

Related Documentation

Ordinary Meeting

Thursday, 18 June 2026

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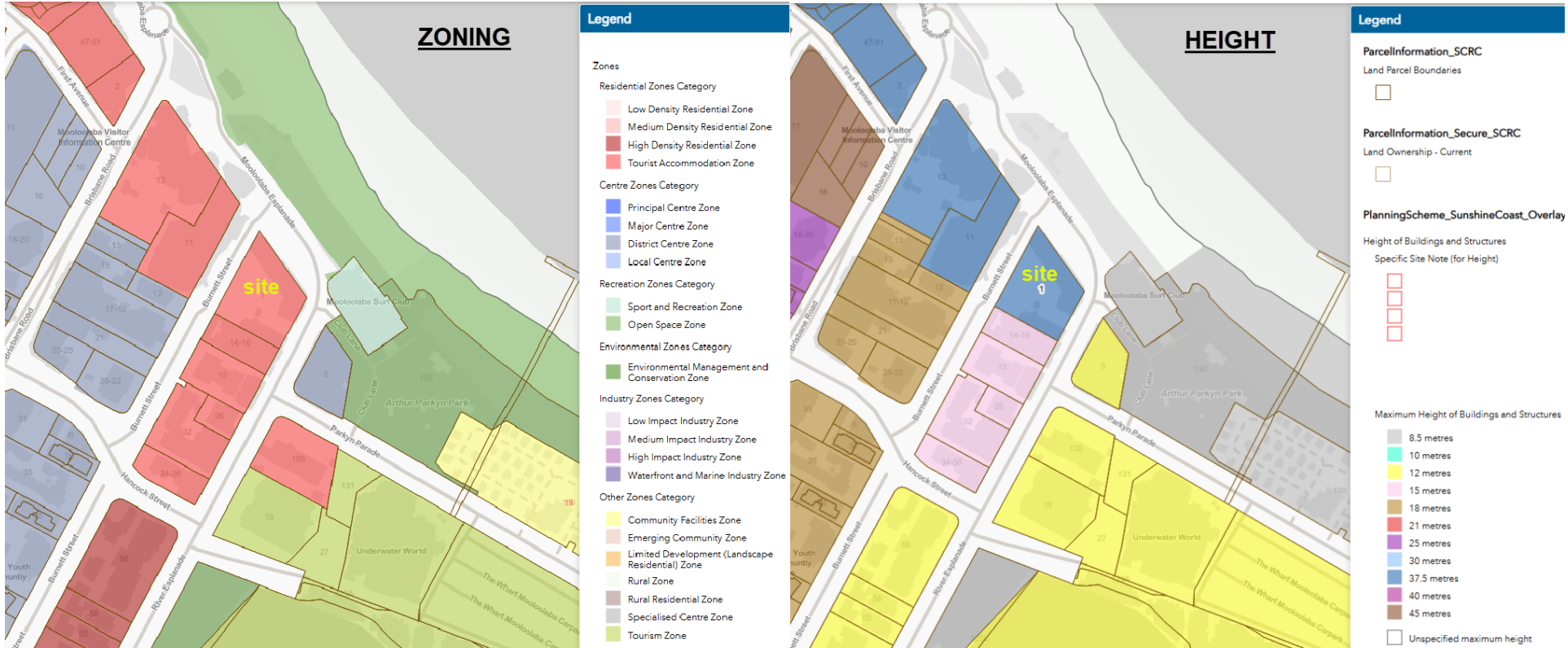
Other Change to Development Approval – Aria Property Group 1 Mooloolaba Esplanade, Mooloolaba

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Site Location & Aerial Photo



Sunshine Coast Planning Scheme 2014



Proposal – Other Change to Approval

- 50 additional hotel rooms - 201 total,
- Building height increase from 14 to 16 storeys & additional - 11.45m overall,
- Delivery of Mooloolaba Southern Parklands - estimated value \$9 million,
- \$500,000 contribution towards playground in Central Meeting Place, and
- Infrastructure Agreement to secure parkland delivery, financial contribution & 5-star hotel outcome.



Connection with Southern Parklands

- Southern Parkland (stage 3) works are currently unfunded,
- Works provide a critical connector between the beach, Mooloolaba Surf Club, The Wharf precinct and the proposed development,
- Timely delivery of the works is essential to support the 5-star hotel, ensuring a high-quality public realm and aligning road and sea wall levels with the development, and
- Failure to complete the works before opening will impact hotel performance and prolong disruption to businesses, tourism and the Mooloolaba experience.

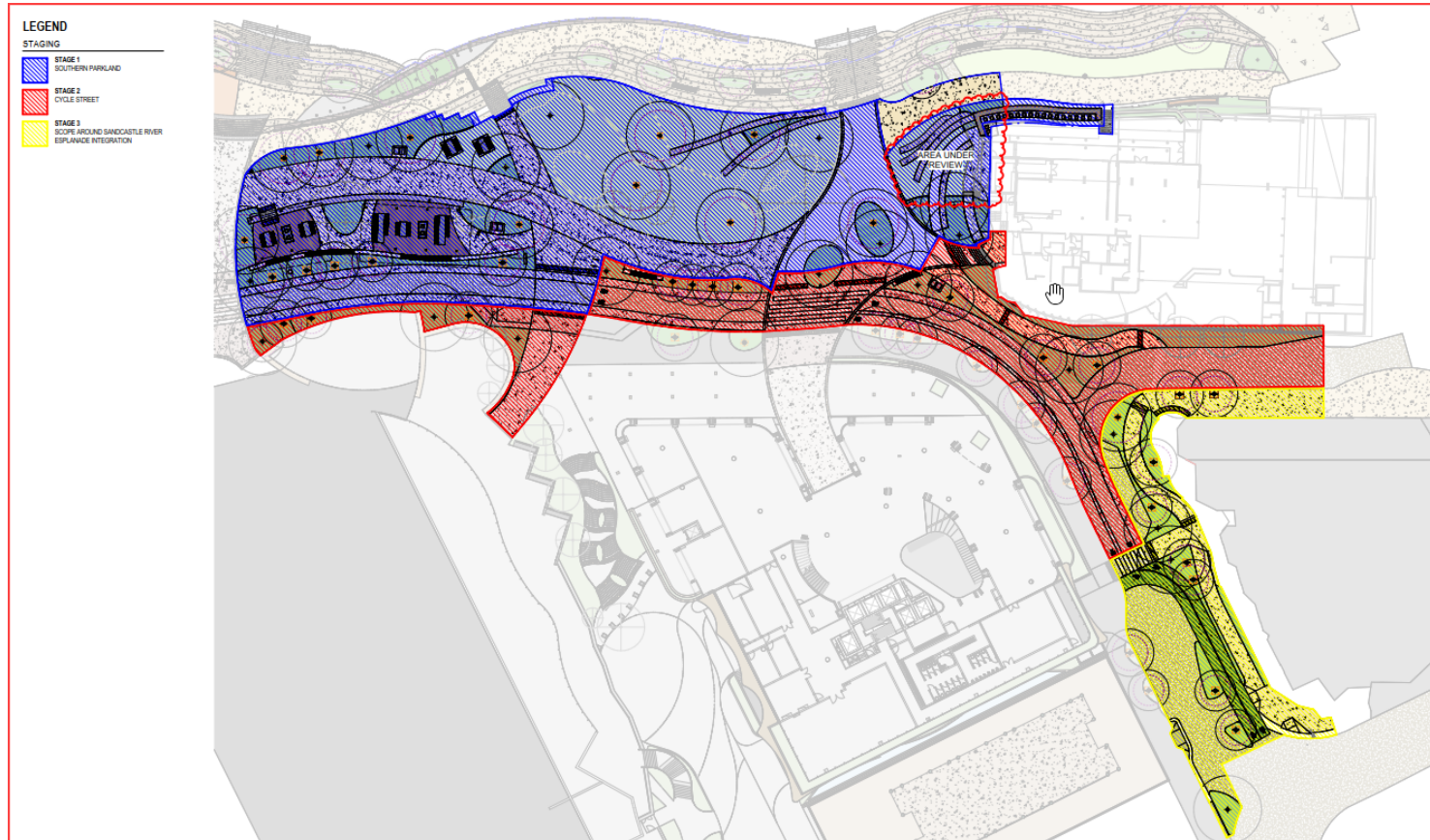
Assessment

- The proposed change triggers impact assessment due to the prescribed height limit being exceeded under the Height of buildings and structures overlay,
- The assessment is limited to new or increased impacts having regard to the Planning Scheme and other relevant matters such as planning need or relevance of assessment benchmarks in light of changes circumstances, and
- Under the Planning Scheme hierarchy, development that is consistent with the Strategic Framework may still be considered compliant overall despite non-compliance with an overlay or particular assessment benchmark.

Mooloolaba Southern Parklands – Concept



Mooloolaba Southern Parklands - Staging



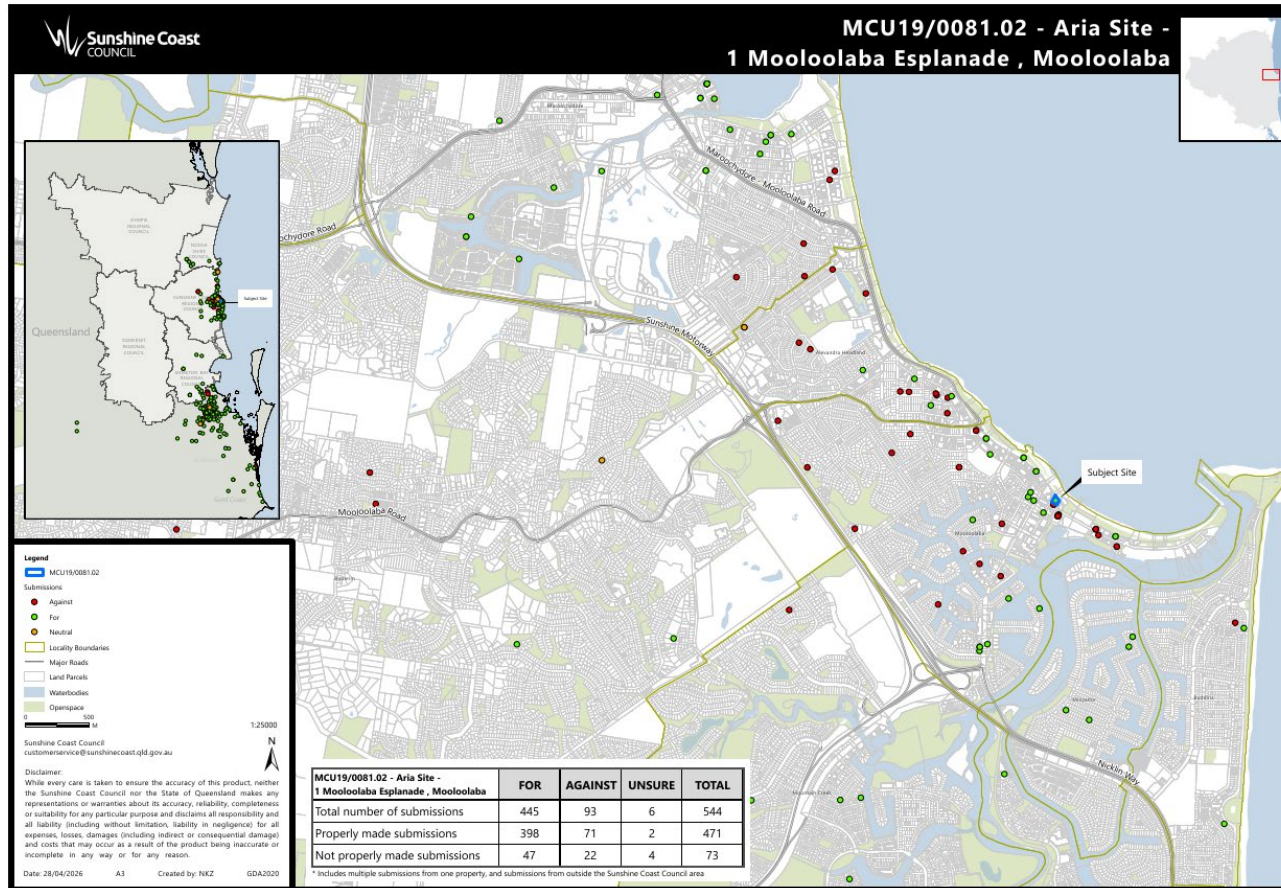
Public Notification – 471 properly made submissions

(398 in support, 71 opposed, 2 uncertain/neutral)

Key Submitter Issues Addressed:

- 398 of 471 (85%) submission supported the development,
- Concerns raised in submissions addressed as follows:
 - Height reduced by 3.5m to ensure no unacceptable impacts on surrounding area and minimise visual impact,
 - Loss of playground resolved by financial contribution towards alternative location,
 - Perception of bias addressed by establishing connection between development and Southern Parkland, and
 - Confirmation no additional impacts in relation to lighting (turtles), waste and traffic.

Submitter Map



Key Assessment - amenity & visual impact

- Building height increased from 55m to 66.45m to provide two additional storeys as well as responding to increased height of the sea wall and the need to achieve minimum expectation for international 5-star hotel and high-quality roof top design,
- Proposed height of 66.45 exceeds the prescribed height limit of 55m,
- Building will be more discernible from long range views and have increased visual presence from surrounding area,
- Built form is already an established component of the coastal skyline and does not impede on any strategic views under the planning scheme,
- Proposal reinforces pattern of larger building at either end of Esplanade and will deliver a high-quality landmark-built form consistent with strategic intent for the site,
- Proposal results in some incremental increases of shadowing but does not increase the number of buildings subject to substantial sunlight loss (compared to approval), and
- Appropriate balance between increased development and maintaining, amenity and identity of Mooloolaba.

Key Assessment - amenity & visual impact



View from Point Cartwright looking west

Key Assessment - amenity & visual impact



View from Mooloolaba Spit (beach) looking west

Key Assessment Considerations Amenity & Visual Impact



Overshadowing of public areas – Arthur Parkyn Park (left) and Mooloolaba Beach (right)

Other Relevant Matters – Planning Need

- The need for additional hotel accommodation on the Sunshine Coast and Mooloolaba is well established and there is a significant shortfall in the upscale and luxury segments,
- The proposal responds directly to this identified gap by delivering a five-star international standard hotel in a prime beachfront location,
- The applicant has demonstrated there is industry interest for a larger hotel offering, with approximately 200 rooms considered optimal for operational efficiency and economic return, and
- The development will deliver substantial economic benefits, including significant construction investment / employment generation, increased visitor expenditure and strengthening of the Sunshine Coast's international tourism profile.

Other relevant matter – Southern Parkland

- The applicant has voluntarily entered into an Infrastructure Agreement to fund and deliver these works at an estimated value of approximately \$9m,
- The proposal also addresses interface issues with the updated seawall design and includes high-quality parkland, streetscape upgrades, pedestrian and cycle infrastructure, landscaping, and associated public realm improvements,
- The delivery of these works provides a substantial community benefit at no cost to Council and enables the completion of the foreshore project, and
- The completed works would support the integration between the development and foreshore; and enhances the overall quality and usability of the public realm in this iconic location.

Infrastructure Agreement – Key Components

1. Completion of the Mooloolaba Southern Parklands (Stage 3 of the Mooloolaba Foreshore Revitalisation Project) at no cost to Council,
2. Early completion of the first 2 sub-stages of the foreshore works prior to the proposed hotel construction progressing above ground level, third stage prior to use commencing,
3. Staging/sequencing and duration of works to minimise disruption to the public,
4. Financial contribution of \$500,000 towards Council design and construction of a playground at the northern end of Central Meeting Place,
5. All works and financial contributions are not creditable against Infrastructure Charges,
6. Checkpoint design approval & inspection requirements,
7. Applicant to enter into a Hotel Management Agreement with a 5-Star hotel operator prior to commencement of works for the hotel development, and
8. 5-Star hotel to be operated on the site for a minimum period of 20 years.

Conclusion

- The proposal exceeds the prescribed height limit; however, the Planning Act 2016 enables consideration of broader matters,
- While the additional height increases visual prominence and creates some incremental amenity impacts, these are moderate,
- The design reinforces the site's role as a landmark on the Esplanade,
- Significant weight can be given to the need for additional hotel and luxury accommodation and the delivery of the Southern Parklands at no cost to Council,
- 85% of submission support the proposal, particularly its economic, tourism and public realm benefits and submissions on height, character, amenity and precedent have been carefully considered, and
- On balance, the identified concerns do not outweigh the significant demonstrated benefits, and the proposal is justified on planning grounds.

Recommendation

That Council:

- a) Receive and note the report titled "Other Change to Development Approval - Seeking a 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",
- b) Enter into the Infrastructure Agreement "Infrastructure Agreement - Mooloolaba Foreshore - Southern Parklands" as executed by the applicant on 28 May 2026 and direct the Chief Executive Officer to sign the Infrastructure Agreement on behalf of Council,
- c) APPROVE application no. MCU19/0081.02 for an Other Change to Development Approval and issue a 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, subject to the imposition of the conditions of identified in Appendix A, and
- d) Note all future requests for a negotiated decision notice and requested changes to the approval to be determined by delegated Council officers where the changes would not have a material impact on the outcome of the original decision.

Thanks for your time



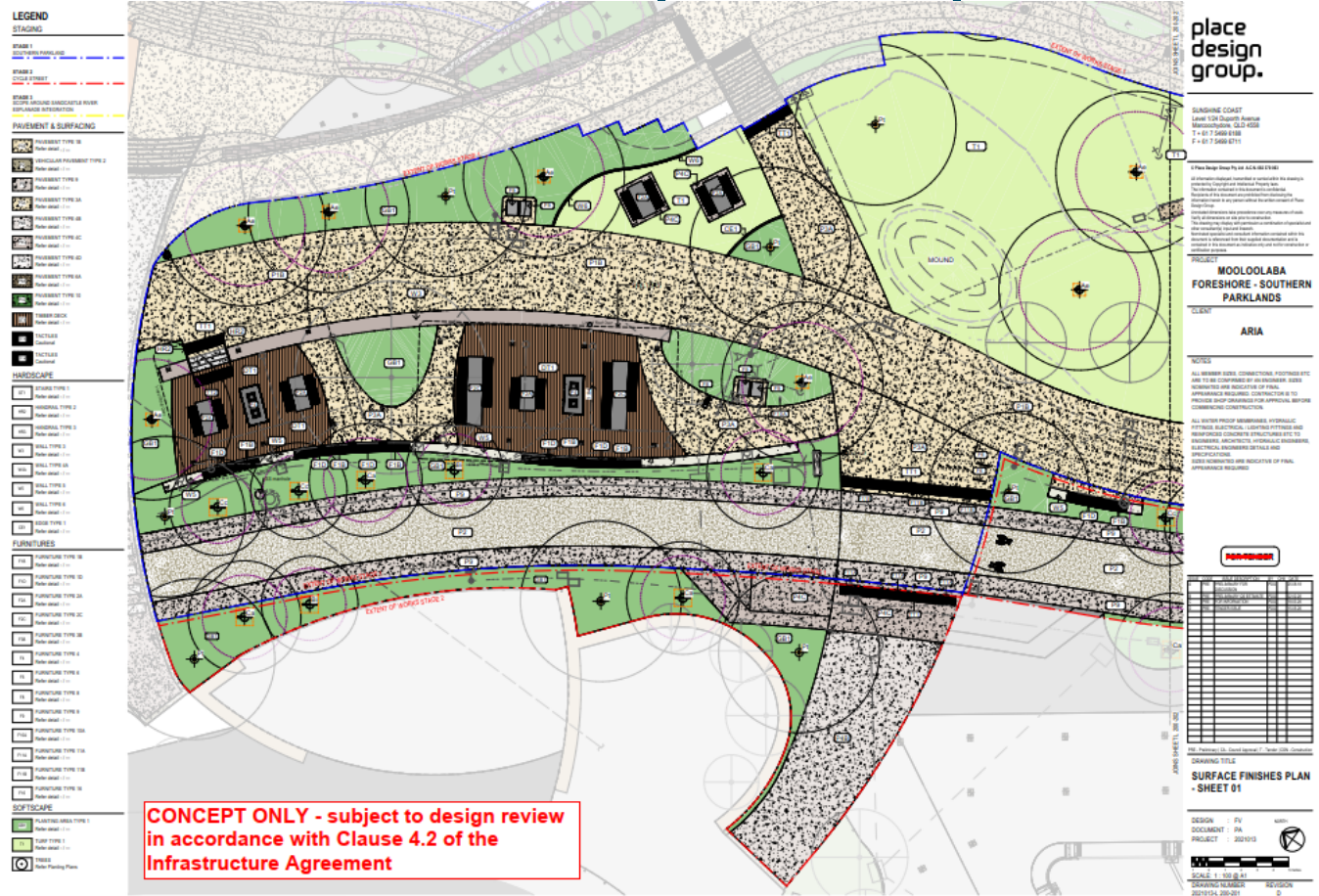
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Other Change to Development Approval Aria Property Group 1 Mooloolaba Esplanade, Mooloolaba

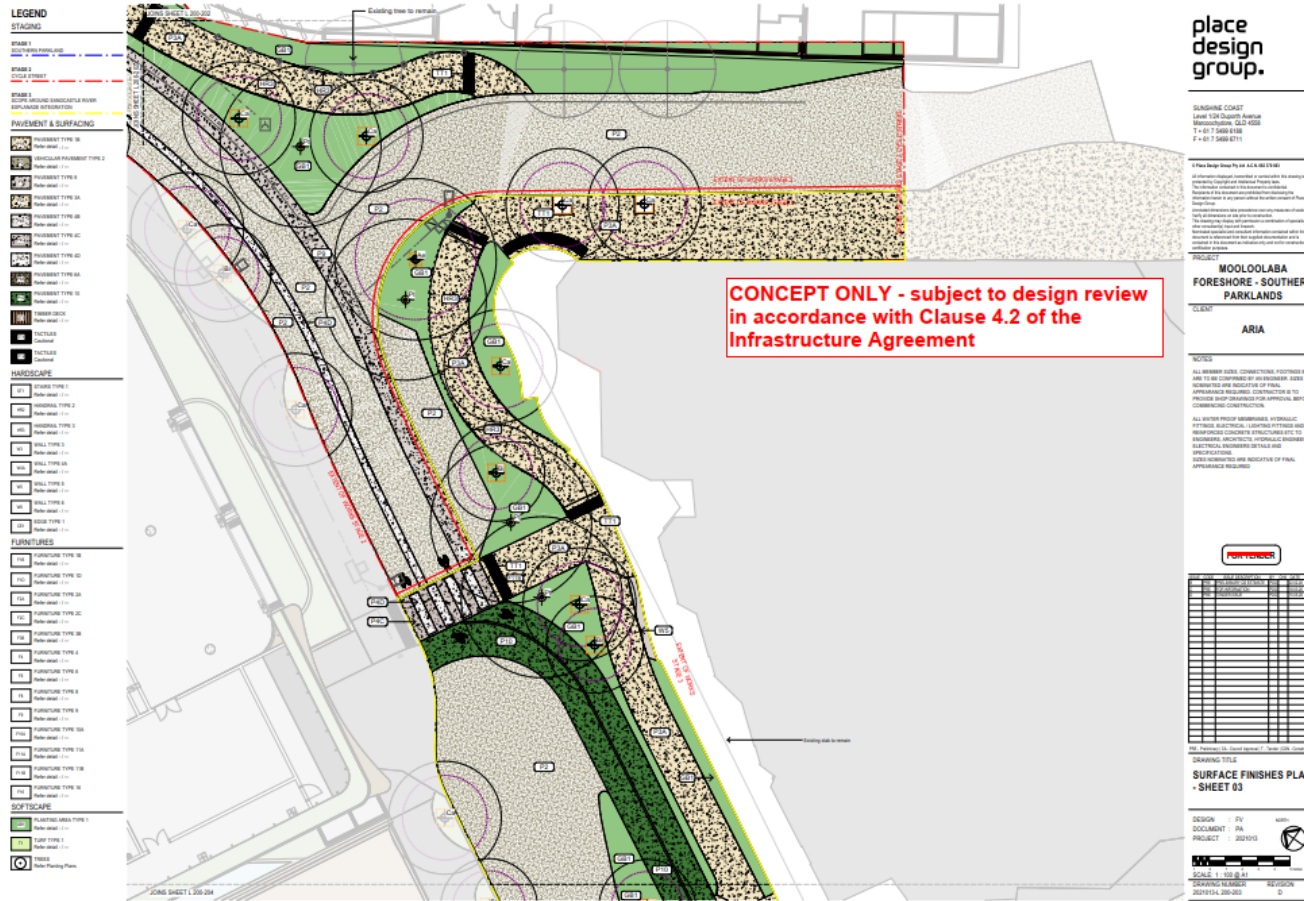
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Foreshore Landscape Concept – Plan 1



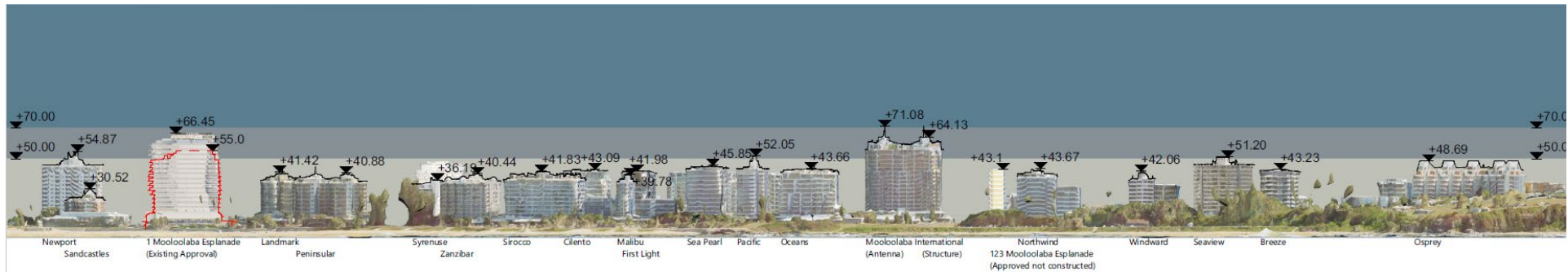
Foreshore Landscape Concept – Plan 3



Renders



Mooloolaba Esplanade Elevation



Mooloolaba Foreshore Masterplan Staging



Playground

Mooloolaba Foreshore Stage 2 – Under Construction



Thanks for your time



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Updated & Amendment of 2025-2026 Contracting Plan

Item 8.3

Ordinary Meeting
18 June 2026



Introduction



- At the ordinary meeting on 24 July 2025, Council resolved to adopt the 2025-26 Contracting Plan.
- The Contracting Plan must include the contracts that Council considers will be significant.
- Amendments are required to the list of contracts identified as Significant Contracts.
- Council can, by resolution, amend a Contracting Plan at any time before the end of the financial year to which the plan relates.

Update on Progress



- 22 contracts were identified as Significant Contracts in the 2025-26 Contracting Plan.
- 14 have had a procurement activity commenced or completed:
 - 10 complete
 - 4 still current
- 8 had no procurement activity undertaken:
 - 7 due to change in timing
 - 1 due to change in strategy

Amendments Required

Contract	Amendment Required	Justification
Oval Avenue and Gosling St Upgrade	Removal from Contracting Plan	Procurement activity still current. Any resulting contract will be entered into during 2026-27.
Maintenance of Plant and Equipment – Aquatic Recreational Facilities	Removal from Contracting Plan	Resulting contract(s) did not meet the threshold for a Significant Contract.
Food Organic and Garden Organic Processing Services	Removal from Contracting Plan	Procurement activity still current. Any resulting contract will be entered into during 2026-27.
Kings Beach Surf Life Saving Facility	Removal from Contracting Plan	Resulting contract did not meet the threshold for a Significant Contract.
Caloundra Aerodrome	Removal from Contracting Plan	No tender released in 2025-26
Honey Farm Road (program of works)	Removal from Contracting Plan	No tender released in 2025-26
Security Services	Removal from Contracting Plan	Procurement activity still current. Any resulting contract will be entered into during 2026-27.

Amendments Required (cont.)

Contract	Amendment Required	Justification
Asset Management	Removal from Contracting Plan	No tender released in 2025-26
Holiday Park Management Services	Removal from Contracting Plan	No tender released in 2025-26
Caloundra Centre Activation - Precinct	Removal from Contracting Plan	No tender released in 2025-26
Camp Flat Road Upgrades	Removal from Contracting Plan	No tender released in 2025-26
Upgrade of Kawana Sports Field Drainage System	Removal from Contracting Plan	No tender released in 2025-26
Computers and Peripherals	Removal from Contracting Plan	Procurement activity still current. Any resulting contract will be entered into during 2026-27.
Landfill Leachate Pre-Treatment	Removal from Contracting Plan	No tender released in 2025-26
Construction of Coastal Path – Alex Bluff	Removal from Contracting Plan	Resulting contract did not meet the threshold for a Significant Contract.

Amendments Required (cont.)

Contract	Amendment Required	Justification
Managed Cyber Security Services	Addition to Contracting Plan	Contract greater than \$5m anticipated to be entered into during 2025-26 financial year. Tender Invited: January 2026 Tender Close: March 2026
Supplier Arrangement for Fleet Mechanical Repairs and Maintenance	Addition to Contracting Plan	Arrangement with spend greater than \$5m anticipated to be entered into during 2025-26 financial year. Tender Invited: April 2026 Tender Close: May 2026
Quarry Crushing Services Wet Hire	Addition to Contracting Plan	Contract greater than \$5m anticipated to be entered into during 2025-26 financial year. Tender Invited: March 2026 Tender Close: April 2026

Amended 2025-26 Contracting Plan

Contract	Procurement Strategy
Mooloolaba Foreshore Central Meeting Place	Public tender
Telecommunications and Related Services	Exception – quote off State Arrangement
Turf Maintenance	Public tender
Slashing Services	Public tender
First Avenue Streetscape	Public tender
Landfill Services	Public tender
Purchase of Landfill Equipment	Exception – quote off Local Buy Arrangement
Managed Cyber Security Services	Public tender
Supplier Arrangement for Fleet Mechanical Repairs and Maintenance	Public tender
Quarry Crushing Services Wet Hire	Public tender

Officer Recommendation



That Council:

- a) Receive and note the report titled “Update and Amendment of 2025-26 Contracting Plan” and
- b) Adopt the amended 2025-26 Contracting Plan.

Thank you



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2026-2027 Contracting Plan

Item 8.4

Ordinary Meeting
18 June 2026



Introduction



- At the ordinary meeting on 17 June 2018, Council resolved to adopt the Strategic Contracting Provisions of the *Local Government Regulation 2012*.
- Have adopted the Strategic Contracting Provisions the Regulation requires Council to make and adopt a Contracting Plan each financial year.

Contracting Plan



- S220 of the Regulation requires a Contracting Plan to be a document which states:
 - The types of contracts that Council proposes to make in the financial year
 - The principles and strategies for performing the contracts
 - A policy about proposed delegations for the contracts
 - A market assessment for each type of contract
 - The contracts that the local government considers will be significant (a significant contract) have regard to the market assessment
 - A policy about the making of a significant contract under section 221
- The plan must be consistent with a support the achievement of the strategic directions stated in the 5-year corporate plan
- The plan cannot be adopted before the annual budget is adopted

Significant Contracts



- The Contracting Plan must include the contracts that Council considers will be significant together with a policy about the making of a Significant Contracting Plan.
- Significant Contracts are contracts that:
 - Have an anticipated value of \$5 million or more or
 - Have a proposed contract term of greater than ten (10) years or
 - Are deemed Significant Contracts on the basis of risk
- The Regulation requires Council to make a Significant Contracting Plan for each significant contract before the contract starts.
- Significant Contracting Plans are approved by the CEO



Market Assessment

- An assessment of the relative cost and difficulty in securing supply under each contract type.

	2025		2026		Change	
	Cost	Supply	Cost	Supply	Cost	Supply
Engineering & Works	High	Medium	High	Medium	Nil	Nil
Facilities	High	Low	High	Low	Nil	Nil
Services	High	Low	High	Low	Nil	Nil
Waste Services	Medium	Medium	Medium	Low	Nil	↓
Fleet & Plant	Medium	Low-Medium	Medium	Medium	Nil	↑
ICTS	Medium	Medium	Medium	Medium-High	Nil	↑

Identified Significant Contracts



Engineering & Works	Facilities Services	Waste Services	Fleet and Plant ICTS	
<ul style="list-style-type: none"> • Caloundra Transport Corridor Upgrade • Stormwater Upgrade, SC Stadium • Coolum District Sports Ground • TC Alfred Road Repairs • Wave Program • Honey Farm Road Clubhouse • SC Nature Based Rec Precinct • Caloundra Centre Activation - Precinct • Sugar Road and Maud St Upgrade 	<ul style="list-style-type: none"> • Diamond Head Seawall • Honey Farm Road Field Establishment • Drainage Upgrade Millwell Park • Kawana Sports Precinct Program • Mooloolaba to University Active Transport Link • Streetscape Upgrade – Mill and Currie St, Nambour • Supplier Arrangement for Quarry Products 	<ul style="list-style-type: none"> • Cleaning of Amenities and Open Space • Security Services • Cleaning and Maintenance of Stormwater Quality Improvement Devices • Pavement Marking Services • Supply of Library Resources • Provision of Vendor Neutral Managed Services 	<ul style="list-style-type: none"> • Landfill Leachate Pre-Treatment • Automated Waste Collection System Maroochydore PDA • Food Organic & Garden Organic Processing Services 	<ul style="list-style-type: none"> • Supply of Card Fuel • Human Resource Capital Management System • Asset Management System • Computers and Peripherals • Microsoft Enterprise Agreement

Identified Significant Contracts



- Number identified generally increasing year on year.
- Engineering & Works approx. 50% each year
- ICTS category increasing



Officer Recommendation



That Council:

- a) Receive and note the report titled “2026-27 Contracting Plan” and
- b) Adopt the 2026-27 Contracting Plan.

Thank you



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National Competition Policy 2026-2027

Item 8.5

Ordinary Meeting
18 June 2026



Introduction



This presentation covers:

- High-level overview of how the National Competition Policy (NCP) regime works
- Business activity classification and NCP reforms
- Smaller business activities where discretion does apply -NCP could be used
- Activities that are not business activities

The competitive neutrality principle:



An entity conducting a business activity in competition with the private sector should not enjoy a net advantage over its competitors only because it is a public sector entity.

This is achieved by:

- Removing any competitive advantage or competitive disadvantage
- Promoting efficient use of resources to ensure markets are not unnecessarily distorted
- Ensuring that the advantages and disadvantages are considered when setting the required revenue.

National Competition Policy legislation at a glance



- 01 Business Activity? Yes. Council is trading in goods and services No. NCP does not apply
- 02 Significant Business Activity? Expenditure is above the \$9.7 million threshold.
- 03 Prescribed Business Activity? Expenditure is above the \$340,000 threshold.

Decide (by resolution) how to apply NCP:

Competitive neutrality principle

Financial reporting

Pricing provisions

Complaint's process

Holiday Parks identified as a new significant business activity:



Above the expenditure threshold of \$9.7 million

Undertook a **public benefit assessment:**

Apply the **competitive neutrality principle** via:

Council should **not enjoy a net advantage** over its competitors only because it is in the public sector.

Will the **benefit** to the public (in terms of service quality and cost) of applying the competitive neutrality principle **outweigh the costs?**

Full cost pricing

OR

Commercialisation

OR

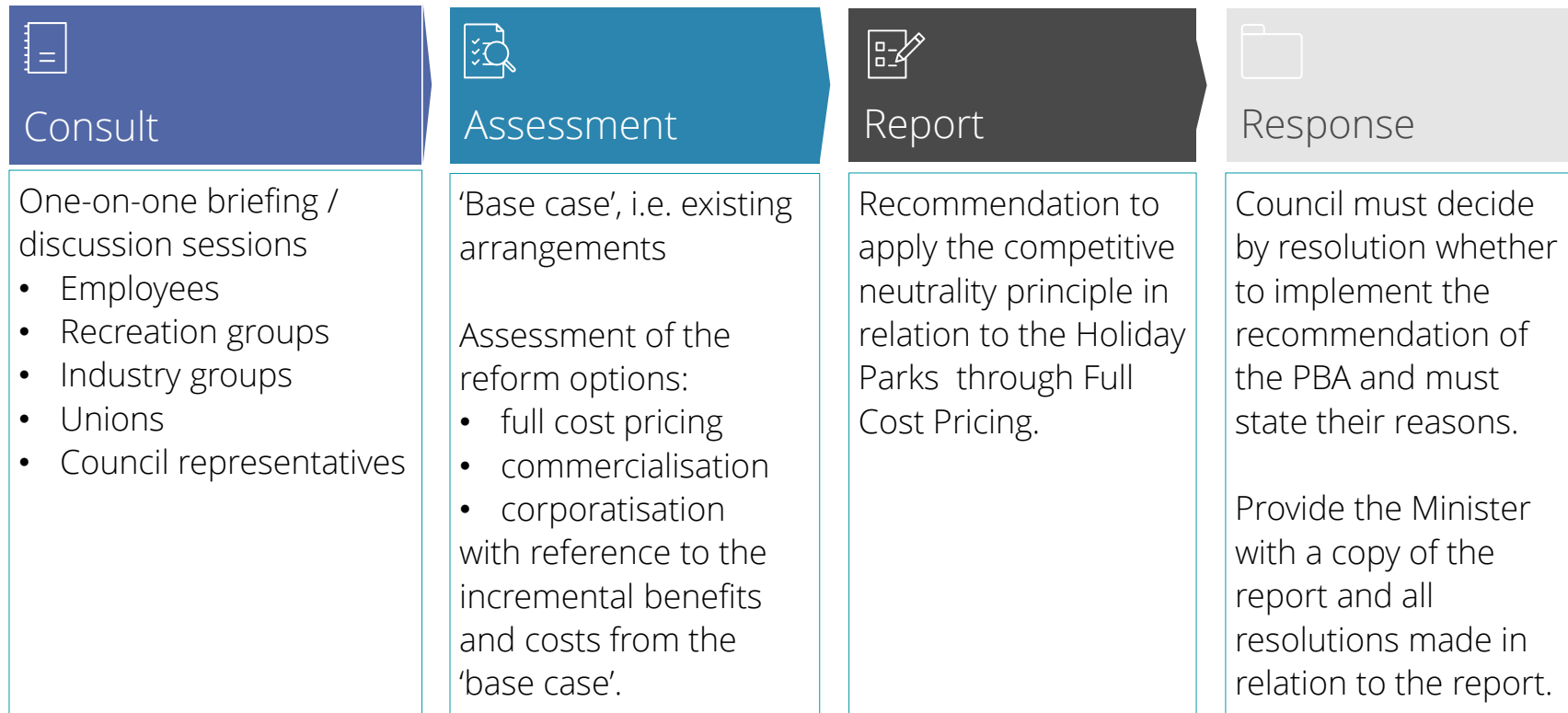
Corporatisation

Charge for goods or services at the **full cost of providing those goods or services**

Have the activity conducted by a **commercial business unit**

Create a **corporatised business entity** to conduct the activity

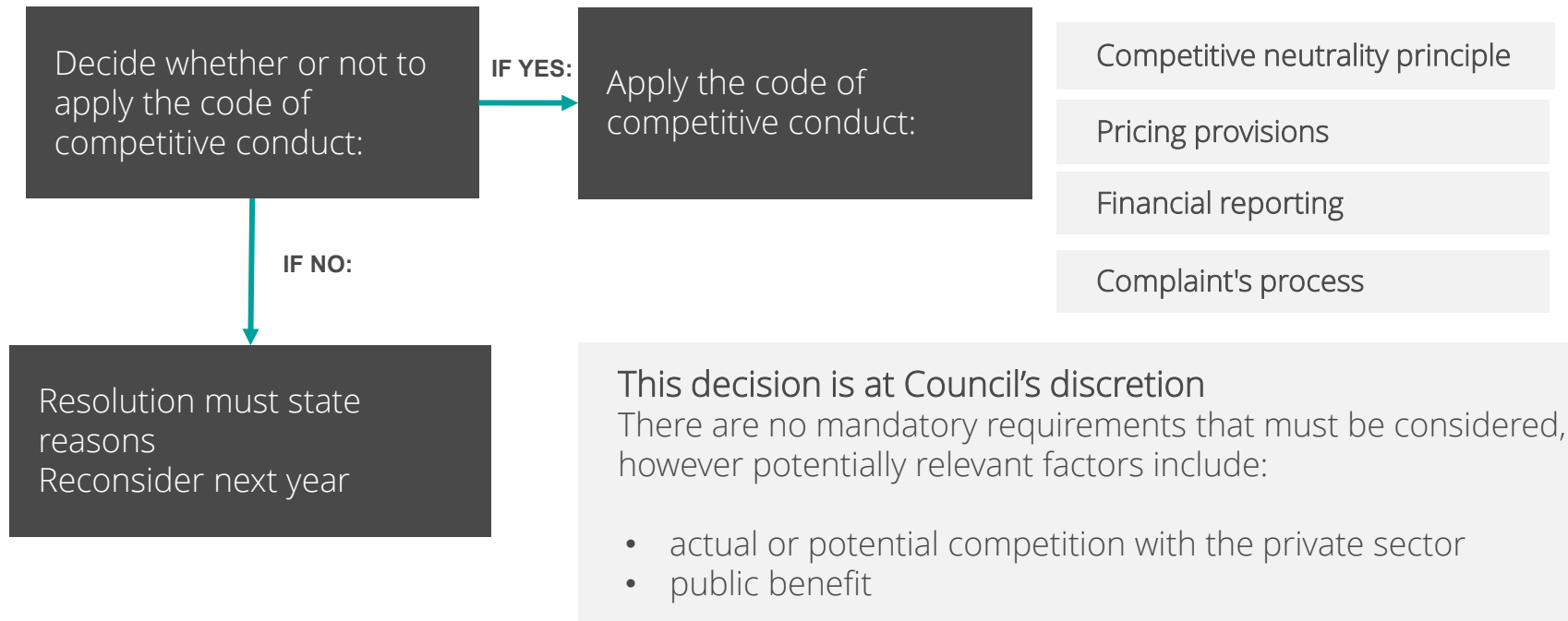
Holiday Parks Public Benefit Assessment



6

For each prescribed business activity

Above the expenditure threshold of \$340,000, but below the expenditure threshold of \$9.7 million



Business activity classification and NCP reforms

Classification	Significant Business Activity	Prescribed Business Activity	
NCP Reform	Full Cost Pricing	Corporatised	Code of Competitive Conduct
	<ul style="list-style-type: none"> Waste and Resources Management Sunshine Coast Holiday Parks 	<ul style="list-style-type: none"> Caloundra Events Centre Pty Ltd 	<ul style="list-style-type: none"> Quarries
Refer Attachment 2 - Ordinary Meeting Report :	Table 1	Table 3	Table 2

Business activity classification and NCP reforms





Classification	Prescribed Business Activity		
NCP Reform	Not applying Code of Competitive Conduct		
Refer Attachment 2 – Ordinary Meeting Report:	<ul style="list-style-type: none"> • Off-street Parking • Retail Electricity and Sunshine Coast Solar Farm • Cemeteries • Caloundra Regional Gallery • Festivals 	<ul style="list-style-type: none"> • Aquatic Centres • Venue 114 & Community Spaces • Caloundra Indoor Stadium • Multisports and Showgrounds 	<ul style="list-style-type: none"> • Sunshine Coast Stadium and Kawana Sports Precinct
Table 2			
Appendix 1 Justification for not applying the Code			

Non-business activities

Classification	Non-business Activity		
NCP Reform	None - NCP does not apply		
Refer Attachment 2 – Ordinary Meeting Report: Table 4	<ul style="list-style-type: none"> Fleet Management Roads Parks and Gardens Property Information Property Management 	<ul style="list-style-type: none"> Healthy Places Response Services Community Land Permits and Parking Development Services 	<ul style="list-style-type: none"> Right to Information Arts, Heritage and Libraries Natural Areas Management

Documenting statement of reasons

Example from Appendix A: Sunshine Coast Stadium and Kawana Sports Precinct

 Corporate Plan and Policy Linkage	 Public Benefit objectives	 Target market and competition	 Pricing
<p>The <i>Sunshine Coast Sport and Active Recreation Plan 2011-2026</i> is an important contributor to the Safe and Healthy Communities outcome of the <i>Sunshine Coast Council Corporate Plan 2025-2030</i>.</p>	<ul style="list-style-type: none">• equitable access to sport facilities• health and wellbeing• social cohesion• broadening of the regional economy.	<ul style="list-style-type: none">• regional sport and national event markets• elsewhere in Queensland these markets primarily utilise Queensland Government owned facilities.	<ul style="list-style-type: none">• for community groups reflects these objectives and excludes notional costs under NCP• for commercial hire benchmarked against industry prices

Officer Recommendation



That Council:

- (a) receive and note the report titled “Application of National Competition Policy 2026-27”
- (b) note the report titled “Public Benefit Assessment Sunshine Coast Holiday Parks” provided in Appendix A
- (c) apply Full Cost Pricing to the Sunshine Coast Holiday Parks significant business activity for the 2026-27 financial year as recommended in the Public Benefit Assessment Report in accordance with section 44(1)(b) of the *Local Government Act 2009*
- (d) apply Full Cost Pricing to the Waste and Resource Management significant business activity for the 2026-27 financial year in accordance with section 44(1)(b) of the *Local Government Act 2009*
- (e) apply the Code of Competitive Conduct to the Quarries business activity, for the 2026-27 financial year, in accordance with section 47 of the *Local Government Act 2009*; and

Officer Recommendation



That Council:

- f) **not apply the Code of Competitive Conduct to the following, in accordance with section 47 of the Local Government Act 2009 for the reasons referred to in Appendix B justification for not applying the Code of Competitive Conduct to certain prescribed business activities:**
- i. **Aquatic Centres**
 - ii. **Caloundra Indoor Stadium**
 - iii. **Caloundra Regional Gallery**
 - iv. **Cemeteries**
 - v. **Festivals**
 - vi. **Multisport Complexes and Showgrounds**
 - vii. **Off-street Parking**
 - viii. **Retail Electricity Strategy and Sunshine Coast Solar Farm**
 - ix. **Sunshine Coast Stadium and Kawana Sports Precinct; and**
 - x. **Altitude 9, Venue 114 and Community Spaces.**

Thank you



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Queensland Audit Office First Interim Management Report for the financial year ended 30 June 2026

Item 8.6
18 June 2026



Queensland Audit Office

First Interim Management Report for the financial year ended 30 June 2026

Audit Schedule

- Planning – January 2026
- **First Interim – March 2026**
- Second Interim – June 2026
- Final – August / September 2025

Legislative Requirements

- Statutory obligation to prepare General Purpose Financial Statements subject to audit by the Queensland Auditor-General (or representative)
- Audit Reports are first presented to Council's Audit Committee
- Section 213(3) of the *Local Government Regulation 2012* requires that the report be presented to the next Ordinary Meeting of Council

Results of the First Interim Audit 2026

Review of

- Key financial processes to February 2026
- Including controls, transaction accuracy and accounting estimates

Identification of

- Four (4) significant deficiencies and thirteen (13) deficiencies predominantly relating to information systems
- Twelve (12) unresolved items from prior year

Status of current and prior year issues

Year	Item	Status
Current year	4 significant deficiencies	In progress
	11 deficiencies	In progress
	2 deficiencies	Resolved pending audit clearance
	3 other matters	In progress
Prior year/s	4 significant deficiencies	In progress
	3 deficiencies	In progress
	5 deficiencies	Resolved pending audit clearance
	4 deficiencies	Resolved

Detailed recommendations are provided in the attached report.

Findings of the First Interim Audit 2026

- All milestones and deliverables in the External Audit Plan are complete to date.
- Control deficiencies have increased the extent of audit testing; however, auditors continue to place reliance on key controls.
- The additional testing is not expected to delay completion of the audit.
- Remediation of deficiencies is progressing, with several prior-year issues closed or awaiting audit sign-off, and the remainder underway.

Future audit focus areas

Key audit focus areas are also identified based on the risk of material misstatement. These include:

- Asset valuation
- Revenue recognition
- Procurement and expenditure classification
- Accounting for investments
- Depreciation

Initial procedures have been undertaken in these areas, with further detailed testing to be completed during the Final Audit phase.

Recommendation

OFFICER RECOMMENDATION

That Council receive and note the report titled “Queensland Audit Office: First Interim Management Report for the Financial Year Ended 30 June 2026”.

Thanks for your time



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Delegations to the Chief Executive Officer

Item 8.7

Ordinary Meeting
18 June 2026



Delegations



- Councils may delegate powers to the Chief Executive Officer
- Delegations from Council to the CEO must be reviewed annually
- Council cannot delegate a power that legislation states must be exercised by Council resolution
- The CEO may sub-delegate powers to appropriately qualified staff
- Delegations:
 - enable practical and efficient Council operations
 - contribute to good governance by empowering qualified staff

Annual Review Outcomes

Ensures consistency between legislation and Council's delegations register

Legislative Updates for 2026

- *Property Law Act 2023 (Qld)*
- *Queensland Competition Authority Act 1997*
- *Queensland Productivity Commission Act 2025*
- *Residential Tenancies and rooming Accommodation Regulation 2025 (Qld)*
- Commonwealth Telecommunications Acts
- State Facilitated Development Applications

Next Steps

Where to from here?



Adopt

Adopt the revised Delegation to the Chief Executive Officer, following the 2026 annual review, to ensure appropriate authority to manage Council's operational activities continue

Updates - Administrative

Update Council's Delegation Register

Thanks for your time



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Transfer of Council owned land in Battery Hill to Unitywater

Ordinary Meeting
18 June 2026

Overview



- Three properties located in Battery Hill were purchased by Council to widen the overland flow path and construct new culverts across Buderim Street.
- Unitywater made a financial contribution to Council to acquire one of the properties.
- One of the properties purchased by Council must be transferred to Unitywater following demolition of the improvements (at no additional cost apart from any assessed transfer duty for which Unitywater will be responsible).
- Unitywater will grant an easement in gross to Council for drainage purposes over the land and Council will be responsible for ongoing maintenance of the land.

2

Officer Recommendation



That Council:

- a) Receive and note the report titled "Transfer of Council owned land in Battery Hill to Unitywater";
- b) Resolve that pursuant to section 236(1)(b)(i) of the *Local Government Regulation 2012*, an exception applies to disposing of the land in Battery Hill identified in the report, to the Northern SEQ Distribution-Retail Authority (Unitywater), other than by tender or auction, on the basis that the disposal is to a government agency;
- c) Note that Northern SEQ Distribution-Retail Authority (Unitywater) is a "government agency" as that term is defined in the *Local Government Regulation 2012* and
- d) Authorise the Chief Executive Officer to publicly release details in relation to the transfer of land, once the transfer of ownership of land has registered with Titles Queensland.

Thank you



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Disposal (lease) of Council Owned Land Maroochydore

Ordinary Meeting 18 June 2026



Overview

- Seeks Council resolution to grant an exception under s236 of the *Local Government Regulation 2012* to enter into a new lease with an existing tenant at 71 Sugar Road in Maroochydore.
- The property is currently occupied under a holding over tenancy.
- The land, at Lot 336 on RP88443, was purchased by Council in October 2023 for the Maud Street and Sugar Road Upgrade project.
- Under the current project planning, the property can continue to be occupied until required to facilitate the commencement of early works, which is anticipated to occur in Financial Year 2029.



Officer Recommendation

That Council:

- a) receive and note the report titled "Disposal (lease) of Council Owned Land - Maroochydore"
- b) resolve that, in accordance with sections 236(1)(c)(iii) of the *Local Government Regulation 2012*, an exception applies to disposing of a valuable non-current asset (described as a grant of a lease over the premises at Lot 336 on RP88443, 71 Sugar Road, Maroochydore) on the basis that the disposal is for the purpose of renewing the lease to the existing tenant; and
- c) authorise the Chief Executive Officer to publicly release details in relation to the lease, once the lease has commenced.

Thanks for your time



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