





Construction notification

Project number: K3400

December 2025

Landslip repair

First Bay, David Low Way, Coolum

-  Staged project completion and Christmas Closure
-  Project timeframe extended to March 2026
-  First Bay, David Low Way, Coolum
-  Temporarily restricted traffic speed and temporary change to pedestrian access

Construction update

Sunshine Coast Council and qualified contractors are progressing repair works to stabilise and strengthen the landslip at First Bay, Coolum, following damage to the cliff face during flooding events in 2022.

Works have involved repair of 145 metres of public footpath on the eastern side of David Low Way at First Bay, Coolum, and landslip stabilisation works to the cliff face above the beach.

These works have been jointly funded by Commonwealth-State Disaster Recovery Funding Arrangements (DRFA). Council worked with the Queensland Reconstruction Authority (QRA) to secure funding to repair damaged civil assets with jointly funded DRFA assistance. This is one of 15 landslips across the Sunshine Coast repaired using DRFA funding.

Program schedule update

The repair works were previously planned to finish by December 2025, however the site has presented some unique challenges, with numerous impacts extending the completion date to **March 2026** (weather and site conditions permitting). Work at First Bay will finish in stages over the coming months.

Major construction will finish first, then minor works will follow to safely complete the project by March 2026. You can find more details about the reasons for the delay in this construction update.

Work hours and site closure over Christmas

On workdays, activity on site will take place between 7.00am and 5.00pm, Monday through Saturday (except public holidays). Limited night works will occur at the project's end stages for traffic management and safety.

The site will be closed from Monday 22 December 2025, with works recommencing on Monday 5 January 2026.



Reasons for the extended timeline

Wet weather impacts: We allowed for 20 wet weather days in the original schedule, but heavy rain affected 71 working days, including 50 days with more than 5mm of rainfall. Limited space meant we could only house small amounts of material on site during and after wet weather, causing further delays.

Changes to design and equipment: Early works revealed underground utilities in the footpath, requiring a design change to keep everyone safe. Smaller



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excavators were used to reduce risks and minimise dust and vibration, adding about 40 extra workdays.

Site restrictions: The site is about 150 metres long but only wide enough for one-way access. Due to only one entry point approved by Department of Transport and Main Roads, we couldn't carry out multiple elements simultaneously which caused further delays.

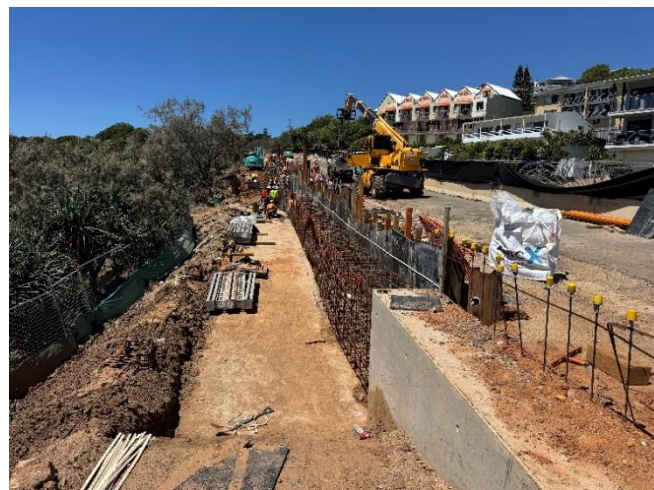
Unforeseen ground conditions: Crews encountered cobbles and boulders that slowed drilling. Groundwater seepage caused pile wall instability, meaning concrete piles had to be poured immediately. We expected to complete two piles per day, but could only manage one per day due to these conditions.

Disruption caused by vibrations: A vibration assessment showed no structural risk, but vibrations were noticeable and caused distress for nearby residents. To reduce impacts, we switched to the smallest available hammer, which extended the schedule but helped minimise disruption.

Thank you for your patience

We acknowledge the impact and resulting disruption of these works on our community, and we take this opportunity to sincerely apologise for the inconvenience. We thank you for your patience as we work to complete the project safely and efficiently.

Completion of these works is dependent on weather and site conditions, with potential unforeseen delays in the event of significant wet weather periods.



Find out more

To see more information or to subscribe for project updates, scan the QR Code or visit Council's website at <https://www.sunshinecoast.qld.gov.au/council/planning-and-projects/infrastructure-projects/landslip-repair-works-first-bay-coolum>

Real-time traffic information is available on Council's Roads Hub at roads.sunshinecoast.qld.gov.au



Contact us

Comments can be provided to the project team or call Customer Contact (24 hours, 7 days a week). Please quote Project K3400 in your correspondence.

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