

22. Prior to lodgement of a development application for Building Work with a private certifier, architectural drawings must be prepared and submitted to council for review against the Approved Plans. The architectural drawings must depict a higher level of documentation detail than that shown on the Approved Plans, and must:
 - (a) nominate materials, colours and finishes;
 - (b) have title blocks, revision numbers, scale details, north point and be cross referenced to larger scaled drawings;
 - (c) include elevation and facade treatment drawings for all floor levels that demonstrate the final design outcome for all elevations of the built form including:
 - (i) detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the facade including structural elements and fixed and operable elements such as balustrades, screens, sunscreens,

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- (ii) privacy screens, weather protection devices, doors, windows, projecting fins and planter beds/trellises;
 - (iii) all servicing and infrastructure, including but not limited to, padmount transformers, pump rooms, fire hydrant boosters etc.
 - (iii) detailed plans, sections and elevations, at 1:100, of key facade elements, including the sun and privacy screening to walls, windows and balconies. This will include demonstrations, at 1:200 scale, in the form of sunpath studies or 3D modelling to illustrate the development's capability to exclude sun throughout Summer, from 5am to 7pm from September through to April.
 - (iv) detailed architectural plans at 1:100 outdoor areas, pathways and awnings, including dimensions, to Esplanade frontages and Burnett Street.
 - (v) detailed plans, sections and elevations, at 1:50 or 1:20 scale, of the treatment of the rooftop deck, atrium roof, protective atrium shading pergola, roof top uses and pool area, landscape surrounds, edge and wind protection barriers, lift lobby, and treatment for sun, privacy and amenity.
 - (vi) rooftop or building capping elements, awnings and soffits.
 - (vii) details of the area, height, extent and location for mechanical plant, and solar pv array at 1:100.
 - (viii) details of the rooftop trellises, shading structures, wind protection structures at 1:50.
 - (ix) details of conceptual public art pieces/s, location/s and incorporation in accordance with the conditions of this approval.
 - (d) include two rendered perspectives showing the intended finished built form only;
 - (e) include dimensions for the extent of projecting elements, balustrade height and door and windows/glazing configurations;
 - (f) show the final height and position of the building on the site with dimensioned setbacks matching the Approved Plans; and,
 - (g) include dimensions for the full extent of projecting and extending elements, balustrade height, sun screening, privacy screening and door and windows/glazing configurations.
- 22A. Certification must be submitted to Council from a qualified person*. The certification must certify that the building construction drawings are in accordance with the approved plans as detailed in the list of Approved Plans.
**(Refer to Advisory Note)*
23. All building works must be undertaken generally in accordance with the endorsed architectural drawings referred to in this development approval.

Building Appearance

24. The development must be constructed such that its external appearance achieves a high quality design finish, including at least the degree of building form articulation, window coverage, clear glazing, openings, roof overhangs, feature cladding materials, finishes, varied building treatments and finishes, lightweight timber elements, glazed balustrades shown on the Approved Plans, with no inclusions or future alterations being made without approval in writing by council.

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- 25. Deleted.
- 25A Increment weather protection to external openings, windows and doors must be provided by a permanently fixed overhang or awning, directly above openings, with a minimum overhang width of 450mm. For operable windows, awning style windows may be provided as an alternative to the minimum overhang.
- 26. All outdoor clothes drying and all air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
- 27. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like, except where required to satisfy any privacy or sun shading conditions of this development approval.
- 28. Ground floor shopfront glazing along the Mooloolaba Esplanade, River Esplanade and Burnett Street frontages must be fully transparent to a minimum of 65% of the street frontage to allow passive surveillance and encourage social interaction, and must be provided at full height (floor to ceiling). Internal walls and shelving must not be erected within one (1) metre of the glazing where they would prevent views from the street into the retail space, unless otherwise agreed to in writing by council.
- 29. Any security screens on the premises must consist of grille or translucent screens and not solid shutters, screens or roller-doors.
- 30. Building materials and hard surfaces used in landscape or streetscape works must not be highly reflective, nor dark-coloured to cause heat absorption, or likely to create glare, slippery or otherwise hazardous conditions.
- 31. On-site storage of refuse must not be visible from the street.

Fencing and Walls

- 32. A minimum 1.8m high solid screen fence or wall measured from finished lower ground level must be provided and maintained along the full length of the rear (Southern) boundary or alternative as otherwise approved by council in writing.

Communal Recreation Areas

- 33. Communal recreation areas must be provided generally in accordance with the Approved Plans.

Outdoor Private Open Space and Openings

- 34. A minimum 68% of hotel rooms and 100% of residential dwelling units must be provided with balconies as shown on the Approved Plans. Balcony sizes must be at least as large as those shown on the Approved Plans.

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35. Hotel rooms shown on the Approved Plans as having a balcony must be provided with a seamless (no level change) indoor to outdoor retractable wall system to the balcony that enables a minimum 66% of the room width to be fully openable to the outside.
36. Hotel rooms shown on the Approved Plans as not having a balcony must be provided with openable windows to the building exterior.
37. Each residential dwelling unit must be provided with a seamless (no level change) indoor to outdoor retractable wall system to the balcony that enables a minimum 66% of balcony glass frontage (excluding bedrooms) to be fully openable to the outside.
38. All residential dwelling unit bedrooms where they front a balcony must be provided with a seamless (no level change) indoor to outdoor retractable wall system to the balcony that enables a minimum 66% of balcony glass frontage to be fully openable to the outside.
39. All rooms of residential dwelling units that front the building exterior must be provided with openable windows.
40. All internal bedrooms of hotel rooms and residential dwelling units where the bedroom does not adjoin a balcony or the building exterior must be provided with a minimum 6m² of its wall space internal to the unit as either openable doors or window louvres that provide an opening to living spaces for airflow.

Building Weather Protection

41. Weather protection functionality must be provided to all operable building windows and doors, designed to be capable of being open during rain.

Wind Assessment

42. The development must be designed and constructed to satisfy the findings and recommendations of the Qualitative Wind Assessment referenced in this development approval.

Public Art

43. Public art must be established on the premises in a publicly visible and accessible location clearly visible from the public realm, in accordance with a public art master plan* prepared by a qualified person* and council's Placemaking Mooloolaba Master Plan. The public art master plan must be submitted to council for endorsement, prior to building application for any habitable space, and again prior to commencement of the use. The public art must be provided by the developer to a minimum dollar value of 0.25% of the construction budget for the development (for example, a construction budget of \$100M would require provision of public art to a minimum dollar value of \$250,000).

**(Refer to Advisory Note)*

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44. Where the public art master plan proposes works to be located on public land, written agreement must be obtained from the relevant authority prior to the works being undertaken.

Public Safety

45. All ground floor shopfront glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
46. Vandal proof materials must be used in the building construction.
47. Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.
48. Direction signage must be visible from the street identifying the location of on-site bicycle parking facilities.
49. During operating hours, all building entrances, parking areas, pedestrian areas and entrances/exits to all stairwells, lifts, foyers/reception areas, loading docks and public toilets must be well lit with vandal resistant lighting and with intensities to satisfy the requirements of *AS 1158 – Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well lit areas.
50. After hours access to loading docks, storage areas and the basement carpark (including the vehicle ramp and all stairwells) must be restricted by a security gate, lockable doors and/or other suitably appropriate means. The basement carpark must be kept closed and locked at all times while the use is not operating. Any after hours staff parking must be well lit and located in close proximity to staff access points.
51. Multi-level car parks must include the following:
- (a) emergency telephones to security personnel;
 - (b) mechanical surveillance;
 - (c) alarms or poles; and,
 - (d) other similarly effective safety and security measures.

Green Star Rating

52. Deleted.
53. Deleted.
54. Deleted.
55. Deleted.

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Renewable Energy and Solar Control

- 56. Deleted
- 57. The ceiling and walls of the car park must be light-coloured to maximise lux levels and minimising the need for electrical lighting.
- 58. Deleted.
- 59. Deleted.
- 60. All glazing on the building exterior must be at least double-glazed with a minimum solar performance rating of SHGC 0.31, U-value 3.9W/m²K and a maximum reflectivity of 20%.
- 61. Certification and documentary evidence prepared by a suitably qualified person* must be submitted to council which certifies that the renewable energy and solar control requirements of this development approval have been met prior to commencement of the use.
*(Refer to Advisory Note)
- 61A. To ensure privacy is protected between adjoining properties, the windows located on the south building face of level 1 must either:
 - (a) have a minimum window sill height or 1.5m above floor level
 - (b) be fitted with translucent glazing below 1.5m above floor level
 - (c) be fitted with a fixed external screen
- 61B. The upper level balconies of the Type 1 units located on the south building face of Levels 2 to 4 must include either balcony planter boxes, balustrading or fixed external screens, positioned in such a way to obscure direct views into the habitable room windows or private open space areas of the adjoining property.

External Lighting

- 62. External lighting must be designed and automated to minimise any adverse lighting impacts or nuisance on the external environments and neighbouring properties. External lighting must be focussed downwards and must not increase or enable reflectivity of glazing from dusk to dawn.

ENGINEERING

External Works

- 63. Mooloolaba Esplanade must be upgraded for the frontage to the subject site, inclusive of safe and effective transitions to match existing conditions beyond the site frontage. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
 - (a) construction of the frontage design for the verge up to the nominal near kerb line of the one-way through lane, generally in accordance with the Approved Plans. The limit of works will be dependent on the timing of

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- construction and may refer to either the Approved Plan titled Site Plan (Pre Foreshore Development) or Site Plan (Foreshore Development), as appropriate;
- (b) modification of the existing through pavement to put into effect one-way traffic flows;
 - (c) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design;
 - (d) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works;
 - (e) maintain or improve pedestrian connectivity in accordance with the conditions of this development approval;
 - (f) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties;
 - (g) modifications to stormwater drainage and other services relocations as necessary to accommodate the works;
 - (h) installation of Rate 3 LED street lighting in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design; and,
 - (i) relocation of the existing overhead electricity to an underground alignment in accordance with the conditions of this development approval.
64. River Esplanade must be upgraded for the frontage to the subject site, inclusive of safe and effective transitions to match existing conditions beyond the site frontage. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
- (a) construction of a new kerb and fully paved verge, in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design, north of the proposed driveway exit (nominally 5.75 metres wide from the property boundary);
 - (b) construction of a new kerb and fully paved verge, in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design, south of the proposed driveway exit, up to the driveway immediately south of the existing hold line at the southern side of the intersection. The width must be nominally 8m wide from the property boundary, but not impinging on the turn paths of articulated vehicles exiting Parkyn Parade;
 - (c) the constructed verges must be fully paved and landscaped to minimise impediment to pedestrian movement along and across the verge (including replacement or relocation of existing landscaping where required);
 - (d) removal of the northbound traffic lane on River Esplanade north of Parkyn Parade;
 - (dd) widening the carriageway as required to ensure long rigid bus manoeuvres remain clear of any vertical obstructions;
 - (e) provision of marked on-street parking bays adjacent to the realigned kerb north of the proposed driveway. If on-street parking meters are installed at the existing marked parking bays at the time the works have commenced, the on-street meters and associated signage, detectors and equipment must be modified as necessary to suit the new on-street parking arrangement;

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- (f) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design;
 - (g) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works;
 - (h) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties;
 - (i) modifications to stormwater drainage and other service relocations as necessary to accommodate the works;
 - (j) installation of Rate 3 LED street lighting, in accordance with Placemaking Mooloolaba Masterplan and foreshore detailed design, where replaced or relocated; and,
 - (k) relocation of the existing overhead electricity to an underground alignment in accordance with the conditions of this development approval.
65. Modifications must be made to the River Esplanade and Parkyn Parade signalised intersection. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
- (a) replacement of the two line-marked approach lanes on Parkyn Parade with a single lane approach and extension of the existing on-street parking on the southern side of Parkyn Parade. The single lane approach is to be marked with left-turn pavement arrows. Approximately 4 additional on-street parking bays should be provided, each with a minimum length of 6.3 metres (plus re-marking of the existing end bay to be 6.3 metres long);
 - (b) right turn pavement arrows on the southern River Esplanade approach; and,
 - (c) modifications to and/or replacement of the existing signal controller, detectors, lanterns and other traffic signal hardware as necessary to accommodate the change in intersection traffic movements.
 - (d) Any modifications to intersection to accommodate the proposed infrastructure outcomes of the Placemaking Mooloolaba Masterplan and foreshore detailed design (such as bikeway)
66. Modifications must be made to the Mooloolaba Esplanade, Burnett Street intersection. The works must be undertaken in accordance with the *Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands* and/or an Operational Works approval (as appropriate) and, unless otherwise agreed with council, must include in particular:
- (a) closure of the Burnett Street entry from Mooloolaba Esplanade to vehicular traffic;
 - (b) formalisation of the Burnett Street turning head with barrier kerb and channel;
 - (c) modification of the western kerb line, adjacent to the Landmark access stairs, to facilitate service vehicle access in accordance with the traffic report listed within this development approval;
 - (d) a public access elevator provided within the development, providing 24 hour equitable access from the Burnett St level up to the Mooloolaba Esplanade frontage. The facility must be appropriately sized for the anticipated use, including bicycles, and comply with *AS1428 Design for*

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- access and Mobility*, providing clear paths of travel (min 3 metre wide) to the facility, along pedestrian desire lines;
- (e) wayfinding signage must be included to guide users to the lift facility and must include wording to reinforce the permitted public use;
 - (f) coordination of the finishes, landscape design elements and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design;
 - (g) provide safe transitions for pedestrian, cycle and vehicle infrastructure at each end of the works;
 - (h) relocation/reinstatement of the existing access driveways to all fronting properties in a manner that does not disadvantage those properties;
 - (i) modifications to stormwater drainage and other service relocations as necessary to accommodate the works; and,
 - (j) installation of Rate 3 LED street lighting in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design, where replaced or relocated.

Property Access and Driveways

- 67. Sealed access driveways must be provided from Burnett Street (Porte Cochere entry, loading dock and parking basement) and River Esplanade (Porte Cochere exit only) to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) all driveway crossovers in accordance with RS-051 with flares designed to accommodate the maximum design vehicles;
 - (b) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition;
 - (c) suitable safety measures, including warning signage, to improve driver awareness of pedestrians and enhance pedestrian safety. Warning signage must be provided near the exit ramp from the underground parking area to warn motorists of pedestrian movement along the frontage street; and,
 - (d) coordination of the finishes and specifications in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design to prioritise pedestrian treatments across the driveways;
 - (e) Additional measures required to ensure queuing vehicles do not block pedestrian movements along Burnett Street.

On-site Parking

- 68. A minimum of 216 car parking spaces must be provided by the development. All parking spaces physically provided on the site must be marked and made available and accessible at all times. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) at least 121 hotel parking spaces, which are clearly marked for that purpose;
 - (b) at least 46 resident parking spaces within the total, which are clearly marked for that purpose. Resident spaces may be in a tandem configuration for the same occupancy;
 - (c) a minimum of 1 PWD parking space within the total, which is clearly marked for that purpose and accessible at all times for visitor use;

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- (d) a minimum of 12 residential visitor parking spaces within the total, which are clearly marked for that purpose but which may also be used as overflow parking for hotel customers when not utilised by residential visitors. The residential visitor parking spaces must be freely accessible at all times for visitor use and not restricted access by any valet parking management system for the development;
- (e) a minimum of 37 retail/commercial parking spaces within the total, which are clearly marked for that purpose and accessible at all times and free of charge for staff and customer use. Customer access to the 35 retail/commercial parking spaces physically provided on the site must be aided by clear directional signage located at the basement entry, and must not be inhibited by security gates or deterred by any valet parking system established for the development. The 37 retail/commercial spaces provided on the site must remain available for those staff and customers at all times, and must not be occupied by hotel staff or customers, nor residents and their visitors, at any time. The requirements of this condition must be included in the Building Management Statement for the subject site;
- (f) pedestrian routes in accordance with the conditions of this development approval;
- (g) parking spaces for people with disabilities must satisfy the current requirements of the National Construction Code; and,
- (h) dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.

Subject to an assessment by Council through any applicable statutory approval or change to approval process and having regard to applicable planning scheme provisions, changes in gross floor area and any other relevant consideration, any parking spaces provided in addition to those 216 required above may be allocated at the Applicant's discretion.

- 69. A minimum of 34 motorcycle/scooter parking spaces must be provided and marked on the site, and made available and accessible at all times. The works must be undertaken in accordance with an Operational Works approval and must include in particular dimensions, crossfalls and gradients in accordance with AS2890 - Parking facilities.
- 70. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
- 71. Directional signage must be provided to direct visitors and customers to the car parking spaces provided on-site.
- 72. Where access to the car park is proposed to be restricted by a security gate, provision must be made for queuing of vehicles clear of the roadway while waiting for the security gate to open.
- 73. Where access to visitor parking is proposed to be restricted by a security gate, provision must be made for intercom access or other Council approved entry methodology, which does not adversely impact on the functions of the public road network.

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74. Where a secure car park services a commercial use on the site, the security gate must remain open at all times while commercial uses on the site are open for business. The requirements of this condition must be included in the Building Management Statement for the subject site.

Service Vehicles

75. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an Operational Works approval and *AS2890.2 - Off-street commercial vehicle facilities* and must include in particular:
- (a) a minimum two MRV spaces on site; and,
 - (b) through access for a 14.5 metre bus for passenger drop-off.

Pedestrian and Bicycle Facilities

76. Pedestrian and bicycle facilities must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- (a) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels;
 - (b) a minimum of 58 residential bicycle parking spaces, in accordance with AS2890.3 – Bicycle parking;
 - (c) a minimum of 40 commercial bicycle parking spaces, in accordance with AS2890.3 – Bicycle parking, and accessible to the public; and,
 - (d) end of trip facilities providing a minimum 40 lockers, 1 male and 1 female showers and change rooms for staff.

Utility Services

77. Reticulated electricity and telecommunication services must be provided to the development in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
78. An underground connection to reticulated water and sewerage must be available and/or where necessary provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
79. Certification must be submitted to council from all relevant service providers which certifies that the development has met the requirements of development approval and all applicable legislation at the time of construction.

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Undergrounding of Existing Overhead Powerlines

- 80. The existing overhead electricity reticulation across the frontages of the site must be placed underground. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) placement on council's standard alignment as shown on Standard Drawings RS-100 and RS-101.

Geotechnical Stability

- 81. All works must be carried out in accordance with a geotechnical report (or part thereof) prepared by a qualified person* and endorsed through an Operational Works approval.
 *(Refer to Advisory Note)
- 82. Prior to commencement of the use of any building works on the site, certification by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) must be provided to council certifying:
 - (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; and,
 - (b) any measures identified in a site-specific geotechnical assessment for stabilising the development have been fully implemented.

Earthworks and Retaining Walls

- 83. All fill and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to council.
- 84. Where the development involves excavation or filling over, or adjacent to drainage infrastructure access chamber surface levels must be adjusted to provide a freeboard of 100mm above the finished ground surface level.
- 85. 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 1 metre in height. All retaining walls that are publicly accessible and exceed 1 metre in height must be fitted with a commercial grade safety fence.

Stormwater Drainage

- 86. 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 Works approval and the Queensland Urban Drainage Manual, and must include in particular:
 - (a) collection and discharge of stormwater to council's underground drainage system;
 - (b) the downstream drainage system capacity upgraded, where necessary, to accept the design flows or the site flows mitigated to within the system capacity limits;

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- (c) all modified or new stormwater pits located in road reserve to have gross pollutant baskets installed in accordance with council's infrastructure plans (headworks); and,
- (d) the use of gravity stormwater drainage and not surcharge pits.

Stormwater Quality Management

- 87. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an Operational Works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in Section 8 of the Stormwater Management Plan, listed in this development approval.

Flood Immunity

- 88. The minimum building and infrastructure levels must be determined in accordance with the *Flood hazard overlay code*, based on a current flood search certificate. The certificate must identify the local and regional flood levels in the vicinity of the proposed entrances. Subject to verification from a flood search certificate, the nominal regional flood level is RL2.46m AHD, requiring a minimum flood immune design level of RL 2.96m AHD.
- 89. All service plant and equipment storage areas must be sited with appropriate flood immunity, or included inside the flood protected area, subject to the relevant standards for each asset.
- 90. The driveway entrances must be provided with appropriate freeboard to the local kerb flow depths in accordance with *Queensland Urban Drainage Manual*, to ensure flows stay within road reserve. A vehicle clearance assessment must be provided as part of Operational Works approval to ensure access is achieved, particularly for service vehicles and buses.

Coastal Protection

- 91. The development must incorporate coastal protection works designed by an RPEQ experienced in coastal engineering to withstand wave and water level conditions corresponding to a 1% AEP coastal erosion event with the coastline at the eastern extent of the basement at the start of the event. The development must be designed to not suffer any major damage during the event such that the structural stability of the development is unaffected. Detailed engineering drawings demonstrating compliance with this condition must be submitted in conjunction with the first operational works development application.
- 92. All coastal protection works constructed to protect the development must be constructed within the site and must be maintained by the development for the life of the development.

Flood Management

- 93. Fully automatic flood barrier gate systems with high levels of failure redundancy must be installed at the entry to all parts of the property subject flood inundation, with systems, generally described as follows:

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- (c) at openings in the development below the Defined Flood Level, flood barriers must be installed. The system design life must be at least 20 years, capable of operating over a temperature range from 0 degrees Celsius to 50 degrees Celsius, and suitable for all hydrostatic and vehicle loads; and,
 - (d) a Flood Protection Plan must be prepared by a suitably qualified person* and submitted for Operational Works approval. This plan must provide the following:
 - (i) the person responsible for the Flood Protection Plan, including all their contact details;
 - (ii) the operating details including operation under failure conditions for the flood barrier system;
 - (iii) the maintenance schedule for the flood barrier system, and a register to track compliance with the maintenance schedule;
 - (iv) a full list of all operating parts and equipment; and,
 - (v) details of any equipment that is to be kept on site for the provision of critical spares to ensure uninterrupted system operation.
- *(Refer to Advisory Note)*

Construction Management Plan

94. A preliminary construction management plan must be submitted with the Operational Works application and must address the following:
- (a) traffic management during all aspects of the construction 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 for the areas affected by the works during and after daily construction has ceased;
 - (iii) proposed fencing to the site during the construction phase of the development; and,
 - (iv) provision for worker car parking.
 - (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, services and other relevant issues
 - (e) identification of complaint management procedures including:
 - (i) contact details for the on-site 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 shall be fully repaired at the applicant's expense.

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LANDSCAPE

Landscaping Works

95. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and detailed Landscape Plan* and must include in particular:
- (a) the works shown on the Approved Plans;
 - (b) a deep planting area located within the private property abutting the corner truncation of River Esplanade and Mooloolaba Esplanade as indicated on the Approved Plans. The deep planting area must be provided free from underground or above ground obstructions and support the provision of a columnar feature tree(s), species to be agreed with Council (e.g. *Agathis robusta*);
 - (c) where permeable pavements are proposed around deep planting areas, then these are to be demonstrated as part of the application that they will allow for the following:
 - (i) unencumbered growth of the deep planting;
 - (ii) allow for water to permeate into the below ground growing media and not become blocked or silted up;
 - (iii) must include structural soils / growing cells;
 - (iv) provision of an irrigation system;
 - (v) provision of infiltration pits;
 - (vi) draining of the pavement are to the deep planting hole and infiltration pits;
 - (d) provide screening species in front of any blank walls and retaining structures (e.g. fronting River Esplanade and Mooloolaba Esplanade) addressing the public realm such that they will be screened at maturity;
 - (e) all species must be selected for high to extreme level of coastal hardiness, suitability to a podium environment and contribution to the Sunshine Coast character;
 - (f) provision of Public Road Reserve embellishments including:
 - (i) landscape works within the road reserve to the extent defined with the Approved Plans;
 - (ii) locations, height, diameter at breast height (DBH) and species of any trees within the public land that have potential to be affected by the works and construction activity (as supported by a Qualified Level 5 Arborist Report);
 - (iii) street tree quantity and location to be in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design ensuring minimum provision of 1 street tree within the road reserve for every 6m of road frontage to be located at the standard offset from the back of kerb (600mm);
 - (iv) provision of 1 street tree within the road reserve for every 6m of road frontage to be located at the standard offset from the back of kerb (600mm);
 - (v) no street trees are to be provided through the awning structure;
 - (vi) species to be agreed with Council prior to Operational Works approval;

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- (vii) positioning of any supports or posts associated with pedestrian shelters and awnings in such a manner as to ensure that they do not obstruct or interrupt paths of travel along the built shoreline and at the kerb line;
 - (viii) awning structure, outdoor dining layout and frontage work design to enable a minimum of 3m wide clear undercover and unobstructed path of travel for the public across the Mooloolaba Esplanade frontage of the building and connecting to the designated crossing point at River Esplanade;
 - (ix) footpath treatments and road pavement crossings materials and finishes to be agreed with council prior to lodgement of Operational Works;
 - (x) tactile ground surface indicators (TGSIs) in accordance with Australian Standard, AS1428.4.1:2009 to be agreed with council prior to lodgement of Operational Works;
 - (xi) all steel elements used within the public realm (e.g. handrails, bollards, fixings, must be specified 316 Marine Grade Stainless Steel and in accordance with council's Placemaking Mooloolaba Masterplan and foreshore detailed design; and,
 - (xii) skateboard deterrents must be provided throughout as required to horizontal edges in agreement with council.
- *(Refer to Advisory Note)
96. Submit as part of an Operational Works Application for Roads and Drainage and Landscape to the public road verge, a *Risk and Accessibility Assessment*, as prepared by an Access Consultant accredited with the Association of Consultants in Access Australia Inc. The report must certify that the detailed design of the streetscape achieves safe and equitable access for pedestrians and cyclists and in particular in regard to the following:
- (a) stairs and ramps and associated infrastructure, including any consequential works associated with other building frontages and access points.
 - (b) crossing points over road carriageway.
 - (c) entry and egress from on-street parking to the adjacent public verge in an equitable manner.
 - (d) placement of public space furniture, landscape elements, bollards etc.
 - (e) ensuring that the minimum required clear path of travel widths are achieved between any awning posts, proposed infrastructure and the on-street disability parking space.
 - (f) a summary on how the design meets all relevant access and mobility standards, including *AS1428.1* and all relevant sub sections.
97. Submit as part of an Operational Works Application for Roads and Drainage and Landscape to the public road verge, an *Arboriculture Assessment*, as prepared by a suitably qualified person*. The report must address those trees within the public road verge with the potential to be impacted by the works.
- *(Refer to Advisory Note)
98. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

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99. The outermost edge of all awnings must be set back an appropriate distance (minimum 1.8m) from the back of kerb to allow for the provision of street trees on the standard alignment. Posts must be set back so as to achieve the required minimum paths of travel for pedestrians and cyclists. (Note: Refer *Risk and Accessibility Assessment* with regard to minimum required clear path of travel).

Podium Planters and Street Awnings

100. All podium planters situated within the building and associated with street awnings, are the responsibility of the Body Corporate and must be maintained in good working order, in accordance with best practice principles for the life of the development.
101. Prior to the prestart meeting, a bank guarantee or a bond of \$10,000 must be lodged as security for the protection of any public amenity trees identified for retention listed within this decision notice. The bond:
- (a) may be drawn upon by council in its entirety if any trees identified for retention is damaged to the point where the tree cannot be saved (as confirmed by the project arborist and agreed in writing by council)
 - (b) will be returned upon practical completion of all the operational works relating to this development.
102. As part of an Operational Works Application, detailed design and management plans must be submitted to council for all podium planters provided in association with the building and frontage awnings, including:
- (a) Detailed Design that clearly shows:
 - (i) the location/layout and area of all landscaping;
 - (ii) the spatial extent of podium and roof planting systems while demonstrating they will comply with height restrictions;
 - (iii) materials and plant species palette;
 - (iv) design sections, finished levels and details;
 - (v) construction details for the growing environment, including waterproofing, root barriers, irrigation and drainage;
 - (vi) suitable surface area, volume and soil composition of the growing media to sustain healthy growth and viability of the selected vegetation;
 - (vii) the proposed mechanisms for maintenance, including maintenance safety measures such as roof-top barriers/rails;
 - (viii) how the structural integrity (load and waterproofing) of the building design will be achieved under load of the combined planting systems elements;
 - (ix) how the systems irrigation, rainwater catchment and drainage requirements are designed in conjunction with the site's Stormwater Management Plan to achieve sustained holistic outcomes;
 - (x) design details and construction / installation requirements including manufacturers specifications of components for each planting system
 - (b) a Management Plan that addresses the following:
 - (i) Establishment (up to 3 yrs approximately)
 - a. maintenance regime for the built elements, including inspection of the irrigation, drainage, waterproofing and root barriers

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- b. monitoring regime of the growing media including tests by an agronomist (or similar) and with recommendations of findings to be implemented and certified that all works have been carried out in accordance with the findings
- c. maintenance regime for the plant material, including weeding, trimming, replacement of dead or non-performing plants
- d. inspection of the above ground and below ground structures
- (ii) Maintenance (3yrs-10yrs approximately)
 - a. inspections of the vegetation including root inspection and pruning, corrective actions
 - b. maintenance and replacement requirements of planting systems components, growing materials and media, watering / irrigation and fertilising and the like
 - c. planting schedules of appropriate species, planting techniques, establishment period requirements, replacement strategy for flora failures and ongoing maintenance
 - d. property management responsibilities for an ongoing maintenance regime with regular monitoring and key performance indicator triggers with corrective actions to ensure ongoing success
 - e. growing media must be tested by an agronomist (or similar) to ensure suitability of the soil for its specified use. Certification must be provided that all works have been carried out in accordance with findings
- (iii) Refurbishment and Replacement (each 10 yrs approximately)
 - a. inspection of the constructed environment/planter to ensure all elements are structurally sound and functioning to the desired intent
 - b. inspection and testing of the growing media by an agronomist (or similar) to ensure suitability of the soil for its specified use. Recommendations of the inspection and testing are to be implemented and certified by the agronomist (or similar) that all works have been carried out in accordance with the findings
 - c. inspection and recommendation by an Arborist for the vegetation associated with the landscape above the proposed basement car park. Any recommendations of the inspection are to be implemented and certified by the Arborist that all works have been carried out in accordance with the findings
 - d. any element associated with the refurbishment of the landscape above the basement car park is to be carried out by the owner and or the managers of the basement car park at their expense.
- (c) Lifecycle Management and Costing Program for the entire green wall and roof garden systems for all elements of Establishment; Maintenance and Refurbishment and Replacement, including a fully budgeted schedule including life cycle costing analysis with refurbishment strategies accounted for, for the life of the development.
The requirements of this condition must be included in the Building Management Statement for the subject site.

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ENVIRONMENTAL HEALTH

Waste Management

103. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
- (a) provision of low noise bulk bins for general waste and recyclable material;
 - (b) collection by service vehicles from within the site loading bay or porte cochere only in a safe, efficient and unobstructed manner. Bulk bins are not to be presented at the kerbside or within the roadway;
 - (c) maintain continued responsibility of the body corporate, or an equivalent site management entity, to provide unobstructed access to the waste storage room on refuse collection day;
 - (d) provision of waste chutes connected to each floor of the building for the disposal of waste. The waste chutes must be:
 - (i) vertical and cylindrical with a minimum diameter of 450mm;
 - (ii) constructed of non-corrosive, smooth, impervious and noise-dampening materials;
 - (iii) contained within fire rated shafts;
 - (iv) constructed to finish at least 25mm below the ceiling level of the collection room and not more than 300mm above the height of the waste containers;
 - (v) ventilated without causing odour within the building;
 - (vi) fly and vermin proof;
 - (vii) fitted with maintenance access and cleaning appliances; and,
 - (viii) fitted with self-closing hoppers on each level located between 1m and 1.5m above the floor level, and with wall and floor surfaces around the hopper of an impervious easy to clean material, and co-located with readily accessible recycle waste bins at each floor level.
 - (e) provision of a waste room at the bottom of the waste chutes for the collection and permanent storage location of waste only. The waste room must be:
 - (i) constructed of fire rated, impervious and smooth materials to all walls, floors, doors and junctions
 - (ii) constructed with access doors sized to permit unobstructed entry and exit of the bulk bins*
 - (iii) fly and vermin proof
 - (iv) fitted with a lock capable of being opened from the inside without a key at any time
 - (v) refrigerated or otherwise ventilated to reduce odour
 - (vi) co-located with a hosecock and drain connected to the sewer.

**(Refer to Advisory Note)*
104. An inspection must be organised with a council's Development Services Branch to confirm waste servicing and collection arrangements. Where obstructions to waste collection vehicles and facilities prevent safe and efficient servicing, the obstruction must be removed or rectified.
105. Certification must be submitted to council from a qualified person* which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this development approval.
- *(Refer to Advisory Note)*

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Acoustic Amenity

- 106. Acoustic measures and treatments must be incorporated into the development in accordance with the Acoustic Assessment listed within this development approval
- 107. All retail spaces, ballroom/conference centre and indoor dining areas must be located within an acoustically rated, enclosed air-conditioned area to minimise off-site noise emissions.
- 108. Any fixed plant and equipment* that causes noise (e.g. from basement car-park exhausts, air conditioning units, or pool filtration units, refrigeration units, pumps and generators, kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the following sound pressure levels for a noise sensitive land use is achieved:

Location where criteria applies at a noise sensitive land use	Adjusted equivalent continuous sound pressure level ($L_{Aeq,adj,T}$) to be achieved during the day, evening and night time periods			Maximum sound pressure level (L_{Amax}) to be achieved during the night time period
	Day 7am-6pm $L_{Aeq,adj,11hr}$	Evening 6pm-10pm $L_{Aeq,adj,4hr}$	Night 10pm-7am $L_{Aeq,adj,9hr}$	Night 10pm-7am
Sleeping Areas	35 dB(A)	35 dB(A)	30 dB(A)	45 dB(A)
Other Habitable Rooms	35 dB(A)	35 dB(A)	35 dB(A)	N/A
Within the Designated Private open Space	50 dB(A)	50 dB(A)	N/A	N/A

*Note: Measurements must be in accordance with AS 1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open) *(Refer to Advisory Note)"*

- 109. All service vehicle loading/unloading and waste collection must occur within the loading bay or porte cochere area.

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110. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.
111. Certification must be submitted to council from a qualified person* that the development has been constructed in accordance with the acoustic report and Acoustic Amenity conditions of this development approval.
*(Refer to Advisory Note)

Lighting Devices

112. Lighting associated with the use must be designed, sited, installed and tested to comply with Tables 3.2 & 3.3 for Zone A3 of AS4282 - *Control of the obtrusive effects of outdoor lighting*.
113. Certification must be submitted to council from a qualified person* that all lighting devices comply with the requirements of this development approval.
*(Refer to Advisory Note)

Commercial Kitchen Exhaust

114. The development must be constructed with reticulated ducting inside the building to exhaust heat and odours from the commercial kitchens, café / restaurant uses to a discharge point on the roof of the highest storey.
115. The commercial kitchen heat and odour discharge point/s on the roof must be located and managed in accordance with the AS1668.2 - *The use of ventilation and air-conditioning in buildings* (Section 3.10 – *Air Discharges*).

Acid Sulfate Soils

116. All works must be carried out in accordance with the Acid Sulfate Management Plan listed in this development approval.
117. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must be carried out in accordance with a dewatering management plan prepared by a qualified person* and endorsed through an Operational Works approval. All water and 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.
118. The basement must be designed and constructed as a water excluding structure in accordance with AS3735 - *Concrete Structures for Retaining Liquids*. It must be able to withstand hydrostatic pressure, be completely sealed (including control joints) to prevent groundwater infiltration, and contain no permanent or post-construction sub-surface drainage.

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119. All treated material must undergo verification testing at the rate of one sample per 250m³ 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)

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA At DSDMIP South East Qld (North) Regional Office PO Box 1129 Maroochydore QLD 4558 Mydas2 at (https://prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email: Seqnorthsara@dilgp.Qld.Gov.Au	Development impacting on state transport infrastructure and thresholds	The agency provided its response on 26 June 2019 (reference No. 1905-10978 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
A0015	C	Site Plan (Pre Foreshore Development), prepared by Koichi Takada Architects	15/11/2024
A0016	D	Site Plan (Foreshore Development), prepared by Koichi Takada Architects and annotated in red by Sunshine Coast Council	15/11/2024
A0018	B	Site Plan – Burnett Street Lower, prepared by Koichi Takada Architects	15/11/2024
A0019	B	Site Plan – Burnett Street Upper, prepared by Koichi Takada Architects	15/11/2024
A0020	B	Site Plan – River Esplanade, prepared by Koichi Takada Architects and annotated in red by Sunshine Coast Council	15/11/2024
A0095	E	Basement 04 Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0096	E	Basement 03 Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0097	E	Basement 02 Floor Plan, prepared by Koichi Takada Architects	15/11/2024

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A0098	E	Basement 01 Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0099a	E	Plant Mezzanine, prepared by Koichi Takada Architects	15/11/2024
A0099	E	Lower Ground Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0100	E	Ground Floor Plan, prepared by Koichi Takada Architects	15/11/2024
A0101	I	Level 01 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0102	H	Level 02 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0103	I	Level 03 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0104	H	Level 04 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0105	H	Level 05 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0106	H	Level 06 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0107	H	Level 07 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0108	C	Level 08 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0109	C	Level 09 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0110	H	Level 10 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0111	H	Level 11 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0112	H	Level 12 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0113	H	Level 13 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0114	H	Level 14 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0115	H	Level 15 Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0116	H	Pool Plant Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0117	G	Pool Level Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0118	G	Roof Plant Floor Plan, prepared by Koichi Takada Architects	28/04/2026
A0119	G	Roof Plan, prepared by Koichi Takada Architects	28/04/2026
A0300	F	Section 01, prepared by Koichi Takada Architects	28/04/2026
A0301	E	Section 02, prepared by Koichi Takada Architects	28/04/2026

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A0201	F	<i>East Elevation (River Esp)</i> , prepared by Koichi Takada Architects	28/04/2026
A0202	G	<i>South Elevation</i> , prepared by Koichi Takada Architects	28/04/2026
A0203	G	<i>West Elevation (Burnett St)</i> , prepared by Koichi Takada Architects	28/04/2026
A0204	F	<i>North Elevation (Mooloolaba Esp)</i> , prepared by Koichi Takada Architects	28/04/2026

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
18BRT0081	7	<i>Traffic Engineering Report</i> , prepared by Colliers	19/01/2026
1-28758	1	<i>Acid Sulfate Soils Management Plan</i> , prepared by Soil Surveys	27/02/2025
R001 – G19015	02	<i>Stormwater Management Plan</i> , prepared by Michael Bale and Associates	11/08/21
CPP Project 13059	Minor Rev	<i>Qualitative Wind Assessment</i> , prepared by Cermak Peterka Petersen	10/12/18

The following document requires amendment prior to becoming a Referenced Document for the development:

Referenced Document Requiring Amendment

Document No.	Rev.	Document Name	Date
247401.0132 .R01V03.odt	V03	<i>Acoustic Assessment</i> , prepared by Air Noise Environment	09/01/2026
Amendment		<ul style="list-style-type: none"> Report to be updated to take into account revised site layout plans and design changes. 	

ADVISORY NOTES

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

PLANNING

Other Laws and Requirements

- 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

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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.

2. The development proposes an awning structure located within road reserve. The awning structure requires that a *Permit for Alteration or improvement to local government controlled areas and roads* be obtained in accordance with council's Local Laws.
3. In accordance with the *Planning Act 2016*, any proposal to stage the titling arrangements of the development such that a building format plan is registered with a balance lot for future development will first require a Development Permit for Reconfiguring a Lot be obtained from council.

Equitable Access and Facilities

4. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - (a) *the Disability Discrimination Act 1992 (Commonwealth)*
 - (b) *the Anti-Discrimination Act 1991 (Queensland)*
 - (c) *the Disability (Access to Premises – Buildings) Standards.*

Aboriginal Cultural Heritage Act 2003

5. 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

6. Should the conditions of this development approval require easements or works to be undertaken over land external to the site, council recommends that easement 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

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council owned or controlled land, please liaise directly with council's Property Management Unit and note that compensation may be payable.

Restriction on Building Approval until all other Permits are Effective

7. 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 works 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

8. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.
9. Deleted.

Development Compliance Inspection

10. Prior to the commencement of the use, please contact council's Development Audit & Response unit to arrange a development compliance inspection.

Preparation of Public Art Master Plan

11. The conditions of this development approval require submission of a Public Art Master Plan (PAMP) to council prior to the issue of a development permit for operational works. The PAMP submitted to council must:
 - (a) document the conceptual framework and artistic vision (e.g. themes / image / identity aims)
 - (b) identify building structures and areas of the site suitable for artwork (e.g. building faces, retaining walls, awnings, shelter structures, landscaped areas, and street furniture such as seating/benches)
 - (c) identify opportunities for art (e.g. entry statements, signature works, integrated art options or community art projects)
 - (d) identify integrated and sophisticated design methods
 - (e) identify and document varied and interesting materials and methodologies
 - (f) identify and document designs for longevity, low-maintenance and graffiti-proofing
 - (g) identify community engagement strategies.

Qualified Person

12. For the purpose of certifying energy and solar performance matters or energy efficiency appliances, techniques or devices for the development, a qualified person is considered to be either:

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- (a) a Registered Professional Engineer of Queensland (RPEQ) with full ABSA Accreditation Certificate IV's in NatHERS Assessments and a minimum of three (3) years current experience in the field of Energy Efficiency Assessment and Certification; or,
 - (b) a Registered Professional Energy Efficiency consultant with full ABSA Accreditation Certificate IV's in NatHERS Assessments and a minimum of three (3) years current experience in the field of Energy Efficiency Assessment and Certification.
- 12A. For the purpose of Certification of Building Construction Drawings, a qualified person is considered to be a Registered Building Certifier, a Registered Architect or a Registered Building Designer.
13. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
14. For the purpose of preparing an arborist report, a qualified person is considered to be a person with either:
- (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.
15. For the purpose of certifying waste chute construction for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ).
16. 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.
17. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
18. For the purpose of preparing an acid sulfate soil and groundwater 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.
19. For the purpose of preparing a public art master plan, a qualified person is considered to be an arts consultant/artist with a minimum of three (3) years current experience in the field of public art.
20. 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)

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- (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.
21. For the purpose of certifying flood levels and preparation of a Flood Protection Plan for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.

ENGINEERING

Lodgement of Bonds

22. All bonds, including bank guarantees, must be accompanied by a completed bond lodgement form (available at <https://www.sunshinecoast.qld.gov.au/>) 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

23. Council offers a free pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works 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 works 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")

24. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for operational works 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

25. 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

26. 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

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sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.

27. 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.

Preparation of a Preliminary Construction Management Plan

28. The preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

ENVIRONMENTAL HEALTH

Noise – Fixed Plant and Equipment

29. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment (e.g. air-conditioning condenser units, refrigeration plant and mechanical exhaust discharge) is suitably located and / or shielded to avoid nuisance being caused by any noise from the plant and equipment.

Waste Management – On Property Servicing of Bulk Bins

30. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:
- (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*; and,
 - (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Trade Waste

31. Trade waste generated on-site is subject to Unitywater's Trade Waste Policy. The applicant is advised to contact Unitywater's Trade Waste Officer to determine trade waste requirements.

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Environmental Harm

32. *The Environmental Protection Act 1994* requires 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. Contact council or the Department of Environment & Heritage Protection for further information with respect to *Environmental Protection Act 1994* requirements.

Resubmission of Amended Document Required

33. The conditions of this development approval require resubmission of the Acoustic Assessment to Council with amendments. Please address the amended document to council's Planning Assessment Unit with the reference no. MCU19/0081.02, separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the document be resubmitted prior to lodgement of any operational works application.

PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system:

MCU19/0081.02 - Infrastructure Agreement

An Infrastructure Agreement has been signed in association with Council Approval No. MCU19/0081.02. The Agreement relates to the Mooloolaba Foreshore - Southern Parklands and Hotel requirements.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Civil works, earthworks, stormwater drainage, roadworks and landscaping).
- Development Permit for Building Work.

SUBMISSIONS

There were 471 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.

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ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

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

OTHER DETAILS

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

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	18 June 2026
Requesting Councillor:	Councillor W Johnston		
Item:	8.7 - Delegation to the Chief Executive Officer		
Circulation	16 June 2026		
Officer :	Governance Policy Lead	Approving Director:	Executive Manager - Office of the CEO

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

Question:

Regarding Schedule 2 of the Delegation to the CEO (matters that cannot be delegated), the table relating to the *Animal Management (Cats and Dogs) Act 2008*, states Section 50 - Council may, by resolution, fix the period for registration of a dog. However, the period must not be more than 3 years. What is the situation with cats and why don't Council offer options for 3 year registrations? Does the legislation only say the period of registration is for dogs, and what does that mean for cat registrations?

Response:

Review of *Animal Management (Cats and Dogs) Act 2008* (the Act) confirms that Section 50 refers only to dogs and not cats:

50 Duration of registration


- (1) Registration of a dog is for the period of years fixed by resolution of the relevant local government for the dog.
- (2) However, the period must not be more than 3 years.

The Act, under Section 44, regulates the requirement for dog owners to register their dogs with the local government in which they reside. The same requirement is not applicable for cats. However, Section 6 of the Act allows councils to make local laws that impose registration obligations on the owners of cats.

Sunshine Coast Council's Local Law No.2 (Animal Management) is the instrument that regulates cat ownership.

While not directly related to the Annual Review of the Delegation to the CEO, Council offers an annual registration program rather than 3 yearly to ensure Council's records stay accurate and services remain sustainable.

Annual renewals provide a regular opportunity to confirm important details, eg where an animal lives, who owns it, and key information that helps quickly reunite lost pets and respond to incidents. Each year, Council receives a high volume of updates during the renewal process, including changes to ownership, address, and animal details.



If longer registration periods were introduced, these updates would be less frequent and there would be a higher risk of outdated information, making it harder for Council to respond effectively when it matters most.

Registration fees also directly fund Council's animal management services, including patrols, community education, compliance work, and operation of the pound.

An annual model ensures information stays current and funding keeps pace with community needs and changing costs.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	18/06/2026
Requesting Councillor:	Councillor M Suarez		
Item:	8.7 - Delegation to the Chief Executive Officer - Annual Review		
Circulation:	16 June 2026		
Officer:	Coordinator Planning Assessment	Approving Director:	Acting Director Sustainable Growth and Planning

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

Question: Clarify the changes to the legislation and the rationale behind these changes. Why have the changes been made.

Response:

Overview

State Facilitated Development is an alternative development assessment pathway undertaken by the State Government under the *Planning Act 2016*. Introduced in April 2024, the pathway is intended to support the delivery of development that is a State priority. The pathway enables the Planning Minister to declare certain development applications as State Facilitated Development, provided they meet the criteria set out in the *Planning Regulation 2017* (Planning Regulation).

On 20 March 2026, the Queensland Government amended the Planning Regulation via the Planning (State Facilitated Development) Amendment Regulation 2026. These amendments broaden the types of residential development that can now access the State Facilitated Development assessment pathway.

The State Government identified that these changes respond to:

- Increasing pressure on Queensland's housing supply
- Commitments under the *Securing our Housing Foundations Plan* (1 million new homes, including 53,500 social and community homes by 2044), and
- Findings of the Queensland Productivity Commission's 2026 Report, Opportunities to improve productivity of the construction industry, which identified that the pathway was underutilised due to restrictive eligibility criteria, especially the housing affordability requirement.

The State Government confirmed that the amendments aim to enhance the effectiveness of State Facilitated Development in supporting housing supply and diversity. Approvals under this pathway

must substantially start within two years, and decisions are not subject to appeal to the Planning and Environment Court.

Changes to the Eligibility Criteria

The previous requirement under the State Facilitated Development process included a requirement for at least 15% affordable housing. This requirement has now been removed. This change:

- Expands the range of residential development eligible for the pathway
- Reduces feasibility constraints identified by the Queensland Productivity Commission
- Supports the State's objective of accelerating housing supply, and
- Retains the option for proponents to voluntarily include social or affordable housing.

Under the amended Planning Regulation, eligible development must be:

- predominantly residential, and
- located either:
 - completely within a zone supporting residential development, or
 - outside an environmental zone or limited development zone, and the Minister is satisfied the premises are or can be readily serviced by infrastructure for the development.

A "zone supporting residential development" means any of the following zones (which are applied under the *Sunshine Coast Planning Scheme 2014*):

- Low, Medium and High Density Residential Zones
- Local, District, Major or Principal Centre Zones, or
- Specialised Centre Zone.

Assessment Process

State Facilitated Developments go through a series of stages, starting at a pre-application stage which leads to the Minister's declaration, followed by the State Facilitated Development application assessment.

These processes require coordination between State agencies and local governments collaborating to resolve key planning matters prior to an application being declared. The process can only proceed where Council provides written endorsement during the early (pre-application) stage.

The Delegation to the Chief Executive Officer currently sets criteria that applies to the *Planning Act 2016* and includes the administrative procedure to be applied when exercising those powers. The introduction of State Facilitated Development requires that Council expand the delegation administrative procedure by endorsing a process for considering these new types of applications.

Consequently, the proposed process for State Facilitated Development applications has been included in the reviewed Delegation to the Chief Executive Officer.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	18 June 2026
Requesting Councillor:	Councillor T Landsberg		
Item:	8.8 - Transfer of Council Owned Land in Battery Hill		
Circulation:	16 June 2026		
Officer:	Principal Property Officer	Approving Director:	Chief Financial Officer

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

Question:

What agreements and approvals are in place for stormwater runoff for the short-term development adjacent to the Currimundi Hotel? Does this development impact the overland flow path between Buderim Street and Careen Street?

Response:

Short-term accommodation has been approved under development approval MCU25/0141 over the vacant grassed area in the eastern portion of the land parcel occupied by the Currimundi Hotel, located at Lot 5 RP209686, 32 Buderim Street, Battery Hill. Through this development approval, new drainage easements will be secured for overland flow conveyance. A hydrological analysis has determined the anticipated flows from the developed site, and this flow has been modelled in terms of the broader catchment and location of discharge at the bottom of the catchment.

Overall, the short-term accommodation use will not adversely impact the overland flow path between Buderim Street and Careen Street or negatively impact Council's stormwater network.