

Our ref: WR25/28727 / OUT25/5203

25 September 2025

Mr Andrew Driscoll  
Sunshine Coast Council  
andrew.driscoll@sunshinecoast.qld.gov.au

Dear Mr Driscoll

### Agreement to an exemption certificate

The State Assessment and Referral Agency (SARA) received your request for an exemption certificate to be given for the development described below on 10 September 2025.

Under section 46(2)(b) of the *Planning Act 2016*, SARA advises that an exemption certificate is given for the development described below.

### Applicant details

Applicant name:	Sunshine Coast Council
Applicant contact details:	Mr Andrew Driscoll andrew.driscoll@sunshinecoast.qld.gov.au

### Premises details

Real property description:	Lot 879 on SP104269
Street address:	Lions Norrie Job Park, 1815-1927 David Low Way, Coolum
Local government area:	Sunshine Coast Council

### Development details

Description:	Development Permit for Operational work that is work in a coastal management district (landscaping and park upgrade)
--------------	--

As described above and in accordance with the following documentation:

Documents title	Prepared by	Date
Lions–Norrie Job Park, David Low Way, Coolum Beach, Park Upgrade Works – Stage 2, Stage 2 Works – Proximity to HAT / MHWS, sheet No. SK-01, revision A	Sunshine Coast Council	8 September 2025

Documents title	Prepared by	Date
Lions–Norrie Job Park, David Low Way, Coolum Beach, Park Upgrade Works – Stage 2, Site Clearance and Tree Protection Plan, sheet No. L101, revision B	Sunshine Coast Council	8 September 2025
Lions–Norrie Job Park, David Low Way, Coolum Beach, Park Upgrade Works – Stage 2, Surfaces Finishes Plan, sheet No. L201, revision B	Sunshine Coast Council	8 September 2025

### Referral agencies

Not applicable.

### Assessable development

This exemption certificate relates to the following provision of the Planning Regulation 2017:

- Schedule 10, Part 17, Division 1, Section 28 - Operational work that is work in a coastal management district.

### Human rights consideration

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that the proposed works are reasonable and justifiable based on the circumstances of the works. Any limitation of human rights is temporary and there are no less restrictive ways to achieve the purpose of the works.

### Reasons for giving the exemption certificate

This exemption certificate is given as the effects of the development would be minor or inconsequential, considering the circumstances under which the development was categorised as assessable development.

### When exemption certificate ceases to have effect

Pursuant to section 46(8) of the *Planning Act 2016*, this exemption certificate has effect for two years.

For further information please contact Jodie Wilson, Senior Planning Officer, SEQ North, on (07) 5352 9778, or via email [SEQNorthSARA@dsdilgp.qld.gov.au](mailto:SEQNorthSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

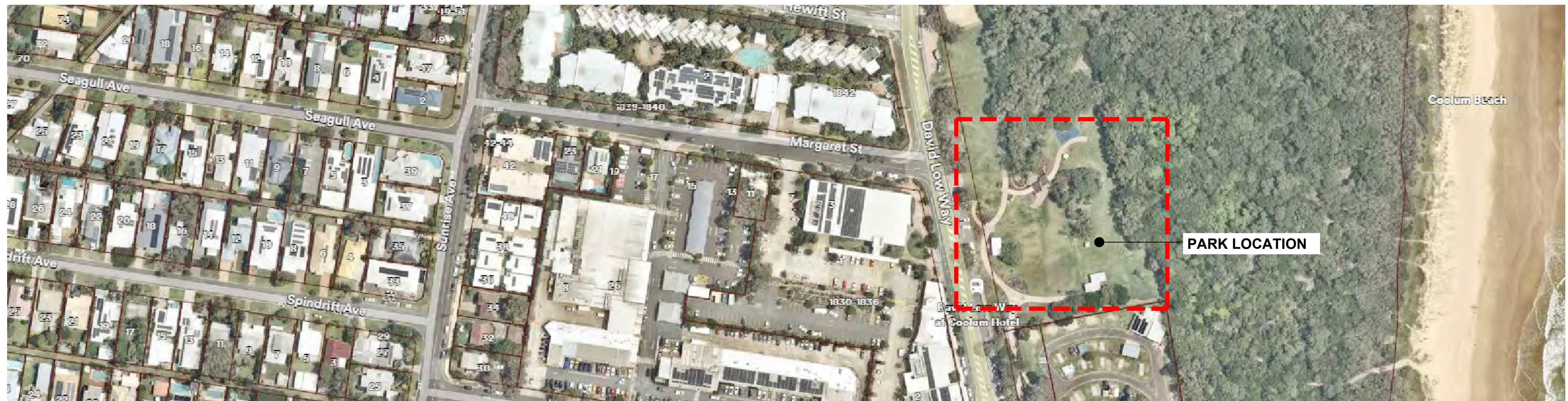


Kieran Hanna  
**A/Director**  
**Planning Services**  
**Planning Group**



[illegible]

0 10 20 30m  
Scale 1:500 @A1

[illegible]



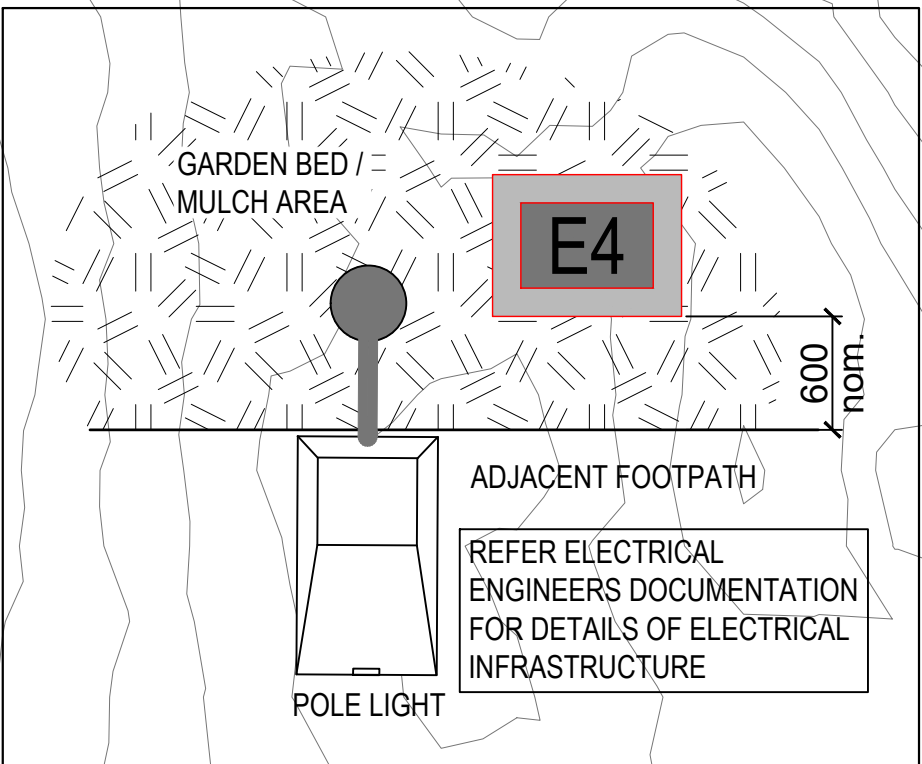


							 <b>Sunshine Coast™ COUNCIL</b>	<b>LIONS-NORRIE JOB PARK, DAVID LOW WAY, COOLUM BEACH PARK UPGRADE WORKS - STAGE 2</b>  LANDSCAPE DOCUMENTATION	<b>SITE CLEARANCE AND TREE PROTECTION PLAN</b>	Project ID. <b>P-K8640</b>
										Sheet No. - Revision No. <b>L101 B</b>
<b>B</b>	08/09/2025	FOR APPROVAL	AD	TF						A1 - 1:200
<b>A</b>	12/08/2025	REVIEW ISSUE	AD	DE						A3 - 1:400
Rv.	DATE	REVISIONS	DRAWN	CHECK 1	CHECK 2	SCALE	Design & Placemaking Services   Landscape Architecture Services			

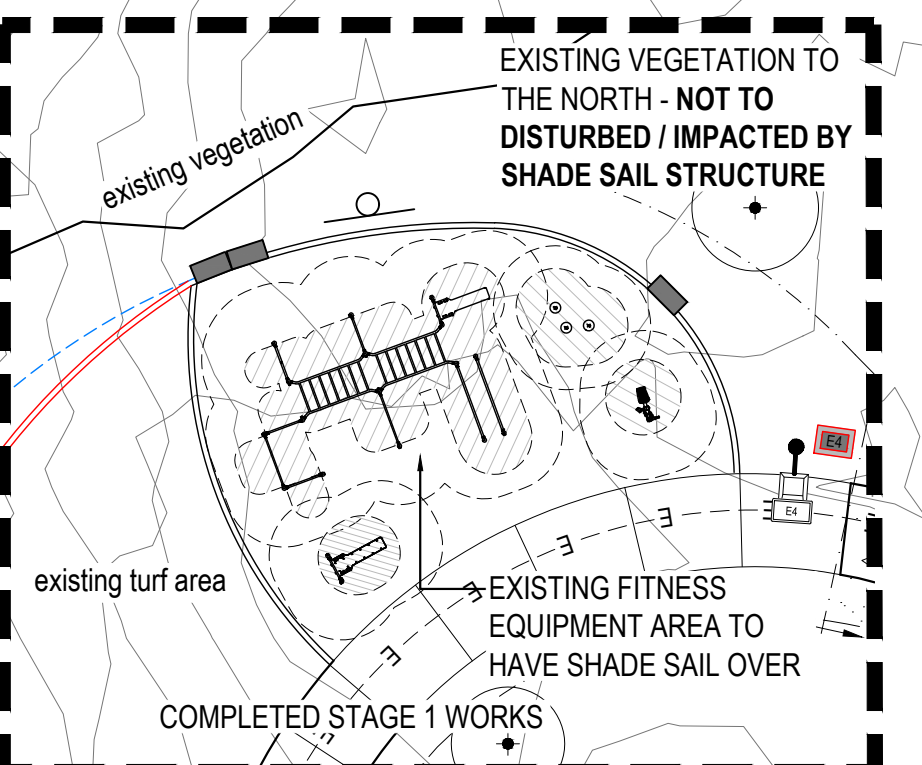




**SHADE SAIL - FITNESS EQUIPMENT AREA**  
SHADE SAIL TO BE INSTALLED OVER THE EXISTING FITNESS EQUIPMENT AREA. DESIGN TO BE COORDINATED BY THE CONTRACTOR & SPECIALIST CONSULTANT, AND APPROVED BY SCC PRIOR TO MANUFACTURE & INSTALLATION. THE SHADE SAIL STRUCTURE IS TO BE OUTSIDE OF THE EXISTING VEGETATED AREA - EASTERN SIDE, AND **MUST NOT** IMPACT EXISTING VEGETATION. REFER SHADE SAIL NOTES **L005**.



**ELECTRICAL CABLE PIT IN GARDEN / MULCH AREA - DETAIL PLAN (NTS)**



**INSET A - FITNESS EQUIPMENT SHADE SAIL**

**NOTE**  
FITNESS EQUIPMENT SIGNAGE REQUIRED BY AUSTRALIAN STANDARDS TO BE INSTALLED PRIOR TO OPENING

**SHADE SAIL - FITNESS EQUIPMENT AREA**  
SHADE SAIL TO BE INSTALLED OVER THE **NEW** FITNESS EQUIPMENT AREA. DESIGN TO BE COORDINATED BY THE CONTRACTOR & SPECIALIST CONSULTANT, AND APPROVED BY SCC PRIOR TO MANUFACTURE & INSTALLATION. THE SHADE SAIL STRUCTURE IS TO BE OUTSIDE OF THE EXISTING VEGETATED AREA - EASTERN SIDE, AND **MUST NOT** IMPACT EXISTING VEGETATION. REFER SHADE SAIL NOTES **L005**.

**NOTE**  
EXISTING TURF AREA. TO BE MADE GOOD FOLLOWING WORKS

**NOTE**  
EXISTING TURF AREA. TO BE MADE GOOD FOLLOWING WORKS

REFER LEGENDS - SHEET L001

Rv.	DATE	REVISIONS	DRAWN	CHECK 1	CHECK 2	SCALE
B	08/09/2025	FOR APPROVAL	AD	TF		A1 - 1:200
A	12/08/2025	REVIEW ISSUE	AD	DE		A3 - 1:400

**Sunshine Coast**  
COUNCIL

Design & Placemaking Services | Landscape Architecture Services

**LIONS-NORRIE JOB PARK, DAVID LOW WAY, COOLUM BEACH**  
**PARK UPGRADE WORKS - STAGE 2**  
LANDSCAPE DOCUMENTATION

**SURFACE FINISHES PLAN**

Project ID.  
**P-K8640**

Sheet No. - Revision No.  
**L201 B**

FILE: O:\Design\Projects\H3082 Lions-Norrie Job Park\Coolum\03 Design\05 Landscape\AutoCAD\H-3692 Lions-Norrie Job Park\Coolum\_Landscape Plans.dwg DATE: 08/09/2025 BY: AD024