

2025-26

BUDGET

Connected. Liveable. Thriving.



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Acknowledgements

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

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Mayor's speech

Special Meeting, 7 July 2025

Today, I'm standing before you to speak to Sunshine Coast Council's 2025-26 Budget – my second as Mayor.

It's fair to say that this has been challenging to prepare.

This budget has weighed heavily on us all. We have agonised over it – we see what our residents are going through in the cost of groceries, in electricity bills, in mortgage stress. I hear it in the voices of community members, the local small businesses, the pensioners and the families – because as Council, we carry the responsibility of finding the balance between easing today's burdens and protecting tomorrow's opportunities.

This is a Budget delivered in an era where the costs of delivering projects and services and maintaining assets have soared. Where's the balance?

Strong population and visitor growth means that we all feel the pressures. And yet while Council must deliver for now, we must also invest in the future.

Plus, we must provide vibrant community facilities and excellent sporting facilities and public spaces that everyone can enjoy. We all need joy.

Then, there's the task of shaping an economy that will generate jobs and prosperity over the coming years and decades.

We're responsible for beaches, parks, roads and coastal and hinterland communities across nearly 2300 square kilometres.

Our region is home to 365,000 people and is forecast to grow by another 100,000 over the next 10 years.

So, what's at the heart of this Budget? What will it deliver?

Safer roads, projects that unite us and delivering the high standard of services our community enjoys each and every day these are front and centre.

We, as a collective of councillors representing you – our community – have listened to your feedback and crafted a responsible Budget that delivers what matters most to those we serve.

The results of our 'Living on The Sunshine Coast Survey', which has been tracking what's most important in the eyes of our residents for five years, tell us that our environment, reducing congestion and creating a sense of community are consistent top priorities.

We've looked hard at the numbers and we're making the tough calls now to achieve this because community is at the absolute heart of every decision we make.

We know we must deliver on these priorities now when the costs to do so, continue to skyrocket. You know that fuel has gone up 15 per cent, contract services 8 per cent and water and sewerage charges 5 per cent. I'm sure these increasing costs will come as no surprise to you.

What's happening with rates? We know our residents expect us to use rate-payer money wisely.

That's why we're working to minimise the impact on households, while still delivering much-needed services and infrastructure.

Where will your rates go?

Supporting this Budget means creating strong communities, caring for our environment, building a resilient local economy, delivering service excellence and managing for growth.

It includes:

- Almost \$130 million to develop a strong community – roads, cycleways and pathways, community venues and libraries, disaster management, lifeguards, public lighting and sporting facilities.
- A total of \$343 million to maintain and enhance our region's environment and liveability – our beaches, foreshores, coastal infrastructure, parks, trails, stormwater drainage, waste management.
- We will also invest \$35 million in building our economy – attracting investment, boosting tourism and sponsoring major events.
- \$380 million will deliver service excellence and manage for growth, supporting road network management, our planning, development assessment, cemeteries, open spaces, local laws, public health and customer service.

These are all big numbers.

Services and program highlights:

- We will invest \$30 million in maintaining and improving sealed and unsealed roads.
- There will be many lifestyle benefits thanks to the \$22.4 million allocated to enhancing our public parks and spaces.

- More than \$11 million will go towards renourishing our treasured beaches so we can enjoy walking on our golden sands.
- About \$23 million will be invested in our libraries which have seen a staggering 37,000 extra people sign up in the past two years.
- We will back major events that attract business and promote our area and provide \$4.4 million in grants and partnerships for community-led programs and events.

Capital works

- Council is committing \$262 million to building infrastructure that supports our growing needs and protects our lifestyle.
- Of course, some projects are receiving welcome co-funding from the Queensland and Australian governments, too.
- More than \$15 million will be invested in the long-awaited Caloundra Transport Corridor Upgrade.
- There's the Mooloolaba Foreshore project and we will create a Southern Parkland seawall to fortify the coastline. Our work to protect our foreshores doesn't stop there.
- We are also investing \$5.5 million in the Moffat Beach seawall construction and there's funding for the Golden Beach south seawall and stormwater improvements.
- First Ave at Maroochydore will be rejuvenated, while \$3 million will be dedicated to enhancing the picturesque hub of Maleny.
- Another hinterland favourite, Eumundi, will benefit from nearly \$1 million for its town centre, while Nambour will receive \$1.05 million for the Namba Place Revitalisation Project.
- Sport and recreation gets a boost with almost \$16 million for the Honey Farm Sporting Precinct facilities for soccer, cricket and running, as well as walking and cycling trails, dog exercise areas and amenities. It's a massive project delivering enormous benefits for you, the people of the Sunshine Coast.
- At Palmwoods, we'll invest in the Briggs Park rugby league and cricket change rooms.
- Construction on clubhouses at Baringa and Narimba in Caloundra South will also start.
- Roads that connect our communities, including Petrie Creek Road at Rosemount, North Arm Road, North Arm, Dulong Road, Dulong and Camp Flat Road, Bli Bli, will welcome funding.
- We are also making walking and cycling safer and easier. There's \$1 million for the Emu Mountain Road, Coolumb Beach pathway, almost \$2 million to progress the Karawatha Drive cycle lanes at Mountain Creek and a new pathway on Eudlo School Road at Eudlo.

Managing for growth

To be honest, Council considered a range of options, including higher rate increases, when forming this Budget but instead, we chose a path that balanced financial responsibility with compassion.

We are reviewing our services and tightening our belts and making sure every dollar counts. Cutting the costs of Council. This is our promise to you.

Also, we will be holding the new executive accountable for delivering efficiencies. Transparent and accountable leadership is what you can trust us to provide moving forward, so we are well placed for the opportunities ahead.

Waste charges have increased, reflecting the true cost of weekly waste collections, recycling and safe landfill management – and the impact of the State Government's Waste Levy, which adds \$37.70 to the cost of the standard bin.

Your general waste, recycling and garden organics bin collection services will rise a total of \$2.35 a week.

As our community grows, so too does the demand on waste services. We are investing in long-term projects to manage this responsibly and avoid higher costs in the future.

Key waste projects include:

- \$4.02 million major upgrade to the Nambour Resource Recovery Centre at Bli Bli.
- \$1.22 million in major works at the Caloundra Landfill.
- \$3.4 million for the Caloundra Resource Recovery Centre.

These aren't quick fixes. But they are critical upgrades to protect our environment and ensure we don't run out of landfill space.

We're acting now to avoid much higher costs to our ratepayers long-term.

Levies

To ease pressure on ratepayers, Council has frozen the Environment Levy at \$82 per annum and the Arts and Heritage Levy at \$20 and we've reduced the Transport Levy by \$3.08 per annum. This is a responsible choice.

Environment Levy

Funds raised from the Environment Levy are an investment in the future of our natural environment.

We will support threatened and iconic species such as koalas, shorebirds, and marine turtles.

We'll work to restore waterways and improve water quality and manage invasive plants and wildlife across the region.

Plus, we'll continue coastal dune rehabilitation, shoreline erosion management, and coastal monitoring.

The Arts and Heritage Levy

The Arts and Heritage Levy will support the region's cultural heritage and creative industries funding Bankfoot House and other community museums.

And it will underpin the Sunshine Coast Creative Arts Plan, delivering career pathways for local artists and more.

The levy reflects the vital role the arts and heritage play in shaping our identity.

Transport Levy

This Council changed the application of the Transport Levy and we now support safer and more accessible transport options focussing on protecting our young, elderly, and those with mobility challenges our vulnerable pedestrians, with safety projects near schools, retirement villages, and medical facilities.

The levy will also continue to fund:

- Trialling transport services like Flexilink (Conondale–Maleny, Peachester–Beerwah), Council Link, and Kenilworth Community Transport.
- A partnership with Translink to trial a late-night transport service for the Maroochydore Entertainment Precinct around Ocean Street (getting people home late at night) and explore options for Nambour.
- Investigating a high-frequency, hop-on, hop-off coastal bus service between Sunshine Cove, Maroochydore, and Alexandra Headland.

Transitory Accommodation

Council is also adjusting the transitory accommodation rate category to encourage more houses back into the long-term rental market.

We need more homes for locals. This change supports a balanced housing system.

What does all this mean?

More than 60 per cent of owner-occupiers will remain on the minimum general rate of \$1,586.30 per annum – an increase of \$2.10 per week. This is an increase of 7.4 per cent to the minimum general rate.

My fellow Councillors and I recognise the cost-of-living pressures many residents are facing.

We understand these pressures are real.

That's why we're increasing pensioner concessions in line with the general rate increases, collectively saving our pensioners \$5 million this financial year.

And, Council is also offering six-month interest-free payment plans for ratepayers.

If you're interested, please reach out before the due date. We're here to help and no interest will be charged.

Why have some charges gone up?

This Budget reflects the increasing costs of maintaining and improving a large and fast-growing region.

To be honest, we have inherited some very real problems we've agreed on a way forward. We are owning it and fixing it as you would want and expect us to do.

As part of our financial reset, we've reviewed how we calculate depreciation.

This ensures we accurately reflect the true cost of maintaining infrastructure and planning for future investment.

We're not sugarcoating it – this is difficult. But we are doing what's right and we have a plan.

The organisation will share the load. Council has already saved almost \$9 million by pausing recruitment and managing vacancies – a measure that will continue.

A further \$5.5 million worth of productivity improvements are being delivered through service reviews.

No frontline services will be cut and as I said, the CEO and new executive will be responsible for finding these savings.

Every dollar is being spent wisely and with purpose. We're prioritising what you have told us is important.

I encourage you to go to Council's website to see what each division will receive.

In conclusion, this Budget is responsible. It is compassionate. And it is absolutely focused on delivering what matters most to our community. It's a \$973 million Budget – there are millions of good reasons to support it.

We've frozen key levies, increased pensioner concessions, offered interest-free payment plans, and kept the rate rise to the lowest responsible level possible.

We've also held ourselves, this organisation, to account – with millions in productivity improvements under way.

We are backing the people of the Sunshine Coast – by investing in every corner of our region.

Whether it's rebuilding and strengthening our roads, creating safer pathways for our kids, fortifying our foreshores against very real threats. Or delivering sporting and community facilities that improve wellbeing, inclusion and local pride this budget delivers. Supporting this Budget means supporting all of these great projects.

So let me be clear: I will be voting for this Budget. As Mayor, I don't have the luxury of playing politics with the future of our community. This Budget is responsible and delivers on what our residents have told us matters and it positions us for opportunities ahead. It delivers for our community.

Councillors, I want to thank each of you for your honest debate during our deliberations and your care for our community as we developed this Budget, together.

I know these decisions are hard. I know you've agonised too. But now is the moment we step forward and do what's right.

I also want to thank our CEO, the Executive Leadership Team and Finance professionals for bringing this together under immense pressure.

To our residents: we are listening. Despite the clear challenges, every dollar in this budget has been directed toward what's important to you – safety, community, environment, opportunity, and responsible service delivery.

Councillors, I commend our Council's 2025-2026 Budget to the Chamber and to our community and I ask for your support.

ENDS

Budget 2025-26 highlights

Council is committing \$262.3 million to infrastructure that supports our growing needs and protects our Sunshine Coast's lifestyle. Some of these capital works projects include:

\$30.2 million

road maintenance of sealed and unsealed roads

\$22.4 million

park amenities, turf and landscape maintenance

\$23 million

Libraries

\$12.6 million

digital systems and technology platforms

\$11.3 million

dredging and beach renourishment

\$4.4 million

grants and partnerships



Bringing our vision to life

How this Budget supports our community

This year's Budget has been shaped by the priorities outlined in Council's [Operational Plan 2025–26](#), ensuring we deliver on the services and infrastructure our community relies on.

But it's more than just numbers – it's a reflection of our commitment to a connected, liveable and thriving future.

These three principles – drawn from our [2025–30 Corporate Plan](#) – guide every decision we make, and they are at the heart of this Budget.

Together, they represent our shared vision for a stronger, more vibrant community.

Our commitment to keeping our region connected, liveable and thriving



Developing a strong community

We're investing \$129 million in our community venues; disaster management; libraries; lifeguards; roads, cycleways and pathways; public lighting; and sporting facilities.

Enhancing our environment and liveability

We're investing \$343 million to maintain and enhance our beaches, foreshore, coastal infrastructure and canals; recreation parks, trails and facilities, stormwater drainage, waste; and resource management.



Building our resilient economy

We're investing \$35 million in economic development; investment attraction; tourism; major event sponsorship; and holidays parks.

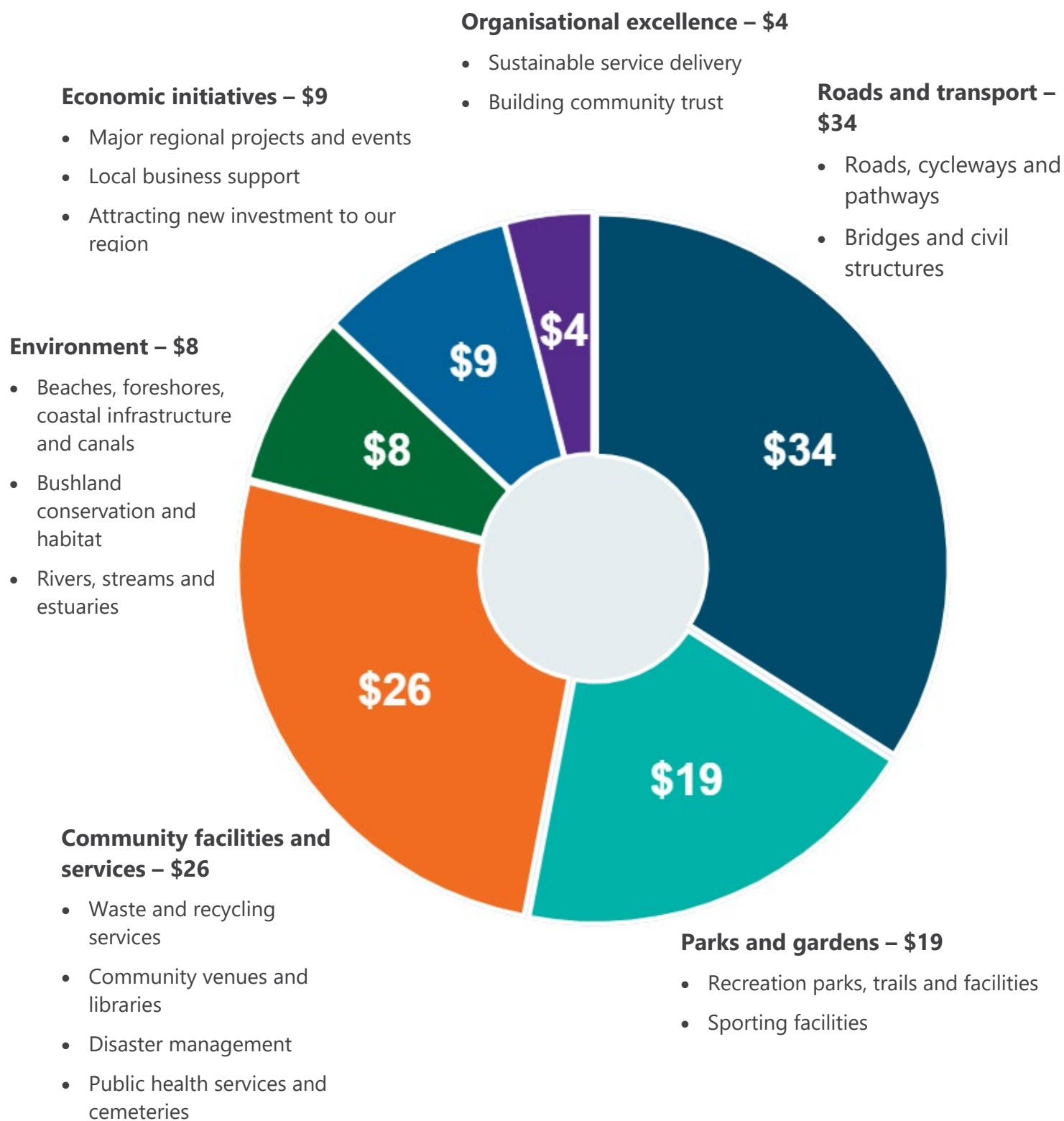
Delivering service excellence and managing for growth

We're investing \$380 million in planning, building approvals and development assessments; cemeteries; public open spaces; local laws; public health; customer service; and road network management.



Your rates at work

For every \$100 in rates:

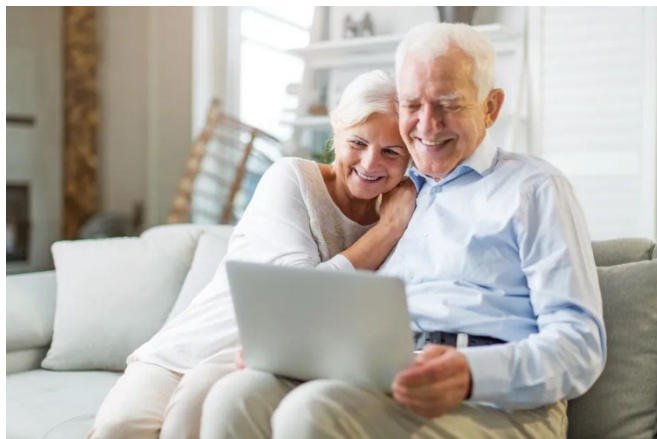


Your rates at a glance

Safer roads, projects that unite us and delivering the services our community enjoys every day are at the heart of a 'future-focused and responsible' 2025-26 Sunshine Coast Council Budget.

Rates

More than 60 per cent of owner-occupiers will remain on the minimum general rate of \$1,586.30 per annum – an increase of \$2.10 per week.



Pensioner concessions

Pensioner concessions will increase, collectively saving our pensioners \$5 million this financial year. A single pensioner on a full pension will now receive \$326.60 per year (an increase of \$22.60), while a pensioner couple on a full pension will receive \$255.60 per year (an increase of \$17.60). Single and couple part pensioners will now receive \$163.30 (an increase of \$11.30) and \$93.40 (an increase of \$6.40) per year, respectively.

Payment plans

Council is offering six-month interest-free payment plans for ratepayers. If you're struggling, please reach out before the due date.

Environment Levy

Environment Levy remains at \$82 per annum.

Arts and Heritage Levy

Arts and Heritage Levy remains at \$20 per annum.

Transport Levy

Transport Levy reduced by \$3.08 to \$43.92 per annum, by pausing the Futures Fund contribution this year.

Waste management

Waste management charges for a 240-litre wheelie bin (general waste and recycling) and the 240 litre garden organics bin collection services will rise a total of \$2.35 a week to \$549 per annum. The updated waste charges reflected the real cost of delivering essential services such as weekly waste collections, recycling and safe landfill management. A portion of the rise in residential bin collection fees is due to the State Government's Waste Levy, which adds \$37.70 to the cost of a standard 240 litre bin service this year. While Council receives \$10.3 million to offset this, it falls well short of the \$26 million we must pay. We have no control over this bin tax.

Transitory accommodation

The rate category has been adjusted to encourage more houses back into the long-term rental market. This change supports a more balanced housing system. Council acknowledges that many unit owners, particularly in hotel precincts, cannot rent to long-term tenants. That's why the transitory accommodation rate increase for units will be more modest, aligned with the increase applied to all other rate categories.

Key local projects for building for our future

See the projects for this year's budget (click on the links to open).

[Roads and transport projects](#)



[Stormwater projects](#)



[Sport and Community Facilities projects](#)



[Streetscape and place enhancements projects](#)



[Coast and waterways projects](#)



[Waste projects](#)



Preparing for growth and supporting our community now

The transport, environment and arts and heritage levies, paid by all ratepayers, enable us to deliver our region's transport needs, build on our investment in our natural assets and preserve and celebrate our cultural heritage and arts.

Arts and Heritage Levy

The \$20 [levy](#) includes \$14 to fund initiatives under the [Sunshine Coast Heritage Plan 2021–2031](#), including conservation of key sites like Bankfoot House; support for community museums; and programs that preserve and share local stories and \$6 will support the [Sunshine Coast Creative Arts Plan 2023–2038](#), delivering career pathways for local artists and growing community participation and audiences.



Environment Levy

The \$82 [levy](#) includes initiatives to support our threatened and iconic species such as koalas, shorebirds and marine turtles; new projects to restore our waterways and improve water quality; managing invasive plants and animals; maintaining our Environment Levy conservation estate; and, coastal dune rehabilitation, shoreline erosion management and coastal health monitoring.

Transport Levy

The \$43.92 [levy](#) supports more safer, connected and accessible transports options across the region. It funds initiatives focused on protecting vulnerable pedestrians; supporting those with mobility challenges; and trial projects such as hinterland transport services, late-night services in Maroochydore and a high-frequency hop-on hop-off coastal bus service.



Sunshine Coast Council - Total Statement of Income and Expense

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Revenue											
Gross Rates & Utility Charges	440,900	499,262	528,346	559,167	591,828	626,442	658,630	692,501	727,147	763,556	801,818
Interest from Rates & Utilities	1,184	715	732	751	769	789	808	829	849	871	892
Less Discounts, Pensioner Remissions	(6,017)	(6,425)	(6,682)	(6,949)	(7,227)	(7,516)	(7,817)	(8,129)	(8,455)	(8,793)	(9,144)
Net Rates & Utility Charges	436,066	493,552	522,397	552,968	585,371	619,715	651,622	685,200	719,542	755,634	793,566
Fees & Charges	76,820	90,134	94,801	99,734	103,762	107,966	112,352	116,930	121,709	126,697	131,904
Interest Received from Investments	9,628	11,500	11,439	13,064	14,569	14,213	16,197	18,626	21,243	23,613	25,637
Grants and Subsidies - Recurrent	20,163	23,230	23,694	24,168	24,652	25,145	25,648	26,161	26,684	27,217	27,762
Operating contributions	271	327	327	327	327	327	327	327	327	327	327
Unitywater Participation	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500
Other Revenue	25,099	32,904	31,285	38,036	39,995	35,748	38,279	38,838	38,696	37,315	42,222
Internal Revenues	2,966	6,879	7,120	7,369	7,627	7,894	8,170	8,456	8,752	9,058	9,375
Total Operating Revenue	623,513	711,026	743,563	788,166	828,802	863,507	905,095	947,038	989,453	1,032,362	1,083,293
Operating Expenses											
Employee costs	187,724	203,701	211,849	220,323	229,136	238,302	247,834	257,747	268,057	278,779	289,930
Materials & Services	249,256	282,480	293,739	305,489	317,708	330,417	343,633	357,379	371,674	386,541	402,003
Finance Costs	12,167	12,766	15,459	16,197	17,143	18,954	19,805	19,155	18,259	16,969	15,207
Company Contributions	4,149	4,190	4,236	4,292	4,350	4,408	4,268	4,330	4,393	4,158	4,225
Depreciation	159,786	170,053	177,225	184,421	193,719	204,037	216,477	229,336	241,700	256,149	268,912
Other Expenses	29,882	32,125	32,896	33,686	34,494	35,322	36,170	37,038	37,927	38,837	39,769
Recurrent Capital Expenses	14,645	5,000	5,140	5,284	5,432	5,584	5,740	5,901	6,066	6,236	6,411
Total Operating Expenses	657,609	710,315	740,545	769,691	801,982	837,024	873,927	910,886	948,076	987,669	1,026,457
Operating Result	(34,095)	711	3,018	18,475	26,820	26,484	31,168	36,152	41,377	44,693	56,836
Non-recurrent Revenue & Expenses											
Capital Revenue											
Capital Grants and Subsidies	46,310	47,809	47,269	47,278	48,460	49,671	50,913	52,186	53,491	54,828	56,199
Capital Contributions	21,448	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
Contributed Assets	85,000	87,380	89,827	92,342	94,927	97,585	100,318	103,127	106,014	108,983	112,034
Total Capital Revenue	152,758	163,689	165,596	168,120	171,887	175,757	179,731	183,813	188,005	192,311	196,733
Non-recurrent Expenses											
Profit/Loss on disposal, revaluation & impairment	-	-	-	-	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	(2,982)	(3,056)	(3,132)	(3,211)	(3,291)	(3,373)	(3,458)	(3,544)	(3,633)	(3,724)	(3,817)
Assets transferred to third parties	-	-	-	-	-	-	-	-	-	-	-
NET RESULT	115,681	161,344	165,481	183,384	195,417	198,867	207,441	216,421	225,749	233,280	249,753

Sunshine Coast Council - Total Statement of Financial Position

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Current Assets											
Cash & Investments	205,440	271,422	269,758	311,817	350,466	340,623	391,652	453,990	520,967	581,394	632,875
Trade and other receivables	22,648	20,932	21,911	23,120	24,526	25,838	27,077	28,378	29,712	31,112	32,580
Inventories	3,967	3,995	4,024	4,053	4,083	4,114	4,146	4,178	4,211	4,245	4,280
Other Financial Assets	53,545	54,884	56,256	57,662	59,104	60,581	62,096	63,648	65,239	66,870	68,542
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	285,600	351,233	351,948	396,652	438,179	431,156	484,970	550,194	620,129	683,622	738,278
Non-Current Assets											
Trade and other receivables	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767
Property, plant & equipment	8,017,505	8,348,287	8,731,689	9,103,511	9,517,122	9,973,568	10,357,811	10,745,996	11,141,113	11,550,994	11,997,039
Investment in associates	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713	538,713
Long Term Inventories	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568
Intangible assets	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633	7,633
Total Non-Current Assets	9,038,187	9,368,968	9,752,370	10,124,192	10,537,803	10,994,249	11,378,492	11,766,677	12,161,794	12,571,675	13,017,720
TOTAL ASSETS	9,323,786	9,720,201	10,104,318	10,520,845	10,975,982	11,425,405	11,863,462	12,316,871	12,781,924	13,255,297	13,755,998
Current Liabilities											
Trade and other payables	116,555	126,684	131,605	136,719	142,034	147,559	153,300	159,267	165,468	171,914	178,613
Short Term Borrowings	25,975	32,402	35,660	39,585	44,985	49,725	51,028	52,980	54,198	50,851	52,195
Provisions	51,481	52,887	54,331	55,816	57,341	58,908	60,519	62,173	63,874	65,620	67,415
Other	28,538	29,251	29,983	30,732	31,501	32,288	33,095	33,923	34,771	35,640	36,531
Total Current Liabilities	222,549	241,224	251,579	262,852	275,861	288,480	297,942	308,343	318,311	324,025	334,754
Non-Current Liabilities											
Long Term Borrowings	416,178	432,362	432,111	435,785	454,921	454,852	426,480	393,819	354,082	309,421	260,262
Long Term Provisions	73,689	75,716	77,798	79,937	82,135	84,394	86,715	89,100	91,550	94,068	96,654
Total Non-Current Liabilities	489,867	508,077	509,909	515,722	537,056	539,246	513,195	482,919	445,632	403,488	356,916
TOTAL LIABILITIES	712,415	749,301	761,488	778,574	812,917	827,726	811,137	791,261	763,942	727,514	691,670
NET COMMUNITY ASSETS	8,611,371	8,970,900	9,342,830	9,742,271	10,163,065	10,597,679	11,052,325	11,525,610	12,017,981	12,527,784	13,064,328
Community Equity											
Asset revaluation surplus	3,005,727	3,203,912	3,410,362	3,626,419	3,851,797	4,087,544	4,334,749	4,591,613	4,858,236	5,134,758	5,421,550
Retained Earnings	5,605,644	5,766,988	5,932,469	6,115,853	6,311,270	6,510,137	6,717,578	6,933,999	7,159,748	7,393,027	7,642,780
TOTAL COMMUNITY EQUITY	8,611,371	8,970,900	9,342,831	9,742,272	10,163,067	10,597,681	11,052,327	11,525,612	12,017,983	12,527,786	13,064,330

Sunshine Coast Council - Total

Statement of Changes in Equity

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Capital Accounts											
Asset Revaluation Reserve											
Balance at beginning of period	2,815,584	3,005,727	3,203,912	3,410,362	3,626,419	3,851,797	4,087,544	4,334,749	4,591,613	4,858,236	5,134,758
Asset revaluation adjustments	190,143	198,185	206,450	216,057	225,378	235,747	247,204	256,864	266,623	276,523	286,792
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	3,005,727	3,203,912	3,410,362	3,626,419	3,851,797	4,087,544	4,334,749	4,591,613	4,858,236	5,134,758	5,421,550
Retained Earnings											
Balance at beginning of period	5,453,390	5,605,644	5,766,988	5,932,469	6,115,853	6,311,270	6,510,137	6,717,578	6,933,999	7,159,748	7,393,027
Net result for the period	152,254	161,344	165,481	183,384	195,417	198,867	207,441	216,421	225,749	233,280	249,753
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	5,605,644	5,766,988	5,932,469	6,115,853	6,311,270	6,510,137	6,717,578	6,933,999	7,159,748	7,393,027	7,642,780
Total											
Balance at beginning of period	8,268,974	8,611,371	8,970,900	9,342,831	9,742,272	10,163,066	10,597,681	11,052,326	11,525,612	12,017,983	12,527,785
Net result for the period	152,254	161,344	165,481	183,384	195,417	198,867	207,441	216,421	225,749	233,280	249,753
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	190,143	198,185	206,450	216,057	225,378	235,747	247,204	256,864	266,623	276,523	286,792
Balance at end of period	8,611,371	8,970,900	9,342,831	9,742,272	10,163,066	10,597,681	11,052,326	11,525,612	12,017,983	12,527,786	13,064,330

Sunshine Coast Council - Total

Statement of Cash Flow

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Cash flows from operating activities											
Operating Result	(34,095)	711	3,018	18,475	26,820	26,484	31,168	36,152	41,377	44,693	56,836
Adjustments for:											
Depreciation	159,786	170,053	177,225	184,421	193,719	204,037	216,477	229,336	241,700	256,149	268,912
Interest and dividends received	(62,128)	(64,000)	(63,939)	(65,564)	(67,069)	(66,713)	(68,697)	(71,126)	(73,743)	(76,113)	(78,137)
Landfill Quarry Provision	(2,982)	(3,056)	(3,132)	(3,211)	(3,291)	(3,373)	(3,458)	(3,544)	(3,633)	(3,724)	(3,817)
Finance Costs	12,167	12,766	15,459	16,197	17,143	18,954	19,805	19,155	18,259	16,969	15,207
Change in Working Capital	(5,908)	14,624	6,800	6,842	6,930	7,317	7,695	7,948	8,242	8,515	8,797
Change in Receivables	(6,061)	377	(2,351)	(2,616)	(2,847)	(2,789)	(2,753)	(2,854)	(2,925)	(3,031)	(3,140)
Change in Inventories	(27)	(28)	(29)	(29)	(30)	(31)	(32)	(32)	(33)	(34)	(35)
Change in Payables	180	14,275	9,179	9,488	9,807	10,138	10,480	10,834	11,200	11,579	11,972
Net cash inflow (outflow) from operating activities	66,841	131,098	135,430	157,160	174,252	186,705	202,989	217,921	232,201	246,488	267,798
Cash flows from investing activities											
Payments for property, plant and equipment	(245,306)	(231,105)	(255,912)	(216,916)	(246,071)	(283,741)	(253,198)	(257,531)	(264,180)	(280,525)	(316,131)
Proceeds from disposal non current assets	-	18,000	-	-	-	-	-	-	-	-	-
Capital grants, subsidies, contributions, donations	140,137	73,239	67,330	44,849	36,007	34,762	79,413	80,686	81,991	83,328	84,699
Interest and dividends received	65,370	64,000	63,939	65,564	67,069	66,713	68,697	71,126	73,743	76,113	78,137
Finance Costs	(12,167)	(12,766)	(15,459)	(16,197)	(17,143)	(18,954)	(19,805)	(19,155)	(18,259)	(16,969)	(15,207)
Net cash inflow (outflow) from investing activities	(51,966)	(88,632)	(140,102)	(122,699)	(160,138)	(201,220)	(124,892)	(124,873)	(126,705)	(138,052)	(168,502)
Cash flows from financing activities											
Proceeds from borrowings	23,194	51,571	35,547	43,399	64,264	49,803	22,808	20,474	14,181	5,064	3,163
Repayment of borrowing	(25,975)	(28,054)	(32,540)	(35,801)	(39,729)	(45,132)	(49,876)	(51,183)	(52,700)	(53,073)	(50,979)
Net cash inflow (outflow) from financing activities	(2,781)	23,517	3,007	7,598	24,536	4,671	(27,068)	(30,709)	(38,519)	(48,008)	(47,815)
Net increase (decrease) in cash held	12,093	65,982	(1,664)	42,059	38,649	(9,843)	51,029	62,338	66,977	60,428	51,481
Cash at beginning of reporting period	193,347	205,440	271,422	269,758	311,817	350,466	340,623	391,652	453,990	520,967	581,394
Cash at end of reporting period	205,440	271,422	269,758	311,817	350,466	340,623	391,652	453,990	520,967	581,394	632,875

Sunshine Coast Council - Total Measures of Financial Sustainability

For Period Ending 30 June

	Target	Forecast Year End	Original Budget	Forecast								
	Tier 2 Council	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Financial Capacity												
Council Controlled Revenue Ratio	> 60%	82.3%	82.1%	83.0%	82.8%	83.1%	84.3%	84.4%	84.7%	85.0%	85.5%	85.4%
Population Growth Ratio	N/A	2.2%	2.4%	2.0%	2.0%	1.9%	1.9%	1.9%	1.8%	1.8%	1.7%	1.7%
Operating Performance												
Operating Surplus Ratio	> 0%	1.8%	0.1%	0.4%	2.3%	3.2%	3.1%	3.4%	3.8%	4.2%	4.3%	5.2%
Operating Cash Ratio	> 0%	23.9%	25.6%	26.1%	27.6%	28.5%	28.7%	29.4%	29.9%	30.3%	30.6%	31.3%
Liquidity												
Unrestricted Cash Expense Cover Ratio (months)	> 2 months	1 months	2.4 months	2.4 months	3.1 months	3.9 months	3.7 months	4.8 months	5.9 months	7 months	7.9 months	8.6 months
Asset Management												
Asset Sustainability Ratio (%)	> 60%	58.1%	71.4%	65.3%	52.4%	50.6%	61.4%	65.6%	60.6%	62.6%	73.9%	75.0%
Asset Consumption Ratio (%)	> 60%	72.6%	72.7%	72.8%	72.7%	72.7%	72.8%	72.7%	72.5%	72.4%	72.2%	72.0%
Asset Renewal Funding Ratio (%)*	N/A	104.9%	91.0%	86.0%	63.0%	59.0%	88.0%	98.0%	100.0%	98.0%	103.0%	69.0%
Debt Servicing Capacity												
Leverage Ratio (times per year)	0 - 4 times	3.2 times	2.7 times	2.6 times	2.3 times	2.3 times	2.2 times	1.9 times	1.7 times	1.4 times	1.2 times	1 times

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

Significant Business Activity Statement

For Period Ending 30 June

	Quarries Business Unit \$'000	Waste & Resource Management \$'000	Sunshine Coast Holiday Parks \$'000	Total Business Activities \$'000
Revenue				
Net Rates & Utility Charges	-	121,541	-	121,541
Fees & Charges	-	25,272	24,801	50,073
Operating Grants and Subsidies	-	2,050	-	2,050
Operating Contributions	-	284	-	284
Other Revenue	30	18,190	-	18,220
Internal Revenues	7,546	1,356	-	8,903
Community Service Obligations	1,268	1,675	-	2,944
Total Revenue	8,845	170,368	24,801	204,014
Operating Expenses				
Employee Costs	-	4,203	291	4,493
Materials and Services	8,157	95,647	8,989	112,793
Internal Consumption/Charges	110	5,370	2,171	7,651
Other Expenses	360	252	491	1,104
Competitive Neutrality Costs	68	729	961	1,758
Total Operating Expenses	8,695	106,201	12,903	127,799
Earnings before Interest, Tax, Depreciation and Amortisation	150	64,167	11,898	76,215
Landfill Provision Expense	-	3,056	-	3,056
Depreciation Expense	100	9,701	1,386	11,187
Earnings before Interest and Tax	50	51,410	10,512	65,028
Interest Expense	59	3,987	337	4,383
Earnings before Tax	(8)	47,423	10,175	60,646
Income Tax Equivalent	-	14,227	3,053	18,194
Net Result after Tax	(8)	33,196	7,123	42,452

Sunshine Coast Council - Core Statement of Income and Expense

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Operating Revenue											
Gross Rates & Utility Charges	440,923	499,262	528,346	559,167	591,828	626,442	658,630	692,501	727,147	763,556	801,818
Interest from Rates & Utilities	1,184	715	732	751	769	789	808	829	849	871	892
Less Discounts, Pensioner Remissions	(6,017)	(6,425)	(6,682)	(6,949)	(7,227)	(7,516)	(7,817)	(8,129)	(8,455)	(8,793)	(9,144)
Net Rates & Utility Charges	436,089	493,552	522,397	552,968	585,371	619,715	651,622	685,200	719,542	755,634	793,566
Fees & Charges	76,820	90,134	94,801	99,734	103,762	107,966	112,352	116,930	121,709	126,697	131,904
Interest Received from Investments	9,628	11,500	11,439	13,064	14,569	14,213	16,197	18,626	21,243	23,613	25,637
Grants and Subsidies - Recurrent	20,163	23,230	23,694	24,168	24,652	25,145	25,648	26,161	26,684	27,217	27,762
Operating contributions	271	327	327	327	327	327	327	327	327	327	327
Unitywater Participation	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500	52,500
Other Revenue	25,081	30,151	30,965	31,801	32,659	33,541	34,447	35,377	36,333	37,315	38,324
Internal Revenues	2,966	6,879	7,120	7,369	7,627	7,894	8,170	8,456	8,752	9,058	9,375
Total Operating Revenue	623,518	708,273	743,242	781,931	821,467	861,300	901,263	943,578	987,090	1,032,362	1,079,395
Operating Expenses											
Employee costs	187,724	203,701	211,849	220,323	229,136	238,302	247,834	257,747	268,057	278,779	289,930
Materials & Services	249,047	282,442	293,739	305,489	317,708	330,417	343,633	357,379	371,674	386,541	402,003
Finance Costs	10,091	10,803	13,614	14,471	15,544	17,479	18,460	17,942	17,180	16,016	14,383
Company Contributions	2,141	2,182	2,236	2,292	2,350	2,408	2,468	2,530	2,593	2,658	2,725
Depreciation	159,282	169,561	176,343	183,397	192,567	202,195	214,327	227,186	240,818	255,267	268,030
Other Expenses	29,882	32,125	32,896	33,686	34,494	35,322	36,170	37,038	37,927	38,837	39,769
Recurrent Capital Expenses	14,645	5,000	5,140	5,284	5,432	5,584	5,740	5,901	6,066	6,236	6,411
Total Operating Expenses	652,811	705,814	735,818	764,942	797,231	831,707	868,632	905,723	944,315	984,334	1,023,250
Operating Result	(29,294)	2,460	7,424	16,989	24,236	29,593	32,631	37,854	42,775	48,028	56,145
Non-recurrent Revenue & Expenses											
Capital Revenue											
Capital Grants and Subsidies	46,310	47,809	47,269	47,278	48,460	49,671	50,913	52,186	53,491	54,828	56,199
Capital Contributions	21,448	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
Contributed Assets	85,000	87,380	89,827	92,342	94,927	97,585	100,318	103,127	106,014	108,983	112,034
Total Capital Revenue	152,758	163,689	165,596	168,120	171,887	175,757	179,731	183,813	188,005	192,311	196,733
Non-recurrent Expenses											
Profit/Loss on disposal, revaluation & impairment	-	-	-	-	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	(2,982)	(3,056)	(3,132)	(3,211)	(3,291)	(3,373)	(3,458)	(3,544)	(3,633)	(3,724)	(3,817)
Assets transferred to third parties	-	-	-	-	-	-	-	-	-	-	-
NET RESULT	120,483	163,093	169,888	181,898	192,833	201,977	208,904	218,123	227,147	236,615	249,061

Sunshine Coast Council - Core

Statement of Financial Position

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Current Assets											
Cash & Investments	284,709	357,825	365,700	411,405	452,617	450,487	507,427	576,069	650,034	718,261	773,642
Trade and other receivables	22,648	20,932	21,911	23,120	24,526	25,838	27,077	28,378	29,712	31,112	32,580
Inventories	1,118	1,146	1,175	1,204	1,234	1,265	1,297	1,329	1,362	1,396	1,431
Other Financial Assets	53,545	54,884	56,256	57,662	59,104	60,581	62,096	63,648	65,239	66,870	68,542
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	362,020	434,787	445,041	493,391	537,481	538,171	597,896	669,424	746,348	817,640	876,196
Non-Current Assets											
Trade and other receivables	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767	437,767
Property, plant & equipment	7,926,723	8,257,997	8,642,281	9,015,127	9,429,890	9,888,177	10,274,570	10,664,905	11,060,905	11,471,668	11,918,595
Investment in associates	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213	538,213
Long Term Inventories	-	-	-	-	-	-	-	-	-	-	-
Intangible assets	6,344	6,344	6,344	6,344	6,344	6,344	6,344	6,344	6,344	6,344	6,344
Total Non-Current Assets	8,909,047	9,240,320	9,624,604	9,997,451	10,412,213	10,870,501	11,256,894	11,647,229	12,043,228	12,453,992	12,900,919
TOTAL ASSETS	9,271,066	9,675,107	10,069,646	10,490,842	10,949,694	11,408,673	11,854,790	12,316,653	12,789,576	13,271,631	13,777,115
Current Liabilities											
Trade and other payables	116,555	126,684	131,605	136,719	142,034	147,559	153,300	159,267	165,468	171,914	178,613
Short Term Borrowings	20,232	26,525	29,646	33,430	38,685	43,278	44,431	46,228	47,726	45,505	46,721
Provisions	51,131	52,537	53,981	55,466	56,991	58,558	60,169	61,823	63,524	65,270	67,065
Other	28,538	29,251	29,983	30,732	31,501	32,288	33,095	33,923	34,771	35,640	36,531
Total Current Liabilities	216,455	234,997	245,215	256,347	269,212	281,683	290,995	301,241	311,489	318,329	328,930
Non-Current Liabilities											
Long Term Borrowings	326,417	348,613	354,514	364,484	390,063	396,587	374,964	349,209	315,664	275,224	231,666
Long Term Provisions	73,689	75,716	77,798	79,937	82,135	84,394	86,715	89,100	91,550	94,068	96,654
Total Non-Current Liabilities	400,107	424,328	432,312	444,421	472,198	480,981	461,679	438,309	407,214	369,291	328,321
TOTAL LIABILITIES	616,562	659,325	677,526	700,768	741,410	762,665	752,674	739,550	718,703	687,620	657,251
NET COMMUNITY ASSETS	8,654,505	9,015,782	9,392,119	9,790,074	10,208,284	10,646,008	11,102,116	11,577,104	12,070,873	12,584,011	13,119,864
Community Equity											
Asset revaluation surplus	3,005,227	3,203,412	3,409,862	3,625,919	3,851,297	4,087,044	4,334,249	4,591,113	4,857,736	5,134,258	5,421,050
Retained Earnings	5,649,278	5,812,371	5,982,258	6,164,156	6,356,989	6,558,965	6,767,870	6,985,993	7,213,140	7,449,755	7,698,816
TOTAL COMMUNITY EQUITY	8,654,505	9,015,783	9,392,120	9,790,075	10,208,286	10,646,010	11,102,118	11,577,106	12,070,875	12,584,013	13,119,866

Sunshine Coast Council - Core

Statement of Cash Flow

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Cash flows from operating activities											
Operating Result	(29,294)	2,460	7,424	16,989	24,236	29,593	32,631	37,854	42,775	48,028	56,145
Adjustments for:											
Depreciation	159,282	169,561	176,343	183,397	192,567	202,195	214,327	227,186	240,818	255,267	268,030
Interest and dividends received	(62,128)	(64,000)	(63,939)	(65,564)	(67,069)	(66,713)	(68,697)	(71,126)	(73,743)	(76,113)	(78,137)
Landfill Quarry Provision	(2,982)	(3,056)	(3,132)	(3,211)	(3,291)	(3,373)	(3,458)	(3,544)	(3,633)	(3,724)	(3,817)
Finance Costs	10,091	10,803	13,614	14,471	15,544	17,479	18,460	17,942	17,180	16,016	14,383
Change in Working Capital	(5,908)	14,624	6,800	6,842	6,930	7,317	7,695	7,948	8,242	8,515	8,797
Change in Receivables	(6,061)	377	(2,351)	(2,616)	(2,847)	(2,789)	(2,753)	(2,854)	(2,925)	(3,031)	(3,140)
Change in Inventories	(27)	(28)	(29)	(29)	(30)	(31)	(32)	(32)	(33)	(34)	(35)
Change in Payables	180	14,275	9,179	9,488	9,807	10,138	10,480	10,834	11,200	11,579	11,972
Net cash inflow (outflow) from operating activities	69,062	130,392	137,110	152,925	168,916	186,498	200,957	216,260	231,638	247,988	265,400
Cash flows from investing activities											
Payments for property, plant and equipment	(245,306)	(231,105)	(255,912)	(216,916)	(246,071)	(283,741)	(253,198)	(257,531)	(264,180)	(280,525)	(316,131)
Proceeds from disposal non current assets	-	18,000	-	-	-	-	-	-	-	-	-
Capital grants, subsidies, contributions, donations	140,137	73,239	67,330	44,849	36,007	34,762	79,413	80,686	81,991	83,328	84,699
Interest and dividends received	65,370	64,000	63,939	65,564	67,069	66,713	68,697	71,126	73,743	76,113	78,137
Finance Costs	(10,091)	(10,803)	(13,614)	(14,471)	(15,544)	(17,479)	(18,460)	(17,942)	(17,180)	(16,016)	(14,383)
Net cash inflow (outflow) from investing activities	(49,890)	(86,669)	(138,257)	(120,974)	(158,539)	(199,745)	(123,547)	(123,660)	(125,626)	(137,099)	(167,678)
Cash flows from financing activities											
Proceeds from borrowings	23,194	51,571	35,547	43,399	64,264	49,803	22,808	20,474	14,181	5,064	3,163
Repayment of borrowing	(20,232)	(22,177)	(26,525)	(29,646)	(33,430)	(38,685)	(43,278)	(44,431)	(46,228)	(47,726)	(45,505)
Net cash inflow (outflow) from financing activities	2,962	29,394	9,022	13,754	30,835	11,118	(20,471)	(23,957)	(32,047)	(42,662)	(42,341)
Net increase (decrease) in cash held	22,134	73,117	7,875	45,704	41,212	(2,130)	56,939	68,643	73,965	68,227	55,381
Cash at beginning of reporting period	262,574	284,709	357,825	365,700	411,405	452,617	450,487	507,427	576,069	650,034	718,261
Cash at end of reporting period	284,709	357,825	365,700	411,405	452,617	450,487	507,427	576,069	650,034	718,261	773,642

Sunshine Coast Council - Core

Statement of Changes in Equity

For Period Ending 30 June

	Forecast	Original	Forecast								
	Year End	Budget									
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Capital Accounts											
Asset Revaluation Reserve											
Balance at beginning of period	2,815,084	3,005,227	3,203,412	3,409,862	3,625,919	3,851,297	4,087,044	4,334,249	4,591,113	4,857,736	5,134,258
Asset revaluation adjustments	190,143	198,185	206,450	216,057	225,378	235,747	247,204	256,864	266,623	276,523	286,792
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	3,005,227	3,203,412	3,409,862	3,625,919	3,851,297	4,087,044	4,334,249	4,591,113	4,857,736	5,134,258	5,421,050
Retained Earnings											
Balance at beginning of period	5,492,222	5,649,278	5,812,371	5,982,258	6,164,156	6,356,989	6,558,965	6,767,870	6,985,993	7,213,140	7,449,755
Net result for the period	157,056	163,093	169,888	181,898	192,833	201,977	208,904	218,123	227,147	236,615	249,061
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	5,649,278	5,812,371	5,982,258	6,164,156	6,356,989	6,558,965	6,767,870	6,985,993	7,213,140	7,449,755	7,698,816
Total											
Balance at beginning of period	8,307,306	8,654,504	9,015,782	9,392,120	9,790,075	10,208,286	10,646,009	11,102,118	11,577,105	12,070,875	12,584,013
Net result for the period	157,056	163,093	169,888	181,898	192,833	201,977	208,904	218,123	227,147	236,615	249,061
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	190,143	198,185	206,450	216,057	225,378	235,747	247,204	256,864	266,623	276,523	286,792
Balance at end of period	8,654,504	9,015,782	9,392,120	9,790,075	10,208,286	10,646,009	11,102,118	11,577,105	12,070,875	12,584,013	13,119,865

Maroochydore City Centre Project

Statement of Income and Expense

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Operating Revenue											
Gross Rates & Utility Charges	(23)										
Interest from Rates & Utilities											
Less Discounts, Pensioner Remissions											
Net Rates & Utility Charges	(23)	-	-	-	-	-	-	-	-	-	-
Fees & Charges											
Interest Received from Investments											
Grants and Subsidies - Recurrent											
Operating contributions											
Unitywater Participation											
Other Revenue	19	2,753	320	6,236	7,335	2,207	3,832	3,461	2,363	-	3,898
Total Operating Revenue	(4)	2,753	320	6,236	7,335	2,207	3,832	3,461	2,363	-	3,898
Operating Expenses											
Employee costs	-	-	-	-	-	-	-	-	-	-	-
Materials & Services	209	39	-	-	-	-	-	-	-	-	-
Finance Costs	2,076	1,963	1,845	1,726	1,599	1,475	1,345	1,213	1,079	953	825
Company Contributions	2,008	2,008	2,000	2,000	2,000	2,000	1,800	1,800	1,800	1,500	1,500
Depreciation	504	492	882	1,024	1,152	1,842	2,150	2,150	882	882	882
Other Expenses	-	-	-	-	-	-	-	-	-	-	-
Recurrent Capital Expenses	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	4,797	4,502	4,727	4,750	4,751	5,317	5,295	5,163	3,761	3,335	3,207
Operating Result	(4,802)	(1,749)	(4,407)	1,486	2,584	(3,109)	(1,463)	(1,702)	(1,398)	(3,335)	692
Non-recurrent Revenue & Expenses											
Capital Revenue											
Capital Grants and Subsidies	-	-	-	-	-	-	-	-	-	-	-
Capital Contributions	-	-	-	-	-	-	-	-	-	-	-
Contributed Assets	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	-	-	-	-	-	-	-	-	-	-	-
Non-recurrent Expenses											
Profit/Loss on disposal, revaluation & impairment	-	-	-	-	-	-	-	-	-	-	-
Movements in landfill and quarry provisions	-	-	-	-	-	-	-	-	-	-	-
Assets transferred to third parties	-	-	-	-	-	-	-	-	-	-	-
NET RESULT	(4,802)	(1,749)	(4,407)	1,486	2,584	(3,109)	(1,463)	(1,702)	(1,398)	(3,335)	692

Maroochydore City Centre Project

Statement of Financial Position

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Current Assets											
Cash & Investments	(79,269)	(86,403)	(95,942)	(99,588)	(102,151)	(109,865)	(115,775)	(122,079)	(129,067)	(136,867)	(140,767)
Trade and other receivables											
Inventories	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849
Other Financial Assets											
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	(76,420)	(83,554)	(93,093)	(96,739)	(99,302)	(107,016)	(112,926)	(119,230)	(126,218)	(134,018)	(137,918)
Non-Current Assets											
Trade and other receivables	-	-	-	-	-	-	-	-	-	-	-
Property, plant & equipment	90,782	90,291	89,408	88,384	87,232	85,390	83,240	81,090	80,208	79,326	78,444
Investment in associates	500	500	500	500	500	500	500	500	500	500	500
Long Term Inventories	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568	36,568
Intangible assets	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289
Total Non-Current Assets	129,140	128,648	127,766	126,742	125,590	123,748	121,598	119,448	118,566	117,684	116,802
TOTAL ASSETS	52,720	45,094	34,672	30,003	26,288	16,732	8,672	218	(7,652)	(16,334)	(21,117)
Current Liabilities											
Trade and other payables	-	-	-	-	-	-	-	-	-	-	-
Short Term Borrowings	5,743	5,877	6,015	6,155	6,299	6,446	6,597	6,752	6,472	5,346	5,474
Provisions	350	350	350	350	350	350	350	350	350	350	350
Other	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	6,093	6,227	6,365	6,505	6,649	6,796	6,947	7,102	6,822	5,696	5,824
Non-Current Liabilities											
Long Term Borrowings	89,760	83,749	77,597	71,301	64,858	58,264	51,516	44,609	38,418	34,197	28,595
Long Term Provisions	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Liabilities	89,760	83,749	77,597	71,301	64,858	58,264	51,516	44,609	38,418	34,197	28,595
TOTAL LIABILITIES	95,854	89,976	83,962	77,807	71,507	65,061	58,464	51,711	45,240	39,893	34,419
NET COMMUNITY ASSETS	(43,134)	(44,883)	(49,289)	(47,803)	(45,219)	(48,329)	(49,792)	(51,494)	(52,892)	(56,227)	(55,536)
Community Equity											
Asset revaluation surplus	500	500	500	500	500	500	500	500	500	500	500
Retained Earnings	(43,634)	(45,383)	(49,789)	(48,303)	(45,719)	(48,829)	(50,292)	(51,994)	(53,392)	(56,727)	(56,036)
TOTAL COMMUNITY EQUITY	(43,134)	(44,883)	(49,289)	(47,803)	(45,219)	(48,329)	(49,792)	(51,494)	(52,892)	(56,227)	(55,536)

Maroochydore City Centre Project

Statement of Changes in Equity

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Capital Accounts											
Asset Revaluation Reserve											
Balance at beginning of period	500	500	500	500	500	500	500	500	500	500	500
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	500	500	500	500	500	500	500	500	500	500	500
Retained Earnings											
Balance at beginning of period	(38,832)	(43,634)	(45,383)	(49,789)	(48,303)	(45,719)	(48,829)	(50,292)	(51,994)	(53,392)	(56,727)
Net result for the period	(4,802)	(1,749)	(4,407)	1,486	2,584	(3,109)	(1,463)	(1,702)	(1,398)	(3,335)	692
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	(43,634)	(45,383)	(49,789)	(48,303)	(45,719)	(48,829)	(50,292)	(51,994)	(53,392)	(56,727)	(56,036)
Total											
Balance at beginning of period	(38,332)	(43,134)	(44,883)	(49,289)	(47,803)	(45,219)	(48,329)	(49,792)	(51,494)	(52,892)	(56,227)
Net result for the period	(4,802)	(1,749)	(4,407)	1,486	2,584	(3,109)	(1,463)	(1,702)	(1,398)	(3,335)	692
Transfers to capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Transfers from capital, reserves and shareholdings	-	-	-	-	-	-	-	-	-	-	-
Asset revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-
Balance at end of period	(43,134)	(44,883)	(49,289)	(47,803)	(45,219)	(48,329)	(49,792)	(51,494)	(52,892)	(56,227)	(55,536)

Maroochydore City Centre Project

Statement of Cash Flow

For Period Ending 30 June

	Forecast Year End	Original Budget	Forecast								
	2025 \$'000	2026 \$'000	2027 \$'000	2028 \$'000	2029 \$'000	2030 \$'000	2031 \$'000	2032 \$'000	2033 \$'000	2034 \$'000	2035 \$'000
Cash flows from operating activities											
Operating Result	(4,802)	(1,749)	(4,407)	1,486	2,584	(3,109)	(1,463)	(1,702)	(1,398)	(3,335)	692
Adjustments for:											
Depreciation	504	492	882	1,024	1,152	1,842	2,150	2,150	882	882	882
Interest and dividends received	-	-	-	-	-	-	-	-	-	-	-
Landfill Quarry Provision	-	-	-	-	-	-	-	-	-	-	-
Finance Costs	2,076	1,963	1,845	1,726	1,599	1,475	1,345	1,213	1,079	953	825
Change in Working Capital	(0)	-	-	-	-	-	-	-	-	-	-
Net cash inflow (outflow) from operating activities	(2,222)	706	(1,680)	4,236	5,335	207	2,032	1,661	563	(1,500)	2,398
Cash flows from investing activities											
Payments for property, plant and equipment	-	-	-	-	-	-	-	-	-	-	-
Proceeds from disposal non current assets	-	-	-	-	-	-	-	-	-	-	-
Capital grants, subsidies, contributions, donations	-	-	-	-	-	-	-	-	-	-	-
Interest and dividends received	-	-	-	-	-	-	-	-	-	-	-
Finance Costs	(2,076)	(1,963)	(1,845)	(1,726)	(1,599)	(1,475)	(1,345)	(1,213)	(1,079)	(953)	(825)
Net cash inflow (outflow) from investing activities	(2,076)	(1,963)	(1,845)	(1,726)	(1,599)	(1,475)	(1,345)	(1,213)	(1,079)	(953)	(825)
Cash flows from financing activities											
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-
Repayment of borrowing	(5,743)	(5,877)	(6,015)	(6,155)	(6,299)	(6,446)	(6,597)	(6,752)	(6,472)	(5,346)	(5,474)
Net cash inflow (outflow) from financing activities	(5,743)	(5,877)	(6,015)	(6,155)	(6,299)	(6,446)	(6,597)	(6,752)	(6,472)	(5,346)	(5,474)
Net increase (decrease) in cash held	(10,041)	(7,134)	(9,539)	(3,645)	(2,563)	(7,714)	(5,910)	(6,304)	(6,988)	(7,800)	(3,900)
Cash at beginning of reporting period	(69,227)	(79,269)	(86,403)	(95,942)	(99,588)	(102,151)	(109,865)	(115,775)	(122,079)	(129,067)	(136,867)
Cash at end of reporting period	(79,269)	(86,403)	(95,942)	(99,588)	(102,151)	(109,865)	(115,775)	(122,079)	(129,067)	(136,867)	(140,767)

Capital works highlights for Division 1

Division 1 suburbs

Banya, Baringa, Beerburrum, Beerwah, Bells Creek, Bribie Island North, Caloundra West, Coochin Creek, Corbould Park, Gagalba, Glass House Mountains, Landsborough, Little Mountain, Meridan Plains, Nirimba, Peachester



A note from your local councillor - Cr Jenny Broderick

I'm excited to share some of the key highlights from this year's budget for Division 1.

We're investing in fabulous new sports clubhouses at Nirimba and Baringa, and making upgrades to our Beerwah Cemetery entrance and Landsborough Museum.

Some of our wonderful parks and playgrounds will see improvements, including; new fencing, softfall surfaces, seating, and shade sails, creating safe and welcoming spaces for our families to enjoy. We are also continuing to build some of our desperately needed pathway connections.

Thanks to Blackspot funding, we will see a much needed crossing solution for Bellvista Boulevard helping to improve safety and accessibility for residents.

We're also putting significant funding into upgrading our Waste and Resource Recovery Centres at both Beerwah and Corbould Park – a vital step in supporting our sustainability goals and managing our region's future growth.

Thank you for your patience as our teams bring these projects to life over the coming year. We are looking forward to seeing them completed, ready for our community to enjoy together.

Cr Jenny Broderick

Aerodromes

- Caloundra Aerodrome 2042 Master Plan, Caloundra West
(start of multi-year project) \$2,274,399

Building and Facilities

- Caloundra South Sports Clubhouse NS2, Nirimba \$900,000
- Caloundra South Sports Clubhouse DS1, Baringa \$772,000
- Beerwah Cemetery entrance feature and carparking, Beerwah* \$570,326
- Landsborough Museum - identified risk renewals, Landsborough \$226,500
- Mary Grigor Building - on site treatment system renewal,
Glasshouse Mountains \$100,000
- Caloundra South Clubhouse MS1 - Design, Nirimba \$50,000

Parks and Gardens

- Beerwah Sportsground playground fence and edging renewal,
Beerwah \$115,000
- Northbrook Street Park playground renewal, Caloundra West \$80,000
- Landsborough Skate Park renewal, Landsborough \$50,000
- Little Mountain Common 4 x seat renewals, Little Mountain \$39,000
- Uniting Park picnic combo renewal, Glasshouse Mountains \$20,000
- Parrot Park picnic combo renewal, Beerburum \$12,000
- Quinn Park rubber softfall renewal, Caloundra West \$10,000
- Pedal Park rubber softfall renewal, Baringa \$10,000
- Corella Park basketball court surface renewal - Design, Landsborough \$5,000

Transportation

- Blackspot Bellvista Boulevard raised zebra crossing on southern leg
of roundabout, Caloundra West* \$509,500
- Roys Road Bridge 2, Coochin Creek \$350,000
- Pine Camp Road - Simpson Street intersection, Beerwah \$20,000

Waste

- Caloundra Resource Recovery Centre hardstands, Bells Creek \$1,980,000
- Caloundra Resource Recovery Centre and landfill weighbridge
replacement, Corbould Park \$1,300,000
- Caloundra Landfill leachate pre-treatment, Corbould Park \$1,000,000
- Sustainability Park development, Baringa \$500,000
- Caloundra Resource Recovery Centre internal road reseal program,
Bells Creek \$380,000
- Beerwah Resource Recovery Centre hardstands, Beerwah \$250,000
- Caloundra Landfill - leachate system asset rehabilitation, Bells Creek \$200,000
- Caloundra Cell 9 leachate riser construction, Meridan Plains \$180,000
- Caloundra Resource Recovery Centre - HES basin wetland, Bells Creek \$140,000

- Caloundra Resource Recovery Centre Development Master Plan - Design, Bells Creek \$100,000
- Caloundra Resource Recovery Centre - building renovations, Bells Creek \$20,000
- Caloundra Landfill wheel wash Decommission - Design, Corbould Park \$20,000

Minor Capital Works

- Storrs Road - pathway, Peachester \$80,000
- Emma Place Park - pathway continuation, Beerwah \$70,000
- Reed Street - pathway, Glasshouse Mountains \$70,000
- Emma Place Park - playground shade sail, Beerwah \$65,000
- Cribb Street - entry project design - Landsborough \$60,000
- Old Gympie Road to Marle Court - pathway continuation, Beerwah \$40,000
- Baringa Dog Park shelter additions and planting - Baringa \$25,000
- Skippy Park basketball half court design - Landsborough \$15,000
- Mellumbrook Drive to Peace Memorial Park - pathway design, Landsborough \$15,000
- Aura Brook Dog Park additional seat, Banya \$10,000
- Skippy Park picnic combo, Landsborough \$5,500

*Proudly funded by the Queensland Government in association with Sunshine Coast Council

Current as at 7 July 2025

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Capital works highlights for Division 2

Division 2 suburbs

Battery Hill, Caloundra, Caloundra West, Dicky Beach, Golden Beach, Kings Beach, Little Mountain, Moffat Beach, Pelican Waters, Shelly Beach.



A note from your local councillor – Cr Terry Landsberg

I'm really pleased to share the key projects we're delivering in this year's budget – based on what matters to our community.

Work is kicking off on upgrades to the Kings Beach Surf Life Saving Facility and new public amenities at The Events Centre in Caloundra. Protecting our coastline remains a priority, with seawall works at Moffat Beach and foreshore improvements at Golden Beach.

The long-awaited Caloundra Transport Corridor Upgrade is expected to begin later this year, helping ease congestion and improve connectivity. We're also breathing new life into Caloundra CBD with upgrades to the Library+ and surrounding precinct.

Smaller but meaningful improvements include block seating at Dicky Beach's Sir Leslie Wilson Park, a new pathway link on Bryce Street at Moffat Beach and with a new beach shower on Cooroora Street beach access 270, Moffat Beach.

These projects reflect our shared vision for a thriving, well-connected and resilient coastal community.

Cr Terry Landsberg

Building and Facilities

- Kings Beach Surf Life Saving Facility, Kings Beach (start of multi-year project) \$3,487,730
- The Events Centre equipment purchases, Caloundra \$360,000
- The Events Centre additional public amenities, Caloundra (start of multi-year project) \$360,000
- Caloundra Junior Rugby League inground electrical infrastructure, Caloundra \$350,000

• Caloundra Bus Interchange lift replacement, Caloundra	\$250,000
• Kings Beach Saltwater Pool surface renewal, Kings Beach	\$240,000
• The Events Centre stage door lift replacement, Caloundra	\$100,000
• Caloundra Depot operational site plan improvements phase 2, Caloundra West	\$100,000
• Caloundra Depot south office refurbishment, Caloundra West	\$50,000
• The Events Centre Playhouse Theatre roof replacement (northern) design, Caloundra	\$50,000

Coast and Canals

• Moffat Beach seawall stabilisation works, Moffat Beach	\$4,134,000
• Golden Beach foreshore upgrade TS Onslow to Nelson Street, Golden Beach*	\$2,564,671
• Golden beach south seawall and stormwater improvements, Golden Beach	\$1,650,000
• Moffat Beach seawall, Moffat Beach	\$1,323,387
• Military Jetty pile and sub frame works, Golden Beach	\$450,000
• Kings Beach seawall construction, Kings Beach	\$150,000
• Lower Neill Street beach access 269 south, Dicky Beach	\$150,000

Holiday Parks

• Dicky Beach Holiday Park amenities project, Dicky Beach	\$925,535
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Parks and Gardens

• Kings Beach Headland barbecue area renewal, Kings Beach	\$150,000
• Scribbly Gum Park swing softfall replacement, Pelican Waters	\$150,000
• Jensen Park coastal pathway link, Golden Beach*	\$223,500
• Kings Beach Park playground renewal, Kings Beach	\$110,000
• Queen Of Colonies foreshore park barrier fencing, Moffat Beach	\$100,742
• Keith Hill Park deck combo and spring toy renewal, Golden Beach	\$100,000
• Caloundra Headland coastal pathway section B design, Kings Beach	\$100,000
• Shelly Beach Park shelter roofing renewals x 2, Shelly Beach	\$70,000
• Eleanor Shipley Park picnic combo renewals x 3, Moffat Beach	\$40,000
• Eleanor Shipley Park seat renewals x 3, Moffat Beach	\$30,000
• Caloundra Tourist Information Centre Park barbecue renewal, Caloundra	\$25,000
• Shelly Beach Foreshore Park seat renewals x 2, Shelly Beach	\$20,000
• Dicky Beach Park retaining wall renewal, Dicky Beach	\$15,000
• Shelly Beach Park picnic combo renewal, Shelly Beach	\$15,000
• Jensen Park picnic combo renewal, Golden Beach	\$13,000
• Ayliffe Park shelter roof renewal, Golden Beach	\$13,000
• Judy Henzell Park cricket pitch renewal, Pelican Waters	\$12,000
• Ayliffe Park playground edging, Golden Beach	\$11,000
• Ayliffe Park picnic combo renewal, Golden Beach	\$11,000
• Keith Hill Park picnic combo renewal, Golden Beach	\$11,000

- Shelly Beach Headland fence renewal design, Shelly Beach \$5,000
- Woorim Park tap dog bowl and drinking fountain upgrade design, Golden Beach \$5,000

Sports Facilities

- Reserve 1000 Master Plan implementation, Golden Beach \$415,000

Stormwater

- Buderim Street to Coondibah Creek, Battery Hill \$750,000
- Oval Avenue and Arthur Street, Caloundra \$500,000
- Ormonde Terrace drainage rehabilitation, Kings Beach \$320,000
- Orvieto Terrace drainage rehabilitation, Kings Beach \$270,000

Transportation

- Caloundra Transport Corridor Upgrade (CTCU) start of construction, Caloundra \$15,200,000
- Beerburum Street and Cooroy Street intersection blackspot, Dicky Beach* \$1,050,000
- Caloundra Esplanade and Knox Avenue pathway renewal, Caloundra \$380,879
- Caloundra to Currimundi stage 2 Bowman Road active transport link, Caloundra* \$400,000
- Minchinton - Knox Avenue electrical renewal, Caloundra \$249,749
- Burke Street pathway, Golden Beach* \$275,000
- Shelly Beach foreshore park pedestrian Bridge, Shelly Beach \$120,000
- Dicky Beach Park footbridge batter protection renewal, Dicky Beach \$60,000

Corporate Major Projects

- Caloundra centre activation Library, Caloundra \$1,770,000
- Caloundra centre activation Precinct, Caloundra \$1,335,000

Minor Capital Works

- The Event Centre additional public amenities, Caloundra \$100,000
- Division 2 pathways \$50,000
- Caloundra Cemetery contribution to upgrade the RSL section, Caloundra \$38,559
- Bryce Street missing pathway link, Moffatt Beach \$35,000
- Ulm Street South rectification of gravel behind Steps Employment, Caloundra \$30,000
- Caloundra Central Park Sports Complex, woodworking, croquet and guides carpark, Caloundra \$25,000
- Moffat Beach precinct placemaking construction, Moffat Beach \$20,000
- Happy Turtle Café shade solution, Happy Valley \$20,000
- Dicky Beach Skate Park shade sails investigation and design, Dicky Beach \$20,000
- Kingsford Smith Parade carparking, Caloundra \$13,000
- Cooroora Street beach access 270 beach shower design, Moffat Beach \$10,000
- Golden Beach community garden council additions, Golden Beach \$10,000

• Ballinger Beach Park landscape plan, Currimundi	\$10,000
• Olm Street minor carpark sealing, Caloundra	\$10,000
• Ballinger Beach beach access 261 railing installation, Dicky Beach	\$7,500
• Sir Leslie Wilson Park sandstone block seating, Dicky Beach	\$7,000
• Ballinger Beach Park bicycle racks, Currimundi	\$6,000
• Bulcock Beach volleyball net, Caloundra	\$5,000

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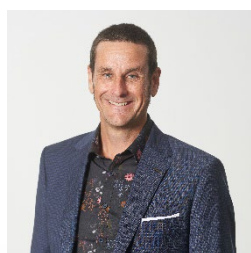
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Capital works highlights for Division 3

Division 3 suburbs

Battery Hill, Caloundra, Caloundra West, Dicky Beach, Golden Beach, Kings Beach, Little Mountain, Moffat Beach, Pelican Waters, Shelly Beach.



A note from your local councillor – Cr Tim Burns

I'm pleased to share some key highlights from the 2025–26 Capital Works Program for Division 3.

This year's budget focuses strongly on renewing and maintaining our existing infrastructure, ensuring the essentials are in great shape for the future.

At the same time, we are delivering smaller but meaningful upgrades, such as new park seating that enhances the everyday liveability of our neighbourhoods.

Major projects are also moving ahead, including the Honey Farm Road Recreation and Sporting Precinct. This region-shaping initiative will provide vital support for grassroots sport and community activity for years to come.

While financial pressures continue to present challenges, Council remains firmly committed to investing in the infrastructure our community needs both now and into the future.

I'm proud of what's ahead and look forward to seeing these projects come to life across Division 3.

Cr Tim Burns

Building and Facilities

• Kawana Waters Regional Aquatic Centre, Bokarina ⁺	\$2,350,000
• Kawana Aquatic 25m pool resurface, Bokarina	\$1,085,000
• Venue 114 HVAC system replacement, Bokarina	\$513,900
• Lake Kawana finish tower redevelopment, Bokarina	\$375,000

- Noel Burns Park public amenity renewal design, Wurtulla \$30,000

Parks and Gardens

- Crummunda Park barbecue refurbishment, Wurtulla \$60,000
- Aroona Park playground timber fence, Aroona \$50,000
- Zeal Street Park rubber softfall renewal, Birtinya \$50,000
- Central Boulevard Park rubber softfall renewal, Birtinya \$50,000
- Rata Park shade structure renewal, Warana \$45,000
- Creekwood South Park corocord climbing net renewal, Little Mountain \$40,331
- Crummunda Park furniture renewal, Wurtulla \$40,000
- Aroona Park seats x 3 and picnic table x1 renewal, Aroona \$36,000
- Grahame Stewart Park drainage solutions, Currimundi \$30,000
- Twin Parks domain x 3 seats renewal, Little Mountain \$22,000
- Pinehurst Park drinking fountain decommission, Currimundi \$20,000
- Juno Park seat renewals, Aroona \$16,000
- Talara Street Park bollard run decommission, Currimundi \$10,000
- Michael Olm Park playground renewal design, Aroona \$5,000
- Woodlands Park playground flying fox (cableway) renewal design, Meridan Plains \$5,000
- Headland Drive Park fitness area softfall rubber renewal design, Birtinya \$5,000

Sports facilities – Honey Farm Sport and Recreation Precinct, Meridan Plains

- Clubhouse construction, Meridan Plains⁺ \$6,800,000
- Bulk earth works and buried services, Meridan Plains \$3,000,000
- Soccer fields establishment, Meridan Plains \$2,800,000
- Honey Farm Road sports precinct, Meridan Plains \$2,000,000
- Irrigation pump station and maintenance sheds, Meridan Plains \$1,000,000
- Cricket field establishment, Meridan Plains \$900,000
- Sewerage treatment plant, Meridan Plains \$400,000
- Sports and events precinct amenities, Meridan Plains \$250,000
- Wetlands embellishments, Meridan Plains \$200,000
- Soccer synthetic field, Meridan Plains \$200,000
- Precinct landscape surrounds, Meridan Plains \$150,000
- Cricket power supply, Meridan Plains \$150,000

Stormwater

- Sunshine Coast Stadium North, Bokarina \$6,834,621
- Mulgani Street through Nicklin Way design, Warana \$100,000
- Parari Street through Nicklin Way design, Warana \$100,000
- Rainforest Drive Sport and Recreation Precinct preliminary planning, Meridan Plains \$100,000

Transportation

• Ocean Ridge Park pathway renewal, Aroona	\$239,316
• Currimundi State School pedestrian crossing traffic signals hardware renewal, Currimundi	\$175,000
• Parklands Boulevard intersection upgrade design, Little Mountain	\$50,000
• Greenwood Place kerb renewal, Little Mountain	\$10,988

Corporate major projects

• Sunshine Coast Stadium expansion, Bokarina	\$500,000
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Minor capital works

• Walk and ride bridge Currimundi Lake, Currimundi	\$138,358
• Dune Vista Drive raised priority crossing, Bokarina	\$120,000
• Creekwood Wetland Park playground new shade sails design and construct, Meridan Plains	\$70,000
• Creekwood Estate Park playground shade sails design and construct, Meridan Plains	\$60,000
• Discovery Drive pathway construction, Little Mountain	\$60,000
• Bok Boulevard Park shade sail design and construct, Bokarina	\$55,000
• Anchorage Drive Park shade sail design and construct, Birtinya	\$55,000
• Aroona Park drinking fountain design and installation, Aroona Park	\$25,000
• Ballinger Beach Park landscape plan design, Currimundi	\$10,000
• Aroona Park installation of dog bowl at existing tap, Aroona	\$8,000
• Ballinger Beach beach access 261 railing installation	\$7,500
• Ballinger Beach Park bicycle racks, Currimundi	\$6,000
• Free tree days - Division 3	\$2,000

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Capital works highlights for Division 4

Division 4 suburbs

Alexandra Headland, Buddina, Maroochydore, Minyama, Mooloolaba, Parrearra, Warana.



A note from your local councillor – Cr Joe Natoli

I'm thrilled to share the 2025–26 capital works program for Division 4, which will significantly enhance community wellbeing, accessibility, and environmental sustainability. This year's budget delivers major investments in parks, transportation and community facilities.

Highlights include the \$2.8 million Alex Bluff foreshore coastal pathway, multiple playground renewals, many new pedestrian crossings, and the \$13 million Mooloolaba Foreshore Central Meeting Place. Stormwater improvements, beach access upgrades and enhanced community facilities will also benefit our community.

These projects demonstrate our commitment to creating vibrant, inclusive and sustainable neighbourhoods across Alexandra Headland, Buddina, Maroochydore and surrounding suburbs. I'm excited to see these initiatives come to life and enhance our community's lifestyle and liveability.

Cr Joe Natoli

Building and facilities

- Maroochydore City Centre community facility investigation, Maroochydore \$300,000
- La Balsa Park boat ramp amenities renewal investigation, Buddina \$150,000

Coast and canals

- Maroochy Geobag groyne end structure modification, Maroochydore \$350,000

Holiday parks

- Cotton Tree Holiday Park powered tent sites upgrade, Maroochydore \$1,350,000

Parks and gardens

• Alex Bluff foreshore coastal pathway, Alexandra Headland*	\$2,800,000
• Peirce Park playground renewal, Alexandra Headland	\$100,000
• Charles Clarke Park x 2 seats, Mooloolaba	\$50,000
• Alex Bluff foreshore park fence renewal, Alexandra Headland	\$50,000
• Maroochy district park early investigation, Alexandra Headland	\$50,000
• Pike Park swing renewal, Warana	\$40,000
• Beach access 213 beach shower renewal, Buddina	\$35,000
• Mooloolah Drive Park furniture renewals, Minyama	\$35,000
• Alex Bluff foreshore park play rockers, Alexandra Headland	\$15,000
• Alex Bluff foreshore park x 2 vehicle gates and bollards renewal design, Alexandra Headland	\$10,000
• Peirce Park vehicle gate, Maroochydhore	\$9,000
• Jessica Park seat renewal, Minyama	\$9,000
• Beach access 205 shower relocation design, Buddina	\$5,000
• Alex Bluff foreshore park modify fence design, Alexandra Headland	\$5,000
• Wilkes Family Park softfall renewal design, Alexandra Headland	\$5,000
• Cotton Tree Park basket swing rubber softfall renewal design, Maroochydhore	\$5,000
• Alex Bluff Foreshore bollard run renewal design, Alexandra Headland	\$5,000
• Beach access 179 shower redevelopment, Mooloolaba	\$5,000

Stormwater

• Maroochydhore gross pollutant trap, Maroochydhore	\$212,142
• Maud Street drain, Maroochydhore	\$118,055
• Allambie Street to outlet, Maroochydhore	\$103,913
• Boolarong Crescent to outlet, Alexandra Headland	\$100,000
• Parker Street to Aerodrome Road, Maroochydhore	\$100,000
• Gardak Street and Surf Road, Maroochydhore	\$100,000

Transportation

• Mooloolaba Foreshore stage 2 Central Meeting Place, Mooloolaba*	\$12,993,334
• First Avenue streetscape, Maroochydhore ⁺	\$7,897,600
• Mooloolaba Foreshore stage 2 seawall, Mooloolaba*	\$5,000,000
• Maud Street upgrade stage 2, Maroochydhore	\$1,300,000
• Blackspot Sixth Avenue side street zebra crossings x 8, Maroochydhore ⁺	\$1,222,500
• Mooloolaba to Mountain Creek stage 1 Mooloolaba Esplanade to Palm Drive, Mooloolaba	\$760,000
• Maud Street upgrade stage 3, Maroochydhore	\$700,000
• Meta Street and Douglas Street raised crossing, Mooloolaba*	\$366,210
• Alexandra Headland to Maroochydhore City Centre active transport link design, Alexandra Headland	\$200,000
• Mooloolaba Spit Park electrical renewal, Mooloolaba	\$193,000
• Mooloolaba Esplanade active transport link design, Mooloolaba *	\$150,000

- River Esplanade active transport link design, Mooloolaba * \$200,000
- Pierce Park electrical renewal, Maroochydore \$80,000
- Dalton Drive upgrade design, Maroochydore \$50,000

Waste

- Maroochy Priority Development Area underground pipe install, Maroochydore \$50,000

Minor capital works

- John Hotton Park, shelter detailed design and construction, Warana \$120,000
- Perraton Green Park playground construction, Mooloolaba \$80,000
- Nelson Park entrance feature, Alexander Headland \$80,000
- Seabreeze Park permanent movie screen investigation, Maroochydore \$45,000
- Nicklin Way dog off leash area lighting of park, Warana \$35,000
- Des Scanlan Park, Cotton Tree Pool, Boat Shed precinct landscape plan and detailed design, Cotton Tree \$30,000
- Cotton Tree Cenotaph investigation and design, Cotton Tree \$30,000
- Arunta Street pathway, Buddina \$30,000
- Vic Perren Memorial Park seating, Maroochydore \$20,000
- Alice Street pathway, Alexandra Headland \$20,000
- 15 Muraban Street remediation to verge, Mooloolaba \$5,000
- Kawana Island Double Bay playground investigation, Kawana Island \$5,000

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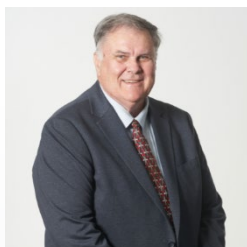
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Capital works highlights for Division 5

Division 5 suburbs

Bald Knob, Balmoral Ridge, Booroobin, Cambrook, Chevallum, Conondale, Crohamhurst, Curramore, Diamond Valley, Elaman Creek, Eudlo, Flaxton, Glenview Hunchy, Ilkley, Kiel Mountain, Landers Shoot, Maleny, Montville, Mooloolah Valley, Mount Mellum, North Maleny, Palmwoods, Palmview Forest, Peachester, Reesville, Tanawha, West Woombye, Witta, Woombye, Wootha.



A note from your local councillor – Cr Winston Johnston

Lifestyle and connectivity remain key priorities for Division 5, and I'm proud to deliver Capital Works projects that support a connected, sustainable and thriving Division 5.

Long-term, multi-staged placemaking developments preserve our natural resources and show a strong investment in the future of our hinterland. A standout is the draft concept plan for the new Maleny District Recreation Park, with \$855,000 allocated to develop this vibrant outdoor space.

A \$2.975 million investment in Maleny's Maple Street streetscape and \$45,000 in Montville, will enhance safety and beautify these town centres.

Council is supporting grassroots sport with \$830,000 for changeroom upgrades in Palmwoods, and revamping many of our much-loved and well-used parks, gardens and pathways. This includes improving Eudlo School Road accessibility with an \$800,000 investment for a new pathway and \$250,000 for a Maleny dog off leash area.

Council's investment in these projects, alongside vital funding for road infrastructure, essential services and community spaces, demonstrates an ongoing commitment to Division 5's liveability and environmental assets.

Cr Winston Johnston

Building and facilities

• Maleny Showgrounds electrical infrastructure renewal stage 1, Maleny	\$325,000
• Sippy Creek Animal Pound HVAC replacement, Tanawha	\$290,000
• Lemon Park amenity renewal, Palmwoods	\$126,442
• Russell Family Park amenity sewage treatment system replacement, Montville	\$117,689
• Palmwoods Aquatic Centre amenities design, Palmwoods	\$40,000
• Hill Street public amenity renewal design, Woombye	\$30,000

Environmental assets

• Mary Cairncross Scenic Reserve Rainforest Discovery Centre, Maleny	\$450,000
• Mary Cairncross butterfly walk, Maleny	\$122,806
• Mary Cairncross track renewal, Maleny	\$110,000
• Maroochy Regional Bushland Botanical Gardens Gondwana Garden renewal, Tanawha	\$45,000
• Maroochy Regional Bushland Botanical Gardens Contemplation Garden Renewal design, Tanawha	\$20,000

Parks and gardens

• Maleny Community Precinct district recreation park, Maleny	\$855,000
• Sunshine Coast Ecological Park phase 3 detailed design, Bald Knob	\$500,000
• Maleny Skate Park upgrade phase 2, Maleny* (Completion early 2026-27)	\$150,000
• Sunshine Coast Ecological Park, Maleny	\$120,000
• Orange Grove Park playground renewal, Palmwoods	\$100,000
• Tete Park playground equipment renewal, Conondale	\$50,000
• McCarthys Lookout Park fence renewal, Maleny	\$40,000
• Bicentennial Park picnic combo renewals x 2, Maleny	\$20,000
• Palmwoods Sports and Recreation Reserve skatebowl renewal, Palmwoods	\$10,000
• Rivers Edge Park fence renewal, Mooloolah Valley	\$5,000

Sports facilities

• Briggs Park rugby league and cricket change rooms, Palmwoods	\$830,000
• Maleny Recreation master plan implementation, Maleny	\$350,000

Transportation

• Maple Street streetscape, Maleny ⁺	\$2,975,000
• Dulong Road blackspot, Dulong ⁺	\$595,000
• Carruthers Bridge batter protection, West Woombye	\$435,000
• Eudlo School Road new pathway, Eudlo	\$800,000
• Glenview Road (Maria Court to Whipbird Place), Glenview	\$188,735
• Coral Street retaining wall, Maleny	\$50,000
• Main Street streetscapes, Montville	\$42,000

Waste

• Sippy Creek Depot asphalt reseal design, Tanawha	\$50,000
• Sippy Creek Depot bin stock storage building, Tanawha	\$50,000
• Sippy Creek Depot service utilities review and upgrade, Tanawha	\$50,000
• Witta Resource Recovery Centre hardstand renewal design, Witta	\$40,000
• Sippy Creek Depot hardstand resurface design, Tanawha	\$15,000
• Sippy Creek Depot new fencing, Tanawha	\$15,000

Minor capital works

• Maleny Precinct dog off leash area design and construction, Maleny	\$250,000
• Western Avenue pathway construction stage 2, Montville	\$100,000
• North Maleny Road pathway survey design and construction, Maleny	\$50,000
• Olsen Mill Park Eudlo DDA furniture retrofit, Eudlo	\$25,000
• Keil Mountain Road relocation of VAS sign, Woombye	\$20,000
• Back Woombye Road, shoulder sealing between driveways, Woombye	\$15,000
• Mooloolah Recreation Reserve, dog off leash area and cricket ground drainage investigation and design, Mooloolah	\$10,000

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Capital works highlights for Division 6

Division 6 suburbs

Buderim Pines, Buderim Meadows, Mountain Creek (Glenfields, Brightwater), Palmview (Harmony), Sippy Downs (Chancellor Park).



A note from your local councillor – Cr Christian Dickson

Hi everyone,

I would like to thank you all for continuing to share new ideas for projects in our area. I regularly hear great suggestions for ways to make the place we call home more liveable.

This budget will fund key projects such as major park upgrades at Khancoban Park in Buderim, footpaths in Buderim and Mountain Creek, on-road cycle lanes for Karawatha Drive and the planning for a pump track/skate park for Division 6.

Renewing our assets is important and we are delivering new undercover shelter structures in Brightwater, while also replacing seating, park signage and making playground equipment safe right across the Sunshine Coast.

It's not always just about new projects – it's about taking care of the things we already enjoy too.

Some of this year's planning work will enable future projects to come to life and be enjoyed by locals in the years to come.

Valuing what matters most,

Cr Christian Dickson

Building and facilities

- Albany Lakes Park public amenity, Sippy Downs* \$350,000

Parks and gardens

- Dardgee Park shelter renewals, Mountain Creek \$200,000
- Brightwater Community Lake Park shelter 1, Mountain Creek \$200,000

• Great Keppel Crescent Park shelter arbor renewal, Mountain Creek	\$150,000
• Village Green Boulevard Park fitness rubber softfall renewal, Palmview	\$150,000
• Durrack Place Park playground, Buderim	\$130,000
• Brightwater Community Lake Park shelter 2, Mountain Creek	\$100,000
• Durrack Place Park drainage, Buderim	\$40,000
• Waterbury Park x 3 seat renewal, Mountain Creek	\$30,000
• Sippy Downs Skate Park Sir Raleigh Drive renewal design, Sippy Downs	\$10,000
• Parklea Esplanade Park shelter, picnic table and seats renewal design, Mountain Creek	\$10,000
• Village Green Boulevard Park origami playground element replacement, Palmview	\$10,000
• Parklea Esplanade Park bollard run design, Mountain Creek	\$5,000
• Lake Edge Park fitness area rubber softfall renewal design, Mountain Creek	\$5,000

Transportation

• Karawatha Drive cycle lanes, Mountain Creek*	\$1,999,915
• Mooloolaba to Mountain Creek stage 2 Amarina Avenue to Karawatha Drive, Mooloolaba	\$800,000
• Adori Drive pathway, Mountain Creek	\$255,000
• Coomoo Crescent, Mountain Creek Lake 2 pathway renewal, Mountain Creek	\$94,500

Waste

• Buderim Resource Recovery Centre, Buderim	
• hardstands	\$930,000
• weighbridge road review and upgrade	\$300,000
• stormwater upgrade of western catchment	\$200,000
• leachate system asset rehabilitation	\$170,000
• internal road reseal program	\$101,000
• sediment basin rehabilitation	\$50,000
• building renovation allocation	\$50,000
• sediment drying bay	\$50,000
• fire system expansion	\$40,000

Minor capital works

• Khancoban Drive Park district park development, Buderim*	\$387,649
• Suncoast Clippers basketball court expansion contribution, Buderim	\$100,000
• Karawatha Street pathway, Jingellic to Dixon Road construction, Buderim	\$50,000
• Skate or BMX investigation and design, Sippy Downs	\$35,000
• No 9 University Way pathway rebuild, Sippy Downs	\$15,000

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Capital works highlights for Division 7

Division 7 suburbs

Buderim, Diddillibah, Forest Glen, Kiels Mountain, Kuluin, Kunda Park, Maroochydore, Mons, Rosemount, Tanawha.



A note from your local councillor – Cr Ted Hungerford

The 2025–26 Budget delivers more than \$9 million dollars in works for Division 7 – an outstanding result for our community.

This investment supports a wide range of projects, from local road upgrades to community infrastructure.

The highlight is the Petrie Creek shoulder widening, which will complete vital verge and cycleway links from David Low Way to Nambour. While construction will take time, I look forward to completion of this important infrastructure project – creating a more connected and liveable community for all our residents.

Building and facilities

- Maroochydore Depot operational site planning improvements, Buderim \$417,500
- Buderim Aquatic Centre equipotential bonding, Buderim \$100,000
- Maroochydore Depot shed roof, Buderim \$95,000

Parks and gardens

- Kuluin Neighbourhood Park rubber softfall renewal, Kuluin \$40,000
- Fielding Park seesaw renewal, Buderim \$40,000
- The Woods bollard run, Buderim \$40,000
- The Woods Park furniture renewal, Buderim \$30,000
- The Woods playground edging renewal, Buderim \$15,000
- Kuluin Neighbourhood Park seat, Kuluin \$10,000
- Bradman Avenue foreshore seat renewal, Maroochydore \$9,000
- John Atkinson Memorial Park fence design, Buderim \$5,000
- Forest Pines Park rubber softfall renewal design, Forest Glen \$5,000

Stormwater

- Sheen Court Park swale, Buderim \$500,000

Transportation

- Petrie Creek Road shoulder widening Paynters Creek Road to Celestine Place, Rosemount* \$5,721,423
- Buderim Forest Bushland Reserve, footbridge No 10 renewal, Buderim \$619,995
- Buderim Forest Bushland Reserve footbridge No 5 renewal, Buderim \$290,000
- Vise Road blackspot, Forest Glen \$170,000
- Dixon Road new pedestrian crossing, Buderim \$150,000
- Goshawk Boulevard link design, Buderim \$50,000

Minor capital works

- Toral Drive car parking bays, Buderim \$120,000
- Kuluin Neighbourhood Park half basketball court investigation design and construct, Kuluin \$80,000
- Buderim Pump Track shade sail design and install, Buderim \$80,000
- Kuluin Neighbourhood Park drainage investigation, Kuluin \$55,000
- Parsons Road pathway continuation, Buderim \$50,000
- Buderim Village Park, additional stage lighting, Buderim \$5,000

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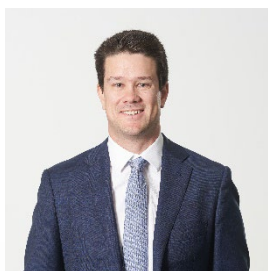
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Capital works highlights for Division 8

Division 8 suburbs

Coolum Beach, Marcoola, Maroochydore, Mount Coolum, Mudjimba, Pacific Paradise, Point Arkwright, Twin Waters, Yaroomba.



A note from your local councillor – Cr Taylor Bunnag

As your local councillor, I'm really pleased to share two key projects we're delivering in this year's budget – both shaped by what I've heard from you.

First, the footpath along South Coolum Road, between Warrack St and Scottlynd St, has been a top priority for me. I've been laser-focused on getting this done, and I'm proud to have secured funding to deliver this vital missing link for our community.

Second, I've been advocating strongly for new public toilets at Mount Coolum, and I'm thrilled to say we've locked in funding. Mount Coolum is such a special place for locals and visitors, and these new amenities will make a real difference to everyone's experience.

These are practical, community-driven wins and I'm proud to be delivering them with your support.

Cr Taylor Bunnag

Building and facilities

- Maroochydore Sailing Club roof replacement design, Maroochydore \$150,000
- North Shore public amenities renewal design, Twin Waters \$35,000

Coast and canals

- Beach access 94 ramped structure, Mount Coolum \$350,000
- Bradman Avenue revetment wall Yinni Street to Kuran Street, Maroochydore \$300,000

Parks and gardens

• Birrahl Park playground renewal, Yaroomba	\$50,000
• Boardwalk Estate x 28 totems staged renewal, Mount Coolum	\$50,000
• Lumeah Drive Park slide renewal, Mount Coolum	\$25,000
• Moorings Park retaining wall renewal, Twin Waters	\$20,000
• Waalum Park arbour shelter renewal design, Mount Coolum	\$15,000
• Millwell Park picnic table renewal, Maroochydore	\$14,000
• Mayflower Park bollard run and gate renewal, Maroochydore	\$10,000
• Normanton Terrace park bollards, Maroochydore	\$10,000
• Binnacle Park seat renewal, Mount Coolum	\$9,000
• Mayflower Park seat relocation, Maroochydore	\$8,000
• Felix Parry Park combo unit renewal design, Marcoola	\$5,000
• Felix Parry Park beach access 104 shower renewal design, Marcoola	\$5,000

Stormwater

• School Road stage 1, Maroochydore	\$2,000,000
• Tanah Street East flood mitigation design, Mount Coolum	\$100,000

Transportation

• South Coolum Road new pathway, Coolum Beach*	\$950,000
• Ocean Street placemaking renewal, Maroochydore	\$600,000
• Sundew Street east section kerb and channel, Mudjimba*	\$400,000
• Suncoast Beach Drive and South Coolum Road extension design to Sunshine Motorway, Coolum Beach and Mount Coolum	\$300,000
• Wattlebird Drive South pathway renewal, Twin Waters	\$190,050
• Maroochy Waters Drive pathway renewal, Maroochydore	\$74,611
• Girl Guide Park Picnic Point electrical renewal, Maroochydore	\$65,000
• Mudjimba Beach pedestrian crossings design, Marcoola	\$50,000
• Still Water Drive viewing deck renewal, Twin Waters	\$40,000

Minor capital works

• Greenoaks Drive pathway, Coolum	\$95,000
• Beach access 124 shelter design and construct, Mudjimba	\$70,000
• Birrahl Park carparking improvements design and construct, Yaroomba	\$55,000
• Mount Coolum public amenities contribution, Mount Coolum	\$50,000
• Jenyor Street pathway, Yaroomba	\$45,000
• Wilkins Park design, Pacific Paradise	\$30,000
• Marcoola lifeguard tower reconstruction contribution, Marcoola	\$30,000
• Felix Parry Park upgrade design, Marcoola	\$30,000
• Geeribach Lane beach access seating, Yaroomba	\$20,000
• Duport Avenue speed cushions outside M1 Building, Maroochydore	\$15,000
• Christiansen Park playground upgrade design, Maroochydore	\$10,000

• Power Memorial Park bike racks, Mudjimba	\$8,000
• Free tree days Division 8	\$2,000
• Thomas Booker Park new park name sign, Mudjimba	\$1,500

*Proudly funded by the Queensland Government in association with Sunshine Coast Council

Current as at 7 July 2025

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07 5475 7272 | Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Capital works highlights for Division 9

Division 9 suburbs

Bli Bli, Coolum Beach, Doonan, Marcoola, Maroochy River, Mount Coolum, Pacific Paradise, Peregrine Beach, Peregrine Springs, Valdora, Verrierdale, Weyba Downs and Yandina Creek.



A note from your local councillor – Cr Maria Suarez

Making it safer to get around our communities has long been a priority for Division 9 residents. This year, and in the years ahead, we will continue delivering more pathway connections, while several multi-year road projects will either continue or reach completion.

Improving the accessibility and offerings in our outdoor spaces will get a boost, with an all-abilities ramp at Coolum Beach, plenty of park upgrades, and enhancement of our environmental recreation areas. Bike enthusiasts will be able to take advantage of the new pump track in Coolum.

After extensive planning with many stakeholders, the Coolum District Sports Ground will move into detailed design, with construction to follow in future years.

At the Maroochy North sports area, preliminary investigations will begin. We look forward to meeting with sporting groups and the community on how this space will evolve.

Essential works will continue at the Nambour Landfill site to ensure we can responsibly manage our region's waste. Responsible management of waste is a vital service for our region.

Cr Maria Suarez

Building and facilities

- | | |
|--|-----------|
| • Lions and Norrie Job Park toilet block, Coolum Beach | \$300,000 |
| • Coolum Civic Centre stage lighting rig, Coolum Beach | \$90,000 |

Coast and canals

- Coolum Beach DDA compliant beach access ramp, Coolum Beach* \$400,000

Environmental assets

- Parklands Regional Park development, Parklands \$200,000
- Maroochy Wetlands Sanctuary boardwalk and shelter renewal, Bli Bli \$150,000
- Maroochy Wetlands Sanctuary visitor information centre renewal design, Bli Bli \$35,000

Holiday parks

- Coolum Beach Holiday Park new office, reception and residence replacement, Coolum Beach \$1,500,000

Parks and gardens

- Lions Norrie Job Park pump track, Coolum Beach* \$500,000
- Lions Norrie Job Park landscape plan stage 2, Coolum Beach \$291,000
- Nottingham Lane Park shelter picnic tables barbecue, Peregrine Springs \$150,000
- Kingfisher Drive Park cableway rubber softfall renewal, Bli Bli \$80,000
- The Avenue Park x 7 picnic table combo renewal, Peregrine Springs \$60,000
- Nottingham Lane Park playground renewals, Peregrine Springs \$50,000
- Tickle Park playground fence renewal, Coolum Beach \$50,000
- Noomar Drive Park windmill and fence, Doonan \$50,000
- Lions Norrie Job Park deck renewal for shower beach access 72, Coolum Beach \$40,000
- Avocado Park crawl tunnel and recreational playground edging renewal, Bli Bli \$25,000
- Coolum Surf Club historical signage renewal, Coolum Beach \$15,000
- Fourwinds Park spring toy renewal, Coolum Beach \$15,000
- Dunethin Rock Recreational Area shelter picnic table renewal, Maroochy River \$10,000

Sports facilities

- Coolum District Sports Ground design, Coolum Beach \$420,000
- Maroochy North Sport and Recreation Precinct combined preliminary planning investigation, Pacific Paradise \$200,000
- Coolum Aquatic Centre pool cover replacement, Coolum Beach \$70,000

Stormwater

- Petrie Creek catchment riparian, Bli Bli \$253,814

Transportation

- Camp Flat Road upgrade Stage 4, Bli Bli* \$4,200,000
- Emu Mountain Road pathway construction, Coolum Beach* \$1,000,000
- Coolum Connections urban design to link parks and paths, Coolum Beach \$400,000
- Pacific Terrace retaining wall remedial works, Coolum Beach \$180,000

- Yandina - Bli Bli Road pathway renewal design, Maroochy River \$35,000
- Lakewood Drive and Monak Road gravel road upgrade, Peregrine Beach \$23,000

Waste

- Nambour Landfill plant and equipment, Bli Bli \$5,100,000
- Nambour Landfill future expansion allocations, Bli Bli \$5,000,000
- Nambour Resource Recovery Centre design and construction, Bli Bli \$3,620,000
- Nambour Landfill leachate pre-treatment, Bli Bli \$1,00,000
- Materials Recovery Facility recyclables processing, Bli Bli \$700,000
- Nambour Landfill leachate system asset rehabilitation, Bli Bli \$360,000
- Nambour Landfill cell 7, Bli Bli \$350,000
- Nambour Resource Recovery Centre primary sort, Bli Bli \$300,000
- Nambour Resource Recovery Centre transfer station, Bli Bli \$100,000
- Nambour Landfill wheel wash decommission, Bli Bli \$20,000

Corporate major projects

- Renewal Energy Facility (Nambour), Bli Bli \$1,800,000

Minor capital works

- Yungar to Centenary Heights pathway, Coolum \$90,000
- Lions Norrie Park fitness equipment shade sail, Coolum \$80,000
- Coolum Beach beach access ramp, Coolum \$75,000
- The Avenue Park play space new basket swing, Peregrine Springs \$43,000
- Kingfisher Drive Park power connection, Bli Bli \$30,000
- Lowes Lookout stage 2 pathway detailed design, Coolum \$25,000
- Kingfisher Drive Park pathway, Bli Bli \$10,000
- Lions Norrie Park basketball court vegetation, Coolum \$5,500

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Capital works projects for Division 10

Division 10 suburbs

Belli Park, Bridges, Burnside, Coes Creek, Coolabine, Cooloolabin, Dulong, Eerwah Vale, Eumundi, Gheerulla, Highworth, Image Flat, Kenilworth, Kiamba, Kidaman Creek, Kulangoor, Kureelpa, Mapleton, Nambour, Ninderry, North Arm, Obi Obi, Parklands, Perwillowen, Rosemount, Towen Mountain, and Yandina.

Building and facilities

• Nambour Administration Building renewal, Nambour	\$1,315,000
• North Arm Park public amenity renewal, North Arm	\$300,000
• Arthur Roberts Park public amenity renewal, Kureelpa	\$300,000
• Lilyponds Park public amenity on site sewerage treatment system replacement, Mapleton	\$270,000
• Bonney Park amenity renewal, Kidaman Creek	\$196,780
• Nambour Showgrounds amenity upgrade, Nambour	\$150,000
• Nambour Showgrounds inground electrical infrastructure renewal, Nambour	\$90,000

Waterways

• Quota Park fishway construction, Nambour ⁺	\$920,000
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Parks and gardens

• Kenilworth Town Park playground fence renewal, Kenilworth	\$125,000
• Kenilworth Town Park playground renewal, Kenilworth	\$100,000
• Quota Memorial Park basket swing rubber softfall renewal, Nambour	\$100,000
• Gardenvale Park edging and carousel renewal play, Coes Creek	\$55,000
• Poinciana Park edging and rocker renewal play, Parklands	\$55,000
• Kenilworth Town Park barbecue refurbishment, Kenilworth	\$30,000
• Kenilworth Town Park x 3 picnic table renewal, Kenilworth	\$30,000
• William Parsons Park x 2 seat renewal, Nambour	\$16,000
• Spring Pastures Drive Park playground softfall and water tank, Mapleton	\$10,000
• Dick Caplick Park climbing orb and softfall renewal, Eumundi	\$10,000
• Oxleigh Heights Park playground renewal design, Nambour	\$8,000

Sports facilities

• Nambour Showgrounds LED sign replacement, Nambour	\$140,000
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Stormwater

- Balkin Road stormwater network upgrade, Eumundi \$229,300

Transportation

- North Arm Road gravel road upgrade, North Arm \$4,500,000
- Seib Road pedestrian bridge, Eumundi** \$2,200,000
- Namba Place revitalisation project, Nambour* \$1,050,000
- Eumundi Town Centre placemaking stage 3, Eumundi* \$950,000
- Namba pedestrian crossing, Nambour* \$300,000
- Currie Street to Price Street pathway, Nambour \$281,740
- Kenilworth streetscape upgrade, Kenilworth \$200,000
- Hospital Road pathway and kerb renewal, Nambour \$100,320
- Memorial Bridge bridge joints, Nambour \$80,000

Waste

- Mapleton Rural Transfer Station hardstands, Mapleton \$440,000

Minor capital works

- Stevens Street carpark design and construction, Yandina \$230,000
- Tea Tree Park fenced dog off leash contribution, Yandina \$100,000
- Dick Caplick Park rickety bridge installation, Eumundi \$40,000
- Nambour - Mapleton Road pathway missing link, Nambour \$30,000
- Mapleton basketball or netball half court (completion of construction)
Mapleton \$20,000

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Sunshine Coast Council 2025-26 Revenue Statement

2025-26 REVENUE STATEMENT

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1. INTRODUCTION

The Revenue Statement provides an explanation of the revenue raising measures. Section 169(2)(b) of the *Local Government Regulation 2012* requires Council to prepare and adopt a Revenue Statement each financial year as part of the local government's budget. Section 172 of the *Local Government Regulation 2012* specifies the content to be included in the Revenue Statement.

The 2025-26 Revenue Statement applies for the period 1 July 2025 to 30 June 2026.

2. ADMINISTRATION

2.1 Issue of Rates Notices

Separate rate notices will be issued in the first six months of the financial year (July to December), and in the second half of the financial year (January to June), for the billing periods 1 July 2025 to the 31 December 2025, and 1 January 2026 to the 30 June 2026, respectively. Each rate notice includes one half of the annual rates and charges levied for the financial year. Sunshine Coast Regional Council will not make a resolution limiting the increase in rates and charges for the 2025-26 financial year.

In accordance with section 118 of the *Local Government Regulation 2012*, and section 152P of the *Fire Services Act 1990* all rates and charges and the State Government's Emergency Management Levy are to be paid by the due date shown on the rate notice.

The Council is required to collect the Emergency Management Levy in accordance with the *Fire Services Act 1990* and this levy is included on the rate notice. The Council billing frequency and method noted above will be applied to the Emergency Management Levy. All funds raised from this levy are forwarded to the Queensland Fire Department. For the financial year 2025-26, the levy is as prescribed by the *Fire Services Regulation 2011*, which is subject to alteration from time to time and is therefore outside the Sunshine Coast Regional Council's discretion. Council pensioner concessions as shown in section 2.3 will not be applied to the Emergency Management Levy.

2.2 Adjustment of Rates and Charges

Supplementary rates notices for variations in rates and charges will be issued as required during the financial year. It is the owner's responsibility to check that all rates and charges are correct at the time of the issue of the rate notice.

Adjustment to rates and charges will only be made for up to a maximum of twelve months prior to the current rating period in accordance with the provisions of section 3.2.4, excluding adjustments arising from accepted objection notices relating to owner use of non-domiciled property for 28 days or more per 6-month rating period for properties categorised in Differential General Rate Categories 16UT, 16RT, 17UT, 17RT, 18UT, 18RT, 19UT, 19RT, 27T or 29T (which are detailed further below).

Adjustment for rates and charges levied in the prior twelve months where a principal place of residence adjustment is sought, will **not** be made where; a property has been categorised in Differential General Rate Categories 16, 16UT, 16RT, 17, 17UT, 17RT, 18, 18UT, 18RT, 19, 19UT, 19RT, 27, 27T, 29 or 29T, and the owner/s have not provided a completed differential general rate objection notice **and** sufficient supporting documents for each relevant rating period advising that the property is their principal place of residence per section 3.2.4 of this Revenue Statement.

For rates notices issued after 1 July 2025, an owner of non-domiciled property categorised in 16UT, 16RT, 17UT, 17RT, 18UT, 18RT, 19UT, 19RT, 27T or 29T may submit a completed Differential General Rate Objection Form – Transitory Accommodation non-domiciled property owner use (TA Objection Form), with the required supporting information, where the non-domiciled property

owner has exclusively used the property for 28 days or more in a 6-month rating period. Council will accept one TA Objection Form per 6-month rating period and if accepted, adjustments will only be made from the start of the 6-month rating period to which the objection relates in the current financial year.

2.3 Pensioner Concession

Council's Pensioner Rate Concession to eligible pensioners will be allowed under Chapter 4, Part 10 of the *Local Government Regulation 2012*.

To qualify for Council's Pensioner Rate Concession the ratepayer must meet the following eligibility criteria.

2.3.1 Eligibility Criteria

To qualify for Council's Pensioner Rate Concession, the ratepayer must qualify for the Queensland Government Pensioner Rate Subsidy.

The pensioner:

- (a) Must possess a current, valid qualifying concession card, namely:
 - (i) Pensioner Concession Card issued by Centrelink or the Department of Veteran Affairs,
OR,
 - (ii) Veteran Gold Card (also known as a Gold Card or Repatriation Health Card) issued by the Department of Veteran Affairs, and
- (b) Must be the owner (either solely or jointly), or be an eligible life tenant, in accordance with the guidelines for Queensland Government Pensioner Rate Subsidy, of property within the Sunshine Coast Regional Council local government area, which is their principal place of residence, AND must have (either solely or jointly with a co-owner/s), the legal responsibility for payment of rates and charges which are levied in respect of the said property by the Council. In the case of joint ownership, the subsidy will only apply to the applicable rates and charges proportionate to the share of property ownership of the approved pensioners. Where a co-owner is a declared dependant displayed on the applicant's pension card the declared dependant's proportionate share of property ownership is incorporated when assessing the proportionate share of property ownership of the applicant. For holders of the Repatriation Health (Gold) card issued by the Department of Veteran Affairs the name of the co-owner de facto/spouse, is not listed on cards and therefore when assessing the proportionate share of property ownership of the applicant the co-owner de facto/spouse portion is consequently incorporated, and
- (c) Must, if a 'first time' applicant, lodge and complete the prescribed application to be entitled to a Queensland Government Pensioner Rate Subsidy. The information on this application form will be used by Council to verify the eligibility of all pensioners (Centrelink and Veteran Affairs pension recipients). Upon proof of eligibility, the entitlement to a subsidy will commence from either the card start date shown on the Pensioner Concession Card or the date of occupation of their principal place of residence or the start of the current rating period, whichever is the later date. Such entitlement will continue until the sale of that property or until the entitlement to a pension ceases to exist, and
- (d) Must, if an 'existing' applicant, lodge another application on the acquisition of a replacement property within the Sunshine Coast Regional Council local government area, OR if required by Council, and
- (e) Pensioner Rate Subsidy will only be allowed where there is an approved habitable residence on the land which complies with the *Building Act 1975*.

Should the eligibility criteria for the Queensland Government Pensioner Rate Subsidy be revised, the updated criteria will apply.

2.3.2 Method of Calculation – Per Property

Method of calculation - per property*		
*25% of the Differential General Rate subject to the following maximum amounts		
Pension Rate	Sole title to the property	Joint title to the property
Maximum level of pension (full pension)	\$326.60 per annum maximum	\$255.60 per annum maximum
Not Maximum level of pension (part pension)	\$163.30 per annum maximum	\$93.40 per annum maximum

2.3.2.1 Single Owner on the Maximum Rate of Pension

Where the *pensioner* is in receipt of the maximum level of pension and is the sole owner of the property that is their principal place of residence the concession will be 25% of the differential general rate up to a maximum amount of \$326.60 per annum.

2.3.2.2 Joint Owner on the Maximum Rate of Pension

Where the *pensioner* is in receipt of the maximum level of pension and the property is their principal place of residence and owns the property jointly with one or more people who meet the eligibility criteria in section 2.3.1, the concession will be 25% of the differential general rate up to a maximum amount of \$255.60 per annum.

2.3.2.3 Single Owner not on the Maximum Rate of Pension

Where the *pensioner* is not in receipt of the maximum level of pension and is the sole owner of the property that is their principal place of residence the concession will be 25% of the differential general rate up to a maximum amount of \$163.30 per annum.

2.3.2.4 Joint Owner not on the Maximum Rate of Pension

Where the *pensioner* is not in receipt of the maximum level of pension and the property is their principal place of residence and owns the property jointly with one or more people who meet the eligibility criteria in section 2.3.1, the concession will be 25% of the differential general rate up to a maximum amount of \$93.40 per annum.

2.3.3 Pensioner Rate Concession and/or Queensland Government Pensioner Rate Subsidy adjustment for previous rating periods

Where a pensioner requests a Pensioner Rate Concession is applied to a previous rating period, requests must be submitted to Council in writing with supporting evidence to Council's satisfaction, in addition an Application for Pension Rate/Subsidy Concession form and a copy of the Pensioner Concession Card must be submitted. Council, in its sole discretion, may determine whether to grant the request in relation to the Council Pensioner Rate Concession.

Requests will be considered that meet one of the following criteria:

- (a) The applicant's pension has been granted and backdated, or their pensioner status restored retrospectively as a result of a proper appeal process with Centrelink or Department of Veteran Affairs, thereby preventing them from applying at the date of grant, or,

- (b) a person's failure to be granted the Queensland Government Pensioner Rate Subsidy and/or the Sunshine Coast Regional Council Pensioner Concession has resulted from an acknowledged error on the part of Council or the Department of Families, Seniors, Disability Services and Child Safety, or a person professionally advising the pensioner, such as a solicitor or financial adviser.

All written backdate requests will be forwarded to State Government Concession Services by Council for review and to determine if a Queensland Government Pensioner Rate Subsidy will be granted. If the Subsidy will not be granted, Council will not grant the concession.

2.4 Concessions for Rates & Charges

2.4.1 Rates and Charges Debt Concession

In accordance with section 120 of the *Local Government Regulation 2012*, a concession by way of an agreement to defer payment of rates and charges may be granted to landowners that satisfy Council that payment of the rates and charges for their Principal Place of Residence will cause them hardship. The overdue rates and charges must be discharged in full by the end of the period granted under this concession which may be up to a maximum of 12 months as determined by Council. The granting of this concession will be subject to conditions as included in Council resolutions, policy and procedural documents prepared from time to time.

2.4.1.1 Additional Charges

In accordance with section 125(3) of the *Local Government Regulation 2012* an additional charge can accrue on all rates and charges in arrears in return for Council agreeing to defer the payment. The additional charge will be equivalent to compound interest, calculated in daily rests from the due date stated in the rate notice until paid in full and will be set at the *90-day Bank Bill Yield Rate*.

2.4.2 Deferment of Differential General Rates

Chapter 4, Part 10 of the *Local Government Regulation 2012* allows Council to enter into an agreement with certain ratepayers to defer the payment of their differential general rates.

The deferment of the differential general rate will apply to:

- Eligible Pensioners
- Eligible Business/Enterprises.

2.4.2.1 Deferment for Eligible Pensioners

To assist eligible *pensioners* who Council is satisfied have experienced large increases in the value of their property as determined by the Department of Resources or have experienced financial hardship Council may allow deferment of up to 50% of the differential general rate under section 120(1)(a) of the *Local Government Regulation 2012*. The deferred rates will accumulate as a debt against the property until it is sold, or until the death of the ratepayer, or until the property is transferred from the ownership of the concession applicant, or until such time as determined by Council and detailed in Council's conditions of acceptance of the deferral application, whichever is the sooner. If the property is sold or transferred, the deferred rates are payable in full upon settlement of the sale or transfer. If the ratepayer dies, the deferred rates are payable in full within 30 days of the death of the ratepayer.

The deferment of differential general rates applies only to properties owned by eligible pensioners categorised in Differential General Rates Categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 28 & 30 (principal place of residence rate categories).

To be eligible to defer up to 50% of the differential general rate the applicant must:

- complete, lodge and have accepted by Council the prescribed application form, and

- own no less than 50% of the property and occupy the property as their principal place of residence, and
- have no overdue rates and charges on the said property at the time of application, and
 - be the holder of either:
 - (a) a Pension Concession Card issued by Centrelink or the Department of Veteran Affairs,
or
 - (b) a Veteran Gold Card (also known as a Gold Card or Repatriation Health Card) issued by the Department of Veteran Affairs.

2.4.2.2 Deferment for Businesses or Enterprises

Eligible businesses or enterprises may be allowed to defer payment of up to 50% of the differential general rates under Chapter 4, Part 10 of the *Local Government Regulation 2012*, section 120(1)(d).

To assist eligible businesses and enterprises, Council may allow deferment of up to 50% of the differential general rate to approved applicants under the Sunshine Coast Regional Council Investment Incentive Scheme. The deferred rates will accumulate as a debt against the property until it is sold or transferred or until the payment is required in accordance with the conditions of Council's approval of the deferment application, whichever is sooner.

2.4.2.3 Additional Charges

Additional charges may be applied to all deferred differential general rates under section 125(3) of the *Local Government Regulation 2012*. The additional charges will be equivalent to compound interest, calculated in daily rests from the due date stated in the rate notice until paid in full and will be set at the *90-day Bank Bill Yield Rate*.

2.4.2.4 Application to Defer

Ratepayers will be required to apply for a deferment of the differential general rate.

2.4.3 Concessions for Non-profit or Arts/Cultural Development Organisations

Council may grant a differential general rate concession to land identified in section 120(1)(b) of the *Local Government Regulation 2012* to the extent Council is satisfied the land is owned and directly used by an entity whose objects do not include making a profit, or owned and directly used by an entity that provides assistance or encouragement for arts or cultural development, and is one of the following:

- Boy Scout and Girl Guide Associations
- Surf Lifesaving and Coastguard organisation
- Community Sporting Organisation – Not-for-profit organisations without a commercial liquor licence or a community club liquor licence
- Community Cultural or Arts Organisation – Not-for-profit organisations without a commercial liquor licence or a community club liquor licence
- Charitable Organisations:
 - (a) not-for-profit organisation, and
 - (b) registered as a charity institution or a public benevolent institution, and
 - (c) providing benefits directly to the community, and
 - (d) endorsed by the Australian Tax Office - Charity Tax Concession.

The concession will be a rebate of 100% of the differential general rate. Council must be satisfied that the land for which the concession is sought is used directly for not-for-profit activities or services being delivered directly by the eligible organisation who is the landowner. Applications

received during the current year that fall within the categories above may be granted a differential general rate concession for the year if Council is satisfied the eligibility criteria have been met. The granting of this concession will be subject to conditions as included in Council resolutions, procedural and application documents prepared from time to time.

If a property has previously been granted a differential general rate concession in the previous financial year, the owner will not be required to re-apply to obtain the concession for the current financial year, however they may be required to provide proof of their ongoing eligibility if requested to do so. Property owners must immediately notify Council if there is a change of land use for a property in receipt of a differential general rate concession or if they no longer meet the eligibility criteria for the concession.

2.5 Differential General Rate Exemptions

Section 93 (3) of the *Local Government Act 2009* states that certain land is exempt from differential general rates. Additionally, section 73 of the *Local Government Regulation 2012* provides details of land that is exempt from rating in accordance with section 93(3)(j)(ii) of the *Local Government Act 2009*.

In applying these sections of the *Local Government Act 2009* and supporting regulation, Council will be guided by the principle of communication by raising the awareness of target groups that may qualify for these exemptions.

Section 73 of the *Local Government Regulation 2012* states that for section 93(3)(j)(ii) of the Act, the following land is exempted from rating:

- (a) land owned by a religious entity if the land is less than 20ha and is used for 1 or more of the following purposes:
 - (i) religious purposes, including, for example, public worship
 - (ii) the provision of education, health or community services, including facilities for aged persons and persons with disabilities
 - (iii) the administration of the religious entity
 - (iv) housing incidental to a purpose mentioned in subparagraph (i), to (iii).
- (b) land vested in, or placed under the management and control of, a person under an Act for:
 - (i) a public purpose that is a recreational or sporting purpose, or
 - (ii) a charitable purpose.
- (c) land used for purposes of a public hospital if:
 - (i) the public hospital is
 - (A) part of a private hospital complex, or
 - (B) a private and public hospital complex, and
 - (ii) the land used for the purposes is more than 2ha and is separated from the rest of the complex.
- (d) land owned by a community organisation if the land is less than 20ha and is used for providing one of the following:
 - (i) accommodation associated with the protection of children
 - (ii) accommodation for students
 - (iii) educational, training or information services aimed at improving labour market participation or leisure opportunities.
- (e) land used for a cemetery.

2.6 Outstanding Rates and Charges

2.6.1 Interest Charges

Interest Charges will be applied to all overdue rates or charges under section 133 of the *Local Government Regulation 2012* from the day the rates or charges become overdue. The interest will be compound interest, calculated on daily rests. For a day on or after 1 July 2025 the interest rate will be 8% per annum.

2.6.2 Arrangements to Pay

Pursuant to section 129 of the *Local Government Regulation 2012*, Council will allow ratepayers to enter into an arrangement to pay rates and charges for a particular six-month rating period, by either fortnightly or monthly instalments. The arrangement will allow the full payment of rates and charges by the end of the current six-month rating period within which the arrangement is established. A separate arrangement is required for each six-month rating period and arrangements may not be entered into where there are overdue rates and charges from prior rating periods. Where a ratepayer defaults on an arrangement to pay, the arrangement will be cancelled, and interest applied from the date of default in accordance with section 2.6.1 of this Revenue Statement. The establishment of arrangements to pay will be subject to the requirements included in procedural and application documents prepared from time to time.

2.6.3 Overdue Rates and Charges

Where the rates and charges remain unpaid and an arrangement to pay has not been made, a reminder notice will be issued. Where rates and charges remain unpaid after the reminder notice period, further recovery action may commence, which may include being referred to an external debt recovery agent. Council may also undertake court proceedings to recover overdue rates and charges in accordance with section 134 of the *Local Government Regulation 2012*.

As per sections 138 to 146 of the *Local Government Regulation 2012*, Council has the power to sell the property for the recovery of outstanding rates and charges, which have been overdue for at least three years. Vacant land and commercial properties can be sold after one year where judgment has been entered.

2.6.4 Sale of Land for Arrears of Rates & Charges

In order for the Council to exercise its powers to sell or acquire land for overdue rates or charges, it must comply with the requirements set out in the *Local Government Act 2009* and *Local Government Regulation 2012*, including but not limited to the following:

- Some or all of the overdue rates and charges have been overdue for at least,
 - generally three years, or
 - if the rates or charges were levied on vacant land or land used for commercial properties and the local government have obtained judgment – one year, or
 - if the rates or charges were levied for a mining claim – three months.
- The Council may, by resolution, decide to sell the land.
- The Council must as soon as practicable give all interested parties a Notice of Intention to Sell the land.
- Procedures for selling the land must be commenced generally three months after the Notice of Intention to Sell the land is issued and notice of auction issued within six months after the Notice of Intention to Sell the land is issued.
- The Council must end the procedures if the overdue rates and charges and all expenses the Council incurs in attempting to sell the land are paid in full.

The Chief Executive Officer has the authority to remove a property from the Sale of Land list or defer the sale of the property and reschedule the auction to a later date within the timeframes prescribed by the *Local Government Regulation 2012*.

2.7 Fees and Charges

Section 97 of the *Local Government Act 2009* allows a local government to fix a cost recovery fee.

All fees and charges will be set with reference to full cost pricing. Cost-recovery fees will be charged up to a maximum of full cost and reflect as far as possible the actual cost of providing services and facilities. Commercial charges will be at commercial rates. Council acknowledges the community benefit associated with not-for-profit organisations and Traditional Owners conducting activities on the Sunshine Coast. All not-for-profit organisations are exempt from cost recovery fees for applications to conduct activities requiring an approval on public and private land within the Sunshine Coast Regional Council local government area. All applications from Traditional Owners of the Kabi Kabi and Jinibara people are exempt from cost-recovery application fees in relation to tourism and cultural business activities occurring on community land within the Sunshine Coast Regional Council local government area.

Section 172(1)(d) of the *Local Government Regulation 2012* provides that if the local government conducts a business activity on a commercial basis the Revenue Statement must state the criteria used to decide the amount of the charges for the activity's goods and services. Commercial charges will be charged at commercial rates for a business activity conducted by Council on a commercial basis and all commercial charges for the 2025-26 financial year are set out in the Register of General Cost-Recovery Fees and Commercial Charges 2025-26 as adopted.

Land valuation fees issued by the Department of Resources will be passed on to landowners via the rate notice.

2.8 Definitions

In this Revenue Statement, with the exception of section 5, the following definitions apply:

Terms Used	Explanation
<i>90-day Bank Bill Yield Rate</i>	the monthly average yield of 90-day bank accepted bills published by the Reserve Bank of Australia for the month of March in the financial year immediately before the financial year to which this Revenue Statement refers, rounded to 2 decimal places. For 2025-26 this is 4.12%.
<i>Community Title Scheme</i>	a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i> .
<i>Differential General Rates Table</i>	Table 1 and Table 2 in this Revenue Statement.
<i>due date</i>	the due date for payment as shown on the rate notice.
<i>dual occupancy</i>	a property containing two dwelling houses or dwelling units on the same rateable lot (one valuation), whether or not attached, capable of being used by separate households.
<i>dwelling house</i>	a separate building that is used or is adapted to be used for principal residential purposes .

<i>dwelling unit</i>	a room or group of rooms that is used or is adapted to be used for principal residential purposes .
<i>full payment</i>	cleared payment of the amount of the most recently issued rates notice. 'Cleared' payment means money which Council can immediately withdraw from its bank accounts or be used at the time of the transaction or at the end of the day.
<i>group title multi dwelling</i>	land with 09 Land Use Code which contains multiple dwellings.
<i>group title single dwelling</i>	land with 09 Land Use Code which contains a single dwelling house only.
<i>group title vacant land</i>	land with 09 Land Use Code which does not contain any improvements.
<i>high-rise unit</i>	strata lots within a complex containing greater than four stories above the ground.
<i>land parcel or parcel of land</i>	a lot or any part of a lot which is registered with the Department of Resources, and which is capable of being occupied separately regardless of whether a separate title is held for such lot or part of a lot.
<i>land use codes</i>	the land use codes used by Council, derived from the Department of Resources detailed at Appendix 7.
<i>low-rise unit</i>	strata lots within a complex containing no more than four stories above the ground.
<i>multi dwelling</i>	dual occupancy, secondary dwelling or flats, on the same rateable lot (one valuation), categorised under land use code 03 or for dwelling units on the same rateable lot (one valuation) categorised under land use code 08 or 09.
<i>non-residential purposes</i>	all purposes other than residential purposes .
<i>non-domiciled property</i>	property that is <u>not</u> the owner's declared residential address for electoral, taxation, driving, government social security or national health registration purposes, or any other form of evidence deemed acceptable by the Council <u>and</u> is categorised within rating categories 16RT, 16UT, 17RT, 17UT, 18RT, 18UT, 19RT, 19UT, 27T, 29T.
<i>overdue rates</i>	has the meaning assigned to that term by section 132 of the <i>Local Government Regulation 2012</i> . Without limiting that definition, overdue rates generally means those rates and charges remaining unpaid after the due date for payment, as prescribed in a rate notice issued to ratepayers. Overdue rates excludes those rates and charges covered by an approved arrangement to pay where payments are being maintained in accordance with the approved arrangement.
<i>owner</i>	has the meaning given in the <i>Local Government Act 2009</i> for the term owner of land.
<i>predominant use</i>	the single use, or in the case of multiple usages, the main use, for which in the opinion of the Council the property is being used or could potentially

	be used by virtue of the improvements or activities conducted upon the property .
<i>pensioner</i>	in accordance with the <i>Local Government Regulation 2012</i> , a person who is the holder of a pensioner concession card issued by the department of the Commonwealth responsible for administering the <i>Social Security Act 1991 (Cwlth)</i> or the <i>Veterans' Entitlements Act 1986 (Cwlth)</i> .
<i>primary production purposes</i>	land used or available for the business or industry of grazing, dairying, pig farming, poultry farming, viticulture, orchard, apiculture, horticulture, aquaculture, vegetable growing, the growing of crops of any kind, forestry; or any other business or industry involving the cultivation of soils, the harvesting of crops or the rearing of livestock; <u>and</u> where a farming concession is granted by the Department of Resources in accordance with Chapter 2, Part 2, Division 5, Subdivision 2 of the <i>Land Valuation Act 2010</i> .
<i>premises</i>	includes: (a) the whole or any part of any building, structure, or land (b) any construction works whether on private land, Crown land, Council land or any public place.
<i>principal place of residence</i>	<p>(A) a <u>single</u> dwelling house, or <u>single</u> dwelling unit that is the place of residence at which at least one natural person who constitutes the owner/s of the land predominantly resides, or</p> <p>(B) a multi dwelling house or multi dwelling unit that is the place of residence where at least one owner being a pensioner who complies with the eligibility criteria contained in the Queensland Government's Rate Subsidy Scheme predominantly resides.</p> <p>(C) rateable land within a community title scheme that is identified by land use code 08 community title scheme unit within a Retirement Village <u>and</u> the community title scheme unit is owned by the Retirement Village operator <u>and</u> occupied under a current lease of 90 years or more which specifies the unit occupant is responsible for payment of the general rate.</p> <p>In establishing principal place of residence Council may consider, but not be limited to, the owner's declared address for electoral, taxation, driving, government social security or national health registration purposes, or any other form of evidence deemed acceptable by the Council.</p> <p>Without limiting the above meaning the following cases do not comply with the definition of a principal place of residence, namely a <u>single dwelling house</u>, a <u>single dwelling unit</u>, or a multi dwelling house or a multi dwelling unit that is:</p> <p>(a) not occupied by at least one person/s who constitutes the owner/s, but occupied by any other person/s, whether in return for rent or remuneration or not, including members of the owner's family, unless the specific criteria (C) above applies, or</p> <p>(b) not occupied, whether permanently or temporarily for more than 120 days of the financial year, including for the purposes of renovation or redevelopment, except where:</p>

	<ul style="list-style-type: none"> (i) a premises being renovated remains the registered principal place of residence of the owner for electoral, taxation, driving, government social security or national health registration purposes and that the owner/s do not own any other property which they claim to be their principal place of residence, or (ii) a property is vacant due to the owner/s absence on an extended holiday, provided that the property remains vacant for the entire period of their absence, or (iii) a property is vacant due to the owner/s absence due to work commitments, provided that the absence is confirmed in writing by the owner's employer to Council's satisfaction and the property remains vacant or is occupied by immediate family members only during the period of the owner's absence, or (iv) the owner is absent due to medical reasons of the owner or a close relative and this is confirmed in writing by a health professional to Council's satisfaction. <p>(c) not owned by a natural person, e.g. owned by a company, excepting where the ratepayer residing at the property as their principal place of residence is the company owner, or</p> <p>(d) multi dwelling (dual occupancy or a secondary dwelling) on the same rateable lot (one valuation) whether or not the properties are attached (except as outlined in (B) above), or</p> <p>(e) a property categorised as transitory accommodation within rating categories 16RT, 16UT, 17RT, 17UT, 18RT, 18UT, 19RT, 19UT, 27T, 29T.</p>
<i>principal residential purpose(s)</i>	<p>a dwelling house or dwelling unit used solely for a principal place of residence, not used as transitory accommodation, not including a dwelling house or dwelling unit that is part of a multi-dwelling, not containing any improvements of a non-residential nature nor comprising any non-residential or commercial activity unless such improvements or activity is limited to:</p> <ul style="list-style-type: none"> (a) the owner/s working from home being either self-employed or working for their employer either permanently or temporarily, provided any such activity conforms with and does not exceed the Description and Identification set out in the Differential General Rates Table included in Council's 2025-26 Revenue Statement, and/or (b) engaging in a hobby or pastime that involves the sale, manufacture or provision of goods or services and/or the reception of customers to view, purchase or consult on any such goods or services on site, including low-key/single, kerb-side sales and stalls, provided any such activity conforms with and does not exceed the Description and Identification set out in the Differential General Rates Table included in Council's 2025-26 Revenue Statement.
<i>property</i>	a parcel or parcels of land recorded together within Council's systems for rating and charging purposes.
<i>rateable land</i>	has the meaning given in section 93(2) of the <i>Local Government Act 2009</i> .

<i>rateable value</i>	the value of land for the financial year as issued by the Department of Resources in accordance with the <i>Land Valuation Act 2010</i> .
<i>residential purpose(s)</i>	land that is in, or if it were categorised would be in, Differential Rating Categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 27, 27T, 28, 29, 29T or 30 as set out in the Differential General Rates Table included in Council's 2025-26 Revenue Statement. Any residential premises that does not comply with the Description and Identification for Differential Rating Categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 27, 27T, 28, 29, 29T or 30 as set out in the Differential General Rates Table (Table 1) included in Council's 2025-26 Revenue Statement, is deemed to be non-residential purposes .
<i>retirement lifestyle village</i>	land that is a single lot and not subject to a community title scheme , or is a group title multi dwelling , and that is used to accommodate older members of the community or retired persons who are at least 50 years of age, and all persons occupy the land for a principal place of residence purpose and hold a long term licence/lease to occupy the land, and own the dwelling house/dwelling unit upon the land to which they hold a licence/lease to occupy. Excludes caravan parks and mixed uses i.e. only applicable to the single use of principal place of residence .
<i>retirement village</i>	a registered premise where older members of the community or retired persons reside, or are to reside, in independent living units or serviced units under a retirement village scheme in accordance with the <i>Retirement Villages Act 1999</i> .
<i>rural</i>	the rural area shown on Map 2 (unshaded white areas), within the Sunshine Coast Regional Council local government area delineated on Map 2.
<i>secondary dwelling</i>	a dwelling used in conjunction with a dwelling house or dwelling unit on the same rateable lot (one valuation). For example, may be constructed under a dwelling house, be attached or freestanding from the dwelling house, may be a separate self-contained part of a dwelling house or dwelling unit . Note: A dwelling house or dwelling unit with a secondary dwelling on the same rateable lot is a multi-dwelling for rating purposes.
<i>shopping centre purposes</i>	land which has a predominant use of major retail activities or retail warehouses.
<i>single dwelling</i>	land which contains a single dwelling house or a single dwelling unit only.
<i>strata lot</i>	a lot created pursuant to the <i>Body Corporate and Community Management Act 1997</i> , <i>Mixed Use Development Act 1993</i> , or similar strata title legislation.
<i>Sunshine Coast Airport and Sunshine Coast Airport Precinct</i>	land which is located within either the Sunshine Coast Airport or Sunshine Coast Airport Precinct, as identified in Council's Planning Scheme, and is for activities associated, related or connected with the provision, management and operation of an airport facility, including passenger terminal, freight, car parking facilities, storage and industrial facilities. The

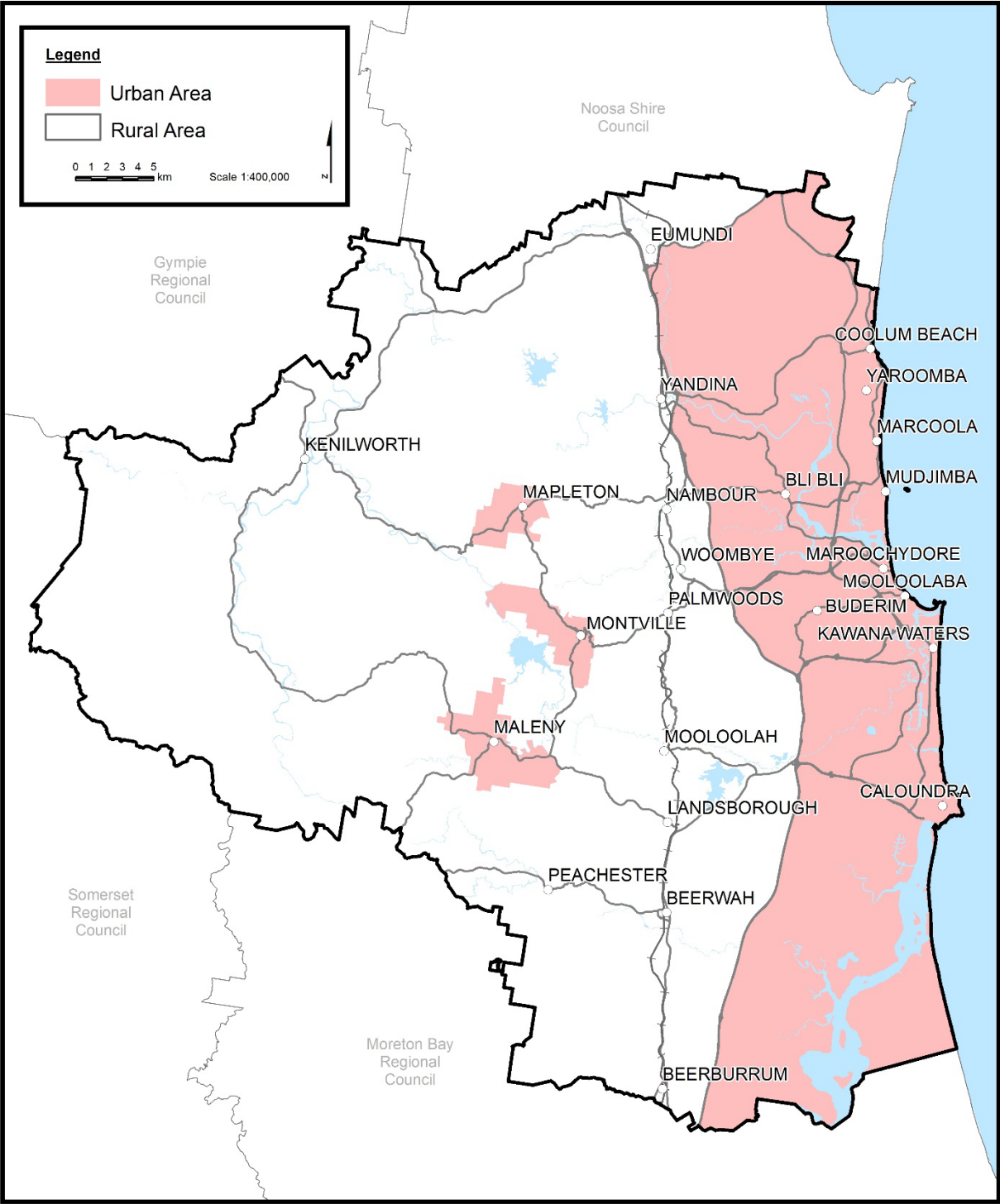
	intention of this description is to cover all properties used for a range of purposes located within the footprint of the Sunshine Coast Airport and Sunshine Coast Airport Precinct, an area as identified in Council's Planning Scheme.
<i>transitory accommodation</i>	<p>where a property is offered or available, or used, for rental in a temporary manner, generally associated with, but not limited to, holiday rental letting, typically for a rental period or rental periods of less than 42 consecutive days at any one time. (Note: Transitory Accommodation listings or advertising/marketing, for example, such as on publicly available websites and/or with real estate agents, will constitute evidence of the property being offered or available).</p> <p>Despite the above, the following is not transitory accommodation:</p> <ul style="list-style-type: none"> (a) a room in a property that is offered or available, or used, for holiday rental letting within a principal place of residence <u>and</u> the owner/s reside at the property when the room is offered, available or used for holiday rental letting, or (b) a property with a documented tenancy agreement in place that meets the requirements of the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, <u>and</u> the agreement is for a period of 42 consecutive days or more, or (c) the specific time period detailed on a Differential General Rate Objection Form – Transitory Accommodation non-domiciled property owner use for 28 days or more (TA Objection Form) <u>and</u> the TA Objection Form has been accepted by Council as meeting the criteria for non-domiciled property owner use for 28 days or more in accordance with section 2.2, and section 3.2.4, and the conditions detailed on the TA Objection Form. <p>For the purposes of clarity, where a multi dwelling is used to provide transitory accommodation the predominant use definition is applied. Without limiting the meaning, the following is a predominant use of transitory accommodation: where 50% or more of a multi dwelling is offered or available or used as transitory accommodation.</p>
<i>urban</i>	the urban areas shown on Map 2 (shaded pink areas), within the Sunshine Coast Regional Council local government area delineated on Map 2.
<i>vacant land</i>	land devoid of buildings or structures with the exception of outbuildings or other minor structures not designed or used for human habitation or occupation. It excludes land that is used for car parking or in conjunction with any commercial activity or commercial land use, examples of which include but are not limited to, heavy vehicle or machinery parking, outdoor storage areas, assembly areas or land used for primary production purposes . Commercial activities are rated within commercial & industrial rate categories 2RN, 2UN, 2R, 2U, 3R, 3U, 4U, 4R, 5, 25, 25A, 25B, 26 or for primary production purposes rate category 1 applies.

Any terms not defined in this Revenue Statement will be as defined under the *Local Government Act 2009*, the *Local Government Regulation 2012* and supporting regulations and if not defined there the term will be given the meaning determined by Council.

MAP 1 – Sunshine Coast Council Region



MAP 2 – Urban and Rural Areas



3. DIFFERENTIAL GENERAL RATES

3.1 Basis of Rates

Differential General Rates are to be levied under section 94 of the *Local Government Act 2009*. The rate so made will be applied to the rateable value of properties.

3.1.1 Outline

The Sunshine Coast Regional Council will use a system of differential general rating for the 2025-26 financial year.

3.1.2 Limitation of Increase in Rates and Charges Levied

Pursuant to section 116 of the Local Government Regulation 2012, Sunshine Coast Regional Council has not make a resolution limiting the increases in rates or charges for the 2025-26 financial year.

3.2 Rates to Apply

3.2.1 Explanation

The applicable Differential General Rates for the financial year ending 30 June 2026 are identified in *Table 2 Schedule of Rates*, as adopted in the 2025-26 Council budget. The rate will apply to the rateable value of lands which are within the Sunshine Coast Regional Council area as provided by the Department of Resources.

3.2.2 Differential General Rates

There will be 49 differential general rating categories in 2025-26. The categories and the relevant description and identification of those categories are outlined in *Table 1 Differential General Rates*.

For the purpose of making and levying differential general rates for the financial year on all rateable land in the regional Council area, pursuant to section 81 of the *Local Government Regulation 2012* the Council determines that:

- (a) the categories into which the rateable land in the regional Council area is to be categorised are:

- 1** Agricultural
- 2RN** Rural Commercial & Industrial with a rateable value from \$0 to \$195,700
- 2UN** Urban Commercial & Industrial with a rateable value from \$0 to \$195,700
- 2R** Rural Commercial & Industrial with a rateable value from \$195,701 to \$399,000
- 2U** Urban Commercial & Industrial with a rateable value from \$195,701 to \$399,000
- 3R** Rural Commercial & Industrial with a rateable value from \$399,001 to \$950,000
- 3U** Urban Commercial & Industrial with a rateable value from \$399,001 to \$950,000
- 4R** Rural Commercial & Industrial with a rateable value greater than \$950,000
- 4U** Urban Commercial & Industrial with a rateable value greater than \$950,000
- 4I** Iconic Tourism, Entertainment/Leisure or Tourism Attraction related industry
- 5** Extractive Industries
- 6** Residential/Vacant Land/Other with a rateable value from \$0 to \$560,500
- 7** Residential/Vacant Land/Other with a rateable value from \$560,501 to \$850,000
- 8** Residential/Vacant Land/Other with a rateable value from \$850,001 to \$1,085,400
- 9** Residential/Vacant Land/Other with a rateable value from \$1,085,401 to \$1,246,200
- 10** Residential/Vacant Land/Other with a rateable value from \$1,246,201 to \$1,447,200

- 11** Residential/Vacant Land/Other with a rateable value from \$1,447,201 to \$1,608,000
- 12** Residential/Vacant Land/Other with a rateable value from \$1,608,001 to \$1,943,000
- 13** Residential/Vacant Land/Other with a rateable value from \$1,943,001 to \$2,362,500
- 14** Residential/Vacant Land/Other with a rateable value from \$2,362,501 to \$4,300,000
- 15** Residential/Vacant Land/Other with a rateable value over \$4,300,000
- 16** Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$0 to \$810,000
- 16RT** Residential - Rural Transitory Accommodation with a rateable value from \$0 to \$810,000
- 16UT** Residential - Urban Transitory Accommodation with a rateable value from \$0 to \$810,000
- 17** Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$810,001 to \$1,010,000
- 17RT** Residential - Rural Transitory Accommodation with a rateable value from \$810,001 to \$999,385
- 17UT** Residential - Urban Transitory Accommodation with a rateable value from \$810,001 to \$999,385
- 18** Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$1,010,001 to \$1,485,200
- 18RT** Residential - Rural Transitory Accommodation with a rateable value from \$999,386 to \$1,485,200
- 18UT** Residential - Urban Transitory Accommodation with a rateable value from \$999,386 to \$1,485,200
- 19** Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value over \$1,485,200
- 19RT** Residential - Rural Transitory Accommodation with a rateable value over \$1,485,200
- 19UT** Residential - Urban Transitory Accommodation with a rateable value over \$1,485,200
- 20** Vacant Land with a rateable value over \$1,300,000 and total area greater than 1500 square metres.
- 21** Lots less than 20 square metres, Pump Stations, Stock Grazing Permit, Strata Garage
- 22** Land Subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the *Land Valuation Act 2010*
- 23** Retirement Villages & Nursing Homes
- 24** Shopping Centres with a rateable value from \$3,000,000 to \$6,750,000
- 25** Shopping Centres with a rateable value from \$6,750,001 to \$10,999,998
- 25A** Shopping Centres with a rateable value from \$10,999,999 to \$22,500,000
- 25B** Shopping Centres with a rateable value from \$22,500,001 to \$45 million
- 26** Shopping Centres with a rateable value over \$45 million
- 27** High-rise Units - Not Principal Place of Residence/Multi Dwelling
- 27T** High-rise Units - Transitory Accommodation
- 28** High-rise Units - Principal Place of Residence

- 29** Low-rise Units - Not Principal Place of Residence/Multi Dwelling
- 29T** Low-rise Units - Transitory Accommodation
- 30** Low-rise Units - Principal Place of Residence
- 31** Other Significant Commercial & Industrial

- (b) the description of the categories into which land is to be categorised are specified in the 'Description' and 'Identification' columns of Table 1 Differential General Rates.

3.2.3 Minimum Differential General Rates

Council has applied the rate in the dollar and minimum differential general rate levy as indicated in *Schedule of Rates* Table 2. Minimum Differential General Rates are levied pursuant to section 77 of the *Local Government Regulation 2012*.

3.2.4 Objecting to a Differential General Rate Category

In accordance with section 90(2) of the *Local Government Regulation 2012* the only ground for objecting to the rating category for the land is that the owner considers the land should belong to a different rating category.

In accordance with section 90(3) of the *Local Government Regulation 2012* the owner may object by giving the local government an objection notice. Section 90(4) of the *Local Government Regulation 2012* details the form an objection notice should take. Sunshine Coast Regional Council will assess differential general rate objections submitted on an approved form with the required supporting documentation.

Section 90(5) of the *Local Government Regulation 2012* specifies that the owner must give the objection notice within one of the following:

- (a) 30 days after the day when the rate notice was issued, or
- (b) a longer period that the local government allows.

Sunshine Coast Regional Council will only accept a differential general rate objection notice in the financial year for which the rates have been levied. However, for objections relating to owner use of non-domiciled property for 28 days or more in a 6-month rating period for properties categorised in Differential General Rate Categories 16UT, 16RT, 17UT, 17RT, 18UT, 18RT, 19UT, 19RT, 27T or 29T, objections will be accepted for the January to June rating period up until 31 August of that year.

In accordance with section 2.2, adjustment to rates and charges as a result of a differential general rate objection notice will only be made for up to a maximum of twelve months prior to the current rating period, **except** for accepted objection notices arising from owner use of non-domiciled property used for 28 days or more in a 6-month rating period for properties categorised in Differential General Rate Categories 16UT, 16RT, 17UT, 17RT, 18UT, 18RT, 19UT, 19RT, 27T or 29T. For such objections, adjustments will only be made from the start of the 6-month rating period to which the objection relates.

3.2.5 Principal Place of Residence Exceptions

Where a landowner who owns a property categorised in Differential General Rate Category 16, 17, 18, 19, 27 or 29, makes an objection under section 90 of the *Local Government Regulation 2012*, and either of the following apply:

- (a) the owner is using the *dual-occupancy* or *secondary dwelling* on the property to provide accommodation to a member of their immediate family and the family member being housed has special circumstances such as a physical or mental disability or safety and privacy concerns, or

- (b) in the case of a *dual-occupancy* or *secondary dwelling* only, all dwelling components (i.e. the main dwelling and the secondary dwelling) are verified as being occupied by the registered owners of the property who live in the dwelling components on a separate and independent basis,

the Council may, in its discretion, treat the property as their principal place of residence for the purposes of determining the Differential General Rate Category.

3.3 Concessions

Council pensioner concessions as mentioned in section 2.3 will be applied to this rate for qualifying ratepayers.

3.4 Notices

Section 2.1 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this rate.

Table 1 – Differential General Rates

Pursuant to section 81 of the *Local Government Regulation 2012*, the categories into which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, the method by which land is to be identified and included in the appropriate category is detailed within Table 1 below. Council delegates to the Chief Executive Officer the power, pursuant to subsections (4) and (5) of section 81 of the *Local Government Regulation 2012*, to identify the rating category to which each parcel of rateable land belongs. In doing so, the Chief Executive Officer may have regard to, but is not necessarily bound by, the identification data appearing in Column 3 - Identification* below.

Table 1 – Differential General Rates		
Column 1 - Category	Column 2 - Description	Column 3 - Identification*
1. Agricultural		
1	<p>This category will apply where the land is:</p> <p>a. used for primary production purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of primary production purposes; and</p> <p>b. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes.</p>	<p>Land to which the following land use codes apply:</p> <p>44 nursery garden centre</p> <p>60 sheep grazing</p> <p>61 sheep breeding</p> <p>64 livestock grazing – breeding</p> <p>65 livestock grazing – breeding and fattening</p> <p>66 livestock grazing – fattening</p> <p>67 goats</p> <p>68 dairy cattle – quota milk</p> <p>69 dairy cattle – non-quota milk</p> <p>70 cream</p> <p>71 oilseeds</p> <p>73 grains</p> <p>74 turf farm</p> <p>75 sugar cane</p>

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		76 tobacco 77 cotton 78 rice 79 orchard 80 tropical fruit 81 pineapple 82 vineyard 83 small crops and fodder irrigated 84 small crops & fodder non-irrigated 85 pigs 86 horses 87 poultry 88 forestry and logs 89 animals (special) 93 peanuts
2RN. Rural Commercial & Industrial with a rateable value from \$0 to \$195,700		
2RN	<p>This category will apply where the land has a rateable value from \$0 to \$195,700 and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 4I, and</p> <p>c. located in a rural area as delineated on Map 2.</p>	<p>Land to which the following land use codes apply:</p> <p>07 guest house/private hotel/hostel/bed and breakfast</p> <p>08 community title scheme unit(s)</p> <p>09 group title multi dwelling or group title vacant land</p> <p>10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</p> <p>11 shop/office (single) with or without accommodation</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops main retail</p> <p>15 shop secondary retail</p> <p>16 drive-in shopping centre</p> <p>17 restaurant/fast food outlet</p> <p>18 special tourist attraction</p> <p>19 walkway/ramp</p> <p>20 marina</p> <p>22 car park</p> <p>23 retail warehouse</p>

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
2UN. Urban Commercial & Industrial with a rateable value from \$0 to \$195,700		
2UN	This category will apply where the land has a rateable value from \$0 to \$195,700 and is: a. used for non-residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes ; and b. not included in category 4I, and	Land to which the following land use codes apply: 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	c. located in an urban area as delineated on Map 2.	commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business)

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
2R. Rural Commercial & Industrial with a rateable value from \$195,701 to \$399,000		
2R	<p>This category will apply where the land has a rateable value from \$195,701 to \$399,000 and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 4I, and</p> <p>c. located in a rural area as delineated on Map 2.</p>	<p>Land to which the following land use codes apply:</p> 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
2U. Urban Commercial & Industrial with a rateable value from \$195,701 to \$399,000		
2U	<p>This category will apply where the land has a rateable value from \$195,701 to \$399,000 and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 4I, and</p> <p>c. located in an urban area as delineated on Map 2.</p>	<p>Land to which the following land use codes apply:</p> 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		16 drive-in shopping centre 17 restaurant/fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
3R. Rural Commercial & Industrial with a rateable value from \$399,001 to \$950,000		
3R	<p>This category will apply where the land has a rateable value from \$399,001 to \$950,000 and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 4I, and</p> <p>c. located in a rural area as delineated on Map 2.</p>	<p>Land to which the following land use codes apply:</p> <p>07 guest house/private hotel/hostel/bed and breakfast</p> <p>08 community title scheme unit(s)</p> <p>09 group title multi dwelling or group title vacant land</p> <p>10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</p> <p>11 shop/office (single) with or without accommodation</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops main retail</p> <p>15 shop secondary retail</p> <p>16 drive-in shopping centre</p> <p>17 restaurant/fast food outlet</p> <p>18 special tourist attraction</p> <p>19 walkway/ramp</p> <p>20 marina</p> <p>22 car park</p> <p>23 retail warehouse</p> <p>24 sales area</p> <p>25 office(s)</p> <p>26 funeral parlour</p> <p>27 private hospital/convalescent home (medical care)</p> <p>28 warehouse and bulk store</p> <p>29 transport terminal</p> <p>30 service station</p> <p>31 oil depot</p> <p>32 wharf</p> <p>33 builder's yard/contractor's yard</p> <p>34 cold store/ice works</p> <p>35 general industry</p> <p>36 light industry</p> <p>37 noxious/offensive industry</p>

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
3U. Urban Commercial & Industrial with a rateable value from \$399,001 to \$950,000		
3U	<p>This category will apply where the land has a rateable value from \$399,001 to \$950,000 and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 4I, and</p> <p>c. located in an urban area as delineated on Map 2.</p>	<p>Land to which the following land use codes apply:</p> <p>07 guest house/private hotel/hostel/bed and breakfast</p> <p>08 community title scheme unit(s)</p> <p>09 group title multi dwelling or group title vacant land</p> <p>10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</p> <p>11 shop /office (single) with or without accommodation</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops main retail</p> <p>15 shop secondary retail</p> <p>16 drive-in shopping centre</p> <p>17 restaurant/ fast food outlet</p> <p>18 special tourist attraction</p> <p>19 walkway/ramp</p> <p>20 marina</p>

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
4R. Rural Commercial & Industrial with a rateable value greater than \$950,000		
4R	This category will apply where the land has a rateable value greater than \$950,000; or, for land used for shops main retail, shop secondary retail, drive in shopping centre or retail warehouse (land use codes 14, 15, 16, 23 refer) where the land has a rateable value greater than \$950,000 and less than \$3,000,000; and is:	Land to which the following land use codes apply: 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	<p>a. used for <i>non-residential purposes</i>, or has the potential <i>predominant use</i> by virtue of its improvements or activities conducted upon the land of <i>non-residential purposes</i>; and</p> <p>b. not included in category 1, 4l, 24, 25, 25A, 25B, 26; and</p> <p>c. located in a <i>rural</i> area as delineated on Map 2.</p>	<p>10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</p> <p>11 shop/office (single) with or without accommodation</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops main retail</p> <p>15 shop secondary retail</p> <p>16 drive-in shopping centre</p> <p>17 restaurant/ fast food outlet</p> <p>18 special tourist attraction</p> <p>19 walkway/ramp</p> <p>20 marina</p> <p>22 car park</p> <p>23 retail warehouse</p> <p>24 sales area</p> <p>25 office(s)</p> <p>26 funeral parlour</p> <p>27 private hospital/convalescent home (medical care)</p> <p>28 warehouse and bulk store</p> <p>29 transport terminal</p> <p>30 service station</p> <p>31 oil depot</p> <p>32 wharf</p> <p>33 builder's yard/contractor's yard</p> <p>34 cold store/ice works</p> <p>35 general industry</p> <p>36 light industry</p> <p>37 noxious/offensive industry</p> <p>38 advertising – hoarding</p> <p>39 harbour industry</p> <p>41 childcare centre</p> <p>42 hotel/tavern</p> <p>43 motel</p> <p>44 nursery/garden centre</p> <p>45 theatres/cinemas</p> <p>46 drive-in theatres</p> <p>47 licensed club</p>

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
4U. Urban Commercial & Industrial with a rateable value greater than \$950,000		
4U	<p>This category will apply where the land has a rateable value greater than \$950,000; or, for land used for shops main retail, shop secondary retail, drive in shopping centre or retail warehouse (land use codes 14, 15, 16, 23 refer) where the land has a rateable value greater than \$950,000 and less than \$3,000,000; and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 1, 4I, 24, 25, 25A, 25B, 26; and</p> <p>c. located in an urban area as delineated on Map 2.</p>	<p>Land to which the following land use codes apply:</p> 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/ fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
		30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
4I. Iconic Tourism, Entertainment / Leisure or Tourism Attraction related industry		
4I	<p>This category will apply where the land is; used for special tourism attraction purposes (land use code 18 refers) and has a rateable value greater than \$850,000; used for sports club/facility purposes (land use code 48 refers) and has a rateable value greater than \$4,900,000; used for racecourse purposes (land use code 56 refers) with a rateable value over \$3,200,000; and is;</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p>	<p>Land to which one of the following land use codes apply</p> <p>18 special tourist attraction 48 sports club/facilities 56 racecourse</p> <p>and one of the following property numbers apply; property number 166386 Big Kart Track, property number 239029 The Big Pineapple, property number 43000 Sea Life Sunshine Coast, property number 29377 The Ginger Factory, property number 221819 Sunshine Coast Turf Club, property number 171510 Aussie World and The Pub, property number 233443 Australia Zoo, property</p>

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	b. used for iconic tourism activities or entertainment/leisure activities, or tourism attraction activities or tourism related industry purposes or entertainment/leisure related industry purposes or tourism attraction related industry purposes.	number 14232 Palmer Coolum Resort and property number 122307 Twin Waters Resort.
5. Extractive Industries		
5	<p>a. This category will apply where the land is used for <i>non-residential purposes</i>, or has the potential <i>predominant use</i> by virtue of its improvements or activities conducted upon the land of <i>non-residential purposes</i>; and</p> <p>b. is used for extractive industry purposes.</p>	<p>Land to which the following <i>land use codes</i> apply:</p> <p>40 extractive industry</p>
6. Residential/Vacant Land/Other with a rateable value from \$0 to \$560,500		
6	<p>Applies to land with a rateable value from \$0 to \$560,500, not otherwise included in the following categories:</p> <p>1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.</p>	
7. Residential/Vacant Land/Other with a rateable value from \$560,501 to \$850,000		
7	<p>Applies to land with a rateable value from \$560,501 to \$850,000, not otherwise included in the following categories:</p> <p>1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.</p>	

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
8. Residential/Vacant Land/Other with a rateable value from \$850,001 to \$1,085,400		
8	Applies to land with a rateable value from \$850,001 to \$1,085,400, not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
9. Residential/Vacant Land/Other with a rateable value from \$1,085,401 to \$1,246,200		
9	Applies to land with a rateable value from \$1,085,401 to \$1,246,200 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
10. Residential/Vacant Land/Other with a rateable value from \$1,246,201 to \$1,447,200		
10	Applies to land with a rateable value from \$1,246,201 to \$1,447,200 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
11. Residential/Vacant Land/Other with a rateable value from \$1,447,201 to \$1,608,000		
11	Applies to land with a rateable value from \$1,447,201 to \$1,608,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	

Table 1 – Differential General Rates		
Column 1 - Category	Column 2 - Description	Column 3 - Identification*
12. Residential/Vacant Land/Other with a rateable value from \$1,608,001 to \$1,943,000		
12	Applies to land with a rateable value from \$1,608,001 to \$1,943,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	.
13. Residential/Vacant Land/Other with a rateable value from \$1,943,001 to \$2,362,500		
13	Applies to land with a rateable value from \$1,943,001 to \$2,362,500 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
14. Residential/Vacant Land/Other with a rateable value from \$2,362,501 to \$4,300,000		
14	Applies to land with a rateable value from \$2,362,501 to \$4,300,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
15. Residential/Vacant Land/Other with a rateable value over \$4,300,000		
15	Applies to land with a rateable value over \$4,300,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	

Table 1 – Differential General Rates		
Column 1 - Category	Column 2 - Description	Column 3 - Identification*
16. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$0 to \$810,000		
16	<p>This category will apply where the land has a rateable value from \$0 to \$810,000 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. not used as a principal place of residence and; c. does not fall into category 16RT or 16UT. 	<p>Land, to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling.
16RT. Residential - Rural Transitory Accommodation with a rateable value from \$0 to \$810,000		
16RT	<p>This category will apply where the land has a rateable value from \$0 to \$810,000 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. is defined as transitory accommodation; and c. located in a rural area as delineated on Map 2. 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling.
16UT. Residential - Urban Transitory Accommodation with a rateable value from \$0 to \$810,000		
16UT	<p>This category will apply where the land has a rateable value from \$0 to \$810,000 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling.

Table 1 – Differential General Rates		
Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	b. is defined as transitory accommodation ; and c. located in an urban area as delineated on Map 2.	
17. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$810,001 to \$1,010,000		
17	This category will apply where the land has a rateable value from \$810,001 to \$1,010,000 and is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. not used as a principal place of residence and; c. does not fall into category 17RT or 17UT.	Land to which the following land use codes apply: 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling .
17RT. Residential - Rural Transitory Accommodation with a rateable value from \$810,001 to \$999,385		
17RT	This category will apply where the land has a rateable value from \$810,001 to \$999,385 and is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. is defined as transitory accommodation ; and c. located in a rural area as delineated on Map 2.	Land to which the following land use codes apply: 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling .
17UT. Residential - Urban Transitory Accommodation with a rateable value from \$810,001 to \$999,385		
17UT	This category will apply where the land has a rateable value from \$810,001 to \$999,385 and is:	Land to which the following land use codes apply: 02 single dwelling

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. is defined as transitory accommodation ; and c. located in an urban area as delineated on Map 2.	03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling .
18. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$1,010,001 to \$1,485,200		
18	This category will apply where the land has a rateable value from \$1,010,001 to \$1,485,200 and is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. not used as a principal place of residence and; c. does not fall into category 18RT or 18UT.	Land to which the following land use codes apply: 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling .
18RT. Residential - Rural Transitory Accommodation with a rateable value from \$999,386 to \$1,485,200		
18RT	This category will apply where the land has a rateable value from \$999,386 to \$1,485,200 and is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. is defined as transitory accommodation ; and c. located in a rural area as delineated on Map 2.	Land to which the following land use codes apply: 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
18UT. Residential - Urban Transitory Accommodation with a rateable value from \$999,386 to \$1,485,200		
18UT	<p>This category will apply where the land has a rateable value from \$999,386 to \$1,485,200 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. is defined as transitory accommodation; and c. located in an urban area as defined in Map 2. 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling
19. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value over \$1,485,200		
19	<p>This category will apply where the land has a rateable value over \$1,485,200 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. not used as a principal place of residence and; c. does not fall into category 19RT or 19UT. 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling
19RT. Residential - Rural Transitory Accommodation with a rateable value over \$1,485,200		
19RT	<p>This category will apply where the land has a rateable value over \$1,485,200 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. is defined as transitory accommodation; and 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	c. located in a rural area as delineated on Map 2.	
19UT. Residential - Urban Transitory Accommodation with a rateable value over \$1,485,200		
19UT	<p>This category will apply where the land has a rateable value over \$1,485,200 and is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b is defined as transitory accommodation; and c. located in an urban area as delineated on Map 2. 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling
20. Vacant Land with a rateable value over \$1,300,000 and total area greater than 1,500 square metres		
20	<p>This category will apply where one or more parcels of land that is valued together and is vacant land with a total area greater than 1,500 square metres and the rateable value is greater than \$1,300,000.</p>	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 01 vacant land 04 large homesite - vacant 06 outbuildings
21. Lots less than 20 square metres, Pump Stations, Stock Grazing Permit, Strata Garage		
21	<p>This category will apply where the land is:</p> <ul style="list-style-type: none"> a. subject to a Stock Grazing Permit b. a Pump Station or c. a small lot or strata garage less than 20 square metres. 	
22. Land subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the <i>Land Valuation Act 2010</i>		
22	<p>This category will apply where the land is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the <i>Land Valuation Act 2010</i>.</p>	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 72 vacant land – valuation discounted subdivided land.

Table 1 – Differential General Rates		
Column 1 - Category	Column 2 - Description	Column 3 - Identification*
23. Retirement Villages & Nursing Homes		
23	This category will apply where the land is used for retirement village purposes or retirement lifestyle village purposes or nursing home purposes or has the potential predominant use by virtue of its improvements or activities conducted upon the land.	Land to which the following land use codes apply: 21 retirement village , aged people home (non-medical care or mixed medical and non-medical care). 211 retirement lifestyle village
24. Shopping Centres with a rateable value from \$3,000,000 to \$6,750,000		
24	This category will apply where the land has a rateable value from \$3,000,000 to \$6,750,000 and is used for shopping centre purposes or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes .	Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse
25. Shopping Centres with a rateable value from \$6,750,001 to \$10,999,998		
25	This category will apply where the land has a rateable value from \$6,750,001 to \$10,999,998 and is used for shopping centre purposes or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes .	Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse
25A. Shopping Centres with a rateable value from \$10,999,999 to \$22,500,000		
25A	This category will apply where the land has a rateable value from \$10,999,999 to \$22,500,000 and is used for shopping centre purposes or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes .	Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
25B. Shopping Centres with a rateable value from \$22,500,001 to \$45 million		
25B	This category will apply where the land has a rateable value from \$22,500,001 to \$45 million and is used for shopping centre purposes or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes .	Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse
26. Shopping Centres with a rateable value over \$45 million		
26	This category will apply where the land has a rateable value over \$45 million and is used for shopping centre purposes or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes .	Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse
27. High-rise Units - Not Principal Place of Residence/Multi Dwelling		
27	This category will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. part of a community title scheme with a high-rise unit or group title multi dwelling with a high rise unit ; and c. not used as a principal place of residence ; and d. does not fall into category 27T.	Land to which the following land use codes apply: 08 community title scheme unit(s) 09 group title multi dwelling unit
27T. High-rise Units - Transitory Accommodation		
27T	This category will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and	Land to which the following land use codes apply: 08 community title scheme unit(s) 09 group title multi dwelling unit

Table 1 – Differential General Rates

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
	b. part of a community title scheme with a high-rise unit or group title multi dwelling with a high-rise unit ; and c. is defined as transitory accommodation .	
28. High-rise Units - Principal Place of Residence		
28	This category will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. part of a community title scheme with a high-rise unit or group title multi dwelling with a high-rise unit ; and c. used as a principal place of residence .	Land to which the following land use codes apply: 08 community title scheme unit(s) 09 group title multi dwelling unit
29. Low-rise Units - Not Principal Place of Residence/Multi Dwelling		
29	This category will apply where the land is: a. used for residential purposes , or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes ; and b. part of a community title scheme with a low-rise unit or group title multi dwelling with a low-rise unit ; and c. not used as a principal place of residence ; and d. does not fall into category 29T.	Land to which the following land use codes apply: 08 community title scheme unit(s) 09 group title multi dwelling unit

Table 1 – Differential General Rates		
Column 1 - Category	Column 2 - Description	Column 3 - Identification*
29T. Low-rise Units - Transitory Accommodation		
29T	<p>This category will apply where the land is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. part of a community title scheme with a low-rise unit or group title multi dwelling with a low-rise unit; and c. is defined as transitory accommodation. 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 08 community title scheme unit(s) 09 group title multi dwelling unit
30. Low-rise Units - Principal Place of Residence		
30	<p>This category will apply where the land is:</p> <ul style="list-style-type: none"> a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. part of a community title scheme with a low-rise unit or group title multi dwelling with a low-rise unit; and c. used as a principal place of residence. 	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 08 community title scheme unit(s) 09 group title multi dwelling unit
31. Other Significant Commercial & Industrial		
31	<p>This category will apply where the land is located within the Sunshine Coast Airport Precinct and is used for an airport or other significant industry or non-residential purposes.</p>	<p>Land to which the following land use codes apply:</p> <ul style="list-style-type: none"> 100 Sunshine Coast Airport, Sunshine Coast Airport Precinct

Table 2 – Schedule of Rates

Pursuant to section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category, is as set out in Table 2 below:

Table 2 - Schedule of Rates

Category		Differential General Rate cents in dollar	Minimum Differential General Rate
1	Agricultural	0.2249	\$1,586.30
2RN	Rural Commercial & Industrial - \$0 to \$195,700 RV*	1.0493	\$1,723.00
2UN	Urban Commercial & Industrial - \$0 to \$195,700 RV	1.0595	\$1,726.00
2R	Rural Commercial & Industrial - \$195,701 to \$399,000 RV	0.7578	\$2,054.00
2U	Urban Commercial & Industrial - \$195,701 to \$399,000 RV	0.7579	\$2,074.00
3R	Rural Commercial & Industrial - \$399,001 to \$950,000 RV	0.7065	\$3,024.00
3U	Urban Commercial & Industrial - \$399,001 to \$950,000 RV	0.7387	\$3,025.00
4R	Rural Commercial & Industrial - over \$950,000 RV	0.6327	\$6,712.00
4U	Urban Commercial & Industrial - over \$950,000 RV	0.7139	\$7,018.00
4I	Iconic Tourism, Entertainment / Leisure or Tourism Attraction related industry	0.9399	\$12,377.00
5	Extractive Industries	0.5170	\$2,323.00
6	Residential/Vacant Land/Other - \$0 to \$560,500 RV	0.3140	\$1,586.30
7	Residential/Vacant Land/Other - \$560,501 to \$850,000 RV	0.2602	\$1,760.00
8	Residential/Vacant Land/Other - \$850,001 to \$1,085,400 RV	0.2476	\$2,212.00
9	Residential/Vacant Land/Other - \$1,085,401 to \$1,246,200 RV	0.2435	\$2,688.00
10	Residential/Vacant Land/Other - \$1,246,201 to \$1,447,200 RV	0.2396	\$3,035.00
11	Residential/Vacant Land/Other - \$1,447,201 to \$1,608,000 RV	0.2327	\$3,468.00
12	Residential/Vacant Land/Other - \$1,608,001 to \$1,943,000 RV	0.2169	\$3,742.00
13	Residential/Vacant Land/Other - \$1,943,001 to \$2,362,500 RV	0.1907	\$4,215.00
14	Residential/Vacant Land/Other - \$2,362,501 to \$4,300,000 RV	0.1841	\$4,506.00
15	Residential/Vacant Land/Other - over \$4,300,000 RV	0.0903	\$7,917.00
16	Residential - Not Principal Place of Residence/Multi Dwelling - \$0 to \$810,000 RV	0.3482	\$1,904.00
16RT	Residential - Rural Transitory Accommodation - \$0 to \$810,000 RV	0.8232	\$3,465.00
16UT	Residential - Urban Transitory Accommodation - \$0 to \$810,000 RV	0.8711	\$3,810.00

17	Residential - Not Principal Place of Residence/Multi Dwelling - \$810,001 to \$1,010,000 RV	0.2967	\$2,821.00
17RT	Residential - Rural Transitory Accommodation - \$810,001 to \$999,385 RV	0.7701	\$6,668.00
17UT	Residential - Urban Transitory Accommodation - \$810,001 to \$999,385 RV	0.7731	\$7,056.00
18	Residential - Not Principal Place of Residence/Multi Dwelling - \$1,010,001 to \$1,485,200 RV	0.2966	\$2,997.00
18RT	Residential - Rural Transitory Accommodation - \$999,386 to \$1,485,200 RV	0.7700	\$7,697.00
18UT	Residential - Urban Transitory Accommodation - \$999,386 to \$1,485,200 RV	0.7458	\$7,727.00
19	Residential - Not Principal Place of Residence/Multi Dwelling - over \$1,485,200 RV	0.2623	\$4,406.00
19RT	Residential - Rural Transitory Accommodation - over \$1,485,200 RV	0.7696	\$11,437.00
19UT	Residential - Urban Transitory Accommodation - over \$1,485,200 RV	0.6558	\$11,077.00
20	Vacant Land with a rateable value over \$1,300,000 and total area greater than 1500 square metres	0.5557	\$10,415.00
21	Stock Grazing Permits, Pump Stations and small lots less than 20 square metres	0.7423	\$234.00
22	Land which is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the <i>Land Valuation Act 2010</i>	0.1884	No Minimum
23	Retirement Villages & Nursing Homes	0.6027	\$1,586.30
24	Shopping Centres - \$3,000,000 to \$6,750,000 RV	1.5878	\$62,445.00
25	Shopping Centres - \$6,750,001 to \$10,999,998 RV	1.5732	\$107,178.00
25A	Shopping Centres - \$10,999,999 to \$22,500,000 RV	2.0751	\$228,261.00
25B	Shopping Centres - \$22,500,001 to \$45 million RV	2.0784	\$530,097.00
26	Shopping Centres - over \$45 million RV	3.5699	\$2,479,739.00
27	High-rise Units - Not Principal Place of Residence/Multi Dwelling	0.9355	\$2,937.00
27T	High-rise Units - Transitory Accommodation	1.9785	\$4,865.00
28	High-rise Units - Principal Place of Residence	0.8402	\$2,433.00
29	Low-rise Units - Not Principal Place of Residence/Multi Dwelling	0.5295	\$1,904.00
29T	Low-rise Units - Transitory Accommodation	1.2913	\$3,173.00
30	Low-rise Units - Principal Place of Residence	0.4459	\$1,586.30
31	Other Significant Commercial & Industrial	0.2797	No Minimum
*RV = Rateable Valuation			

Where two or more concurrent valuations have been issued affecting a property which consists of one block of land, and, as a result, two or more rate assessments will apply to the subject property, such assessments will be levied in such a manner that the minimum differential general rate will apply only to the combined total of the rateable valuations for the subject property.

4. SPECIAL RATES AND CHARGES

4.1 Montville Beautification Levy

4.1.1 Basis of Rate

The Montville Beautification Levy is a special rate to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The Overall Plan and Annual Implementation Plan for the Montville Beautification Levy is included as *Appendix 1*.

4.1.2 Rate to Apply

The applicable rate for the financial year ended 30 June 2026 will be 0.0851 cents in the dollar of rateable valuation with a minimum of \$292 per annum as adopted in the 2025-26 budget. The rate so made will be applied to all rateable land including *strata lots* within the benefited area delineated on Map A in *Appendix 1*, being properties on Main Street between Western Avenue and Hoffman Close, Montville. These properties are in the Montville Town Centre Beautification and Improvement Project benefit area.

4.1.3 Basis of Charge Calculation

Council considers that the rateable land described above, or its occupier specially benefits or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided through:

- the design, development, and provision of the works for, and/or works for access to, the Montville Town Centre, including beautification and improvements over and above the standard level of service applied by Council;
- managing, operating, and developing the Montville Town Centre Beautification and Improvement Project undertaken or proposed to be undertaken by the Council, which provides increased accessibility and amenity over and above the standard level of service applied by Council.

4.1.4 Concessions

Council pensioner concessions as mentioned in section 2.3 will NOT be applied to this rate.

4.1.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this rate.

4.2 Twin Waters Maintenance Charge

4.2.1 Basis of Charge

The Twin Waters Maintenance Charge is a special charge to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The Overall Plan and Annual Implementation Plan for the Twin Waters Maintenance Charge is included as *Appendix 2*.

4.2.2 Charge to Apply

The applicable charges for the financial year ended 30 June 2026 will be as follows:

Details	Amount
Living Choice Twin Waters Retirement Village (property number 89200)	\$1,344
Twin Waters Aged Care Home (property number 247510)	\$647
All other properties	\$130

The charges so made will be applied to all rateable land including *strata lots* within the benefited area delineated on Map B in *Appendix 2*.

4.2.3 Basis of Charge Calculation

Council considers that the rateable land described above, or its occupier specially benefits or will specially benefit from, or has or will have special access to, the service, facility or activity supplied or provided through the provision of landscaping and maintenance services in the *Twin Waters Maintenance Charge Benefit Area* over and above the standard level of service applied by Council. Further, due to their size and number of residents, the amount of the special charge applicable to the Twin Waters Aged Care Home (property number 247510) and the Living Choice Twin Waters Retirement Village (property number 89200) is larger than the special charge payable by other rateable land to which the Overall Plan applies.

4.2.4 Concessions

Council pensioner concessions as shown in section 2.3 will NOT be applied to this charge.

4.2.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

4.3 Rural Fire Charge

4.3.1 Basis of Charge

The Rural Fire Charge is a special charge to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The Rural Fire Charge is levied for the purpose of assisting the Rural Fire Brigades in the areas where the charge is applied with the operations, maintenance and provision of buildings, land, and/or equipment for those Rural Fire Brigades. The Overall Plan for the Rural Fire Charge is included as *Appendix 3*. All funds raised from this special charge are forwarded to the Rural Fire Brigade Group. Council considers that in the areas where the charge is applied, detailed below, the rateable land or its occupier, specially benefits from the fire emergency response capability that is provided by the Rural Fire Brigades, whose capability would be substantially or completely diminished if the Rural Fire Brigades did not receive the funding provided by Council as a direct consequence of the levying of the special charge.

4.3.2 Charge to Apply

The land to which this charge is to be applied is identified by the Gazetted Rural Fire Brigade area maps for each particular Rural Fire Brigade area. All such lands are deemed to benefit from this charge as a result of the Rural Fire Brigade operating in the area. Properties which fall within the boundaries of two Rural Fire Brigades will only be levied a charge for one Rural Fire Brigade. Such charges will apply to all rateable land within the Rural Fire Brigade areas which are listed in the table at 4.3.4 except for the exclusions as listed below.

4.3.3 Exclusions

The Rural Fire Charge does not apply to that land which is both:

- owned or otherwise under the control of the Council but not leased; OR that land which is specifically excluded from the provision of such a service by Council, and
- within the Emergency Management Levy Classes A to D (as per Schedule 1 - *Fire Services Regulation 2011*).

4.3.4 Basis of Charge Calculation

The charge will be a set charge specified below per rateable land within the Rural Fire Brigade area.

Rural Fire Charge

Rural Fire Brigade Area	Annual Charge
Belli Park	\$25
Bli Bli & District	\$25
Conondale	\$25
Beerwah & District	\$25
Crystal Waters Village	\$25
Doonan	\$25
Eudlo	\$25
Eumundi	\$25
Glasshouse Mountains	\$25
Ilkley & District	\$25
Image Flat/Cooloolabin	\$25
Kiels Mountain	\$25
Kenilworth	\$25
Kureelipa	\$25
Landsborough	\$25
Maleny & District	\$25
Mapleton	\$25
Maroochy River	\$25
Montville	\$25
Obi Obi	\$25
Palmwoods	\$25
Peachester	\$25
Starlight	\$25
Valdora/Yandina Creek	\$25
Verrierdale	\$25
West Woombye	\$25
Yandina/North Arm	\$25

4.3.5 Concessions

Council pensioner concessions as shown in section 2.3 will NOT be applied to this charge.

4.3.6 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

4.4 Brightwater Estate Landscaping Charge

4.4.1 Basis of Charge

The Brightwater Estate Landscaping Charge is a special charge to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The

Overall Plan and Annual Implementation Plan for the Brightwater Estate Landscaping Charge is included as *Appendix 4*.

4.4.2 Charge to Apply

The applicable charge for the full financial year ended 30 June 2026 will be as follows:

Details	Amount
Brightwater Shopping Centre (property number 232054)	\$2496
Brightwater Hotel (property number 232595)	\$1248
All other properties	\$96

The charges so made will be applied to all rateable land including *strata lots* within the benefited area delineated on Map C in *Appendix 4*, pro-rata and commencing two years after the lot was registered with the Department of Resources.

4.4.3 Basis of Charge Calculation

Council considers that the rateable land described above, or its occupier specially benefits or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided through the provision of landscaping and maintenance services in the *Brightwater Estate Landscaping Charge Benefit Area* over and above the standard level of service applied by Council. Further, due to their size and patronage, the amount of the special charge applicable to the Brightwater Shopping Centre (Property number 232054) and the Brightwater Hotel (Property number 232595) is larger than the special charge payable by other rateable land to which the Overall Plan applies.

4.5 Sunshine Cove Maintenance Charge

4.5.1 Basis of Charge

The Sunshine Cove Maintenance Charge is a special charge to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The Overall Plan for the Sunshine Cove Maintenance Charge is included as *Appendix 5*.

4.5.2 Charge to Apply

The applicable charges for the financial year ended 30 June 2026 will be as follows:

Details	Amount
Sunshine Cove Retirement Village (future)	\$1359
Aged Care Home located at Sunshine Cove (property number 232868)	\$679
All other properties	\$156

The charges so made will be applied to all rateable land including *strata lot* within the benefited area delineated on Map D in *Appendix 5*.

4.5.3 Basis of Charge Calculation

Council considers that the rateable land described above, or its occupier specially benefits or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided through the provision of landscaping and maintenance services in the *Sunshine Cove Maintenance Charge Benefit Area* over and above the standard level of service applied by Council. Further, due to their size and number of residents, the amount of the special charge applicable to the Sunshine Cove Retirement Village (future) and the Aged Care Home (property number 232868)

located at Sunshine Cove is larger than the special charge payable by other rateable land to which the Overall Plan applies.

4.5.4 Concessions

Council pensioner concessions as shown in section 2.3 will NOT be applied to this charge.

4.5.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

4.6 Mooloolah Island Maintenance Charge

4.6.1 Basis of Charge

The Mooloolah Island Maintenance Charge is a special charge to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The Overall Plan for the Mooloolah Island Maintenance Charge is included as *Appendix 6*.

4.6.2 Charge to Apply

The applicable charge for the full financial year ended 30 June 2026 will be \$154 per rateable land. The charges so made will be applied to all rateable land including *strata lots* within the benefited area delineated on Map E in *Appendix 6*.

4.6.3 Basis of Charge Calculation

Council considers that the rateable land described above, or its occupier specially benefits or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided through the provision of above normal standard maintenance of streetscapes in the *Mooloolah Island Maintenance Charge Benefit Area*.

4.6.4 Concessions

Council pensioner concessions as shown in section 2.3 will NOT be applied to this charge.

4.6.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

5. UTILITY CHARGES

5.1 Waste Management Charge

5.1.1 Basis of utility charge

Utility charges for waste management, including cleansing and waste removal activities, are levied pursuant to section 94(1)(b)(ii) of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012* for the purpose of defraying the costs of operating, maintaining, and managing the collection and disposal of waste from all lands and premises in Council's local government area.

5.1.2 Charge to apply

Charges, in accordance with this section 5.1 shall apply to all lands and/or premises within the local government area of Council where waste collection services are, or can be, made available.

If premises are in an area designated by Council as an area in which Council will conduct general waste collection, Council will determine, having regard to the nature and volume of the general waste produced as a result of the ordinary use or occupation of the premises:

- (a) the number of standard general waste containers to be supplied to the premises, and
- (b) the size and type of each standard general waste container, and
- (c) the nature of the general waste to be stored in each standard general waste container, for example, whether the standard general waste container is to be set aside for the storage of:
 - (i) commercial waste, or
 - (ii) domestic waste, or
 - (iii) recyclable waste, or
 - (iv) garden organics, and
- (d) how often Council will arrange for the collection of general waste from each standard general waste container supplied to the premises.

For the avoidance of doubt, in making a determination, from time to time, Council is not obliged to have regard to:

- (e) the extent to which the owner or occupier of the premises elects to utilise, for the storage of general waste, 1 or more of the standard general waste containers supplied to the premises for, or on behalf of, Council, or
- (f) the extent to which the owner or occupier of the premises elects to utilise, for the storage of general waste, 1 or more containers, other than standard general waste containers supplied to the premises for, or on behalf of, Council.

Council delegates, to the Chief Executive Officer, the power to make a determination, having regard to the nature and volume of general waste produced as a result of the ordinary use or occupation of premises, about each of the following:

- (a) the number of standard general waste containers to be supplied to the premises, and
- (b) the size and type of each standard general waste container to be supplied to the premises, and
- (c) the nature of the general waste to be stored in each standard general waste container supplied to the premises, and

- (d) how often Council will arrange for the collection of general waste from each standard general waste container supplied to the premises.

5.1.3 Garden Organics

A minimum of a 240 litre waste container for the collection of garden organics serviced fortnightly applies to all domestic premises within the local government area of Council where waste collection services are, or can be, made available and where the land size is between 300m³ and 5000m³ subject to approved exemptions.

Domestic premises, for the minimum of a 240 litre waste container for the collection of garden organics, is land that is recorded under one of the differential general rate categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT or 23 as shown in section 3 or land used for domestic purposes that is not rateable land and where Council has been requested to provide the service.

All garden organics utility charges for domestic premises shall be calculated in accordance with the utility charge details listed in Table 3.

5.1.4 Inclusions

Domestic premises

If domestic premises are in an area designated by Council as an area in which Council will conduct general waste collection, Council may, having regard to the nature and volume of the domestic waste, recyclable waste or garden organics produced as a result of the ordinary use or occupation of the domestic premises:

- (a) require the supply and servicing of waste containers, at a frequency considered necessary by Council, but in any event not less frequently than the following:
 - (i) one 140 litre waste container for the collection of domestic waste from the domestic premises serviced weekly and one 240 litre waste container for the collection of recyclable waste from the domestic premises serviced fortnightly, or
 - (ii) one 140 litre waste container for the collection of domestic waste from the domestic premises serviced weekly and one 360 litre waste container for the collection of recyclable waste from the domestic premises serviced fortnightly, or
 - (iii) one 240 litre waste container for the collection of domestic waste from the domestic premises serviced weekly and one 240 litre waste container for the collection of recyclable waste from the domestic premises serviced fortnightly, or
 - (iv) one 240 litre waste container for the collection of domestic waste from the domestic premises serviced weekly and one 360 litre waste container for the collection of recyclable waste from the domestic premises serviced fortnightly, or
- (b) if more than two domestic premises are located on land, for example, domestic premises located on a community title scheme, and the place set aside for the keeping of waste containers for the domestic premises on the land is not adequate to accommodate waste containers for the collection of domestic waste and recyclable waste in the number specified in paragraph (a), (i), (ii), (iii) or (iv), require the supply and servicing of waste containers as follows:
 - (i) 1, or multiple, 660 litre low noise waste containers for the collection of domestic waste from the domestic premises located on the land serviced weekly and 1, or multiple, 660 litre low noise waste containers for the collection of recyclable waste from the domestic premises located on the land serviced fortnightly, or

- (ii) 1, or multiple, 1100 litre low noise waste containers for the collection of domestic waste from the domestic premises located on the land serviced weekly and 1, or multiple, 1100 litre low noise waste containers for the collection of recyclable waste from the domestic premises located on the land serviced fortnightly, or
 - (iii) 1, or multiple, 1m³ waste containers for the collection of domestic waste from the domestic premises located on the land serviced weekly and 1, or multiple, 1m³ waste containers for the collection of recyclable waste from the domestic premises located on the land serviced fortnightly, or
 - (iv) 1, or multiple, 1.5m³ waste containers for the collection of domestic waste from the domestic premises located on the land serviced weekly and 1, or multiple, 1.5m³ waste containers for the collection of recyclable waste from the domestic premises located on the land serviced fortnightly, or
 - (v) 1, or multiple, 2m³ waste containers for the collection of domestic waste from the domestic premises located on the land serviced weekly and 1, or multiple, 2m³ waste containers for the collection of recyclable waste from the domestic premises located on the land serviced fortnightly, or
 - (vi) 1, or multiple, 3m³ waste containers for the collection of domestic waste from the domestic premises located on the land serviced weekly and 1, or multiple, 3m³ waste containers for the collection of recyclable waste from the domestic premises located on the land serviced fortnightly, and
- (c) charge waste management utility charges for each collection of waste from the domestic premises in accordance with section 5.1.11.

Commercial premises

If commercial premises are in an area designated by Council as an area in which Council will conduct general waste collection, Council may, having regard to the nature and volume of the commercial waste and the recyclable waste produced as a result of the ordinary use or occupation of the commercial premises:

- (a) require the supply and servicing of waste containers, at a frequency considered necessary by Council, but in any event not less frequently than the following:
 - (i) one 240 litre waste container for the collection of commercial waste from the commercial premises serviced weekly and one 240 litre waste container for the collection of recyclable waste from the commercial premises serviced weekly, or
 - (ii) one 240 litre waste container for the collection of commercial waste from the commercial premises serviced weekly and one 360 litre waste container for the collection of recyclable waste from the commercial premises serviced weekly, and
- (b) charge waste management utility charges for each collection of waste from the commercial premises in accordance with section 5.1.12.

Also, if commercial premises are in an area designated by Council as an area in which Council will conduct general waste collection and Council determines, having regard to the nature and volume of the commercial waste produced as a result of the ordinary use or occupation of the commercial premises, that the supply and servicing of one 240 litre waste container for the collection of commercial waste from the commercial premises, is not adequate, then Council may:

- (a) require the supply and servicing, for the collection of commercial waste from the commercial premises (each an “other commercial waste service”), of waste containers, at a

frequency considered necessary by Council, but in any event not less frequently than the following:

- (i) a second 240 litre waste container, or multiple 240 litre waste containers, serviced weekly, or
 - (ii) 1, or multiple, low noise waste containers having a capacity of 660 litres or 1100 litres, serviced weekly, or
 - (iii) 1, or multiple, bulk waste containers having a capacity of 1m³, 1.5m³, 2m³, 3m³ or 4.5m³ serviced weekly, or
 - (iv) 1, or multiple, compactor waste containers having a capacity of 17m³, 19m³ or 23m³ serviced weekly, and
- (b) charge waste management utility charges for each other commercial waste service in accordance with section 5.1.12.

If Council determines, having regard to the nature and volume of the recyclable waste produced as a result of the ordinary use or occupation of commercial premises, that the supply and servicing of one 240 litre waste container for the collection of recyclable waste serviced weekly, or one 360 litre waste container for the collection of recyclable waste serviced weekly, is not adequate, then Council may:

- (a) require the supply and servicing, for the collection of recyclable waste from the commercial premises (each an "other recyclable waste service"), of waste containers, at a frequency considered necessary by Council, but in any event not less frequently than the following:
 - (i) a second 240 litre waste container, or multiple 240 litre waste containers, serviced weekly, or
 - (ii) a second 360 litre waste container, or multiple 360 litre waste containers, serviced weekly, or
 - (iii) 1, or multiple, low noise waste containers having a capacity of 660 litres or 1100 litres, serviced weekly, or
 - (iv) 1, or multiple, bulk waste containers having a capacity of 1m³, 1.5m³, 2m³, 3m³ or 4.5m³ serviced weekly, or
 - (v) 1, or multiple, compactor waste containers having a capacity of 23m³ serviced weekly, or
 - (vi) 1, or multiple, bulk waste containers for recyclable waste (but limited to cardboard) having a capacity of 1m³, 1.5m³, 2m³, 3m³ or 4.5m³ serviced weekly, or
 - (vii) 1, or multiple, compactor waste containers for recyclable waste (but limited to cardboard) having a capacity of 38m³ serviced weekly, and
- (b) charge waste management utility charges for each other recyclable waste service in accordance with section 5.1.12.

If:

- (a) the premises which comprise a community titles scheme include both domestic premises and commercial premises, and
- (b) the domestic premises and commercial premises which comprise the community titles scheme share waste containers because that part of the land on which the community titles scheme is situated which is set aside for the storage of waste containers is not adequate to

accommodate both standalone waste containers for the storage of commercial waste and standalone waste containers for the storage of domestic waste,

Council may:

- (c) require, having regard to the nature and volume of the general waste produced as a result of the ordinary use or occupation of the premises comprising the community titles scheme, the supply and servicing of waste containers, at a frequency considered necessary by Council, but in any event not less frequently than the following:
 - (i) multiple 240 litre waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and multiple 240 litre waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (ii) 1, or multiple, 660 litre low noise waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 660 litre low noise waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (iii) 1, or multiple, 1100 litre low noise waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 1100 litre low noise waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (iv) 1, or multiple, 1m³ bulk waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 1m³ bulk waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (v) 1, or multiple, 1.5m³ bulk waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 1.5m³ bulk waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (vi) 1, or multiple, 2m³ bulk waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 2m³ bulk waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (vii) 1, or multiple, 3m³ bulk waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 3m³ bulk waste containers for the collection of recyclable waste from the premises serviced fortnightly, or
 - (viii) 1, or multiple, 4.5m³ bulk waste containers for the collection of commercial waste and domestic waste from the premises serviced weekly and 1, or multiple, 4.5m³ bulk waste containers for the collection of recyclable waste from the premises serviced fortnightly, and
- (d) charge the premises which comprise the community titles scheme, including both commercial premises and domestic premises, waste management utility charges for the collection of commercial waste, domestic waste, recyclable waste and garden organics calculated in accordance with section 5.1.11 except that, for the purposes of the calculation, each reference in section 5.1.11 to domestic waste shall be deemed to be a reference to commercial waste and domestic waste.

A maximum weight of 80kg will apply for each waste container if the waste container is any of the following:

- (a) a 140 litre waste container
- (b) a 240 litre waste container
- (c) a 360 litre waste container.

The maximum weight of 80kg applies regardless of whether the waste container is for the storage of domestic waste, commercial waste, recyclable waste, or garden organics.

A maximum weight of 200kg per cubic metre or per 1000 litres applies to:

- (a) each waste container which is a bulk waste container, and
- (b) each waste container which is a low noise waste container.

The maximum weight of 200kg applies regardless of whether the waste stored in the waste container is domestic waste, commercial waste, recyclable waste, or garden organics.

5.1.5 Exclusions

Waste management utility charges will not be levied in respect of either of the following:

- (a) land which is owned or otherwise under the control of Council, unless the land is leased by Council
- (b) land which is specifically excluded from the provision of a waste collection service by Council.

5.1.6 Cancellations or change of service

Waste collection service cancellations and/or suspensions are not permitted for premises that are intermittently occupied, for example, holiday homes and premises which are temporarily vacant, awaiting sale or rental occupancy or commercial premises temporarily closed. Such premises, which are intermittently occupied for a portion of the year are required to pay waste management utility charges for the entire year.

Waste collection service cancellations are permitted in the following circumstances:

- (a) following demolition of premises, a pro rata adjustment will be allowed
- (b) premises that will be vacant for a full year and will not be intermittently occupied or offered for sale or rent.

An application for cancellation and/or suspension must be made in the form required by Council. The Waste Management Facility Charge specified in section 5.1.7, and/or the Waste Management Service Availability Charge in section 5.1.8, is payable in respect of premises which are the subject of a cancellation or suspension approved by Council regardless of the duration of the cancellation or suspension.

5.1.7 Waste Management Facility Charge for domestic premises

The Waste Management Facility Charge assists in meeting the costs associated in providing broader waste management services that benefit the whole community.

A Waste Management Facility Charge of \$201.60 per annum shall apply to all rateable land within the local government area of Council if the land is used for domestic premises and:

- (a) does not currently receive a waste management collection service, and
- (b) is not levied with a waste management utility charge in accordance with section 5.1.11, or section 5.2.7.

However, the Waste Management Facility Charge will not be levied in respect of vacant land, as defined in section 2.8, or rateable land recorded under the differential general rate categories 20, 21 or 22 as shown in section 3.

5.1.8 Waste Management Service Availability Charge for commercial premises

The Waste Management Service Availability Charge assists in meeting the costs associated in providing broader waste management services that benefit the whole community.

A Waste Management Service Availability Charge of \$501 per annum shall apply to all rateable land within the local government area of Council if the land is used for commercial premises and:

- (a) does not currently receive an available general waste collection service, and
- (b) is not levied with a waste management utility charge in accordance with section 5.1.12, section or section 5.2.8.

However, the Waste Management Service Availability Charge will not be levied in respect of vacant land, as defined in section 2.8, or rateable land recorded under the differential general rate categories 20, 21 or 22 as shown in section 3.

5.1.9 Minimum charges for domestic services listed in Table 3 in section 5.1.11

A minimum charge of \$471 per annum per premises will apply if:

- (a) the premises form part of a community titles scheme, and
- (b) the premises which comprise the community titles scheme share waste containers which are allocated for the storage, collection and disposal of waste.

For example, where a shared waste collection service is used in a community titles scheme for the premises comprising the scheme, instead of each premises utilising an individual waste container, and the individual premises apportioned total charges less than \$471, the minimum charge of \$471 per premises per annum shall be applied.

Minimum charges for domestic services listed in Table 3 in section 5.1.11 shall not apply to properties within the Maroochydore City Centre Priority Development Area.

5.1.10 Minimum charges for commercial services listed in Table 4 in section 5.1.12

A minimum charge of \$618.20 per annum per commercial premises will apply if:

- (a) the premises form part of a community titles scheme, and
- (b) the premises which comprise the community titles scheme share waste containers which are allocated for the storage, collection and disposal of waste.

For example, where a shared waste collection service is used in a community titles scheme for the premises comprising the scheme, instead of each premises utilising an individual waste container, and the individual premises apportioned total charges less than \$618.20, the minimum charge of \$618.20 per premises per annum shall be applied.

Minimum charges for commercial services listed in Table 4 in section 5.1.12 shall not apply to properties within the Maroochydore City Centre Priority Development Area.

5.1.11 Calculation of waste management utility charge for domestic premises

Domestic premises, for the calculation of waste management utility charges, is land that is recorded under one of the differential general rate categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 23, 27, 27T, 28, 29, 29T, or 30 as shown in section 3 or land used for domestic purposes that is not rateable land and where Council has been requested to provide the service.

All waste management utility charges for domestic premises, other than those located within the Maroochydore City Centre Priority Development Area, shall be calculated in accordance with the utility charge details listed below in Table 3.

Table 3

Waste management utility charge for each waste container per service	Total Annual Charge
140 litre waste container for domestic waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly*	\$471.00
240 litre waste container for domestic waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly*	\$501.00
140 litre waste container for domestic waste (infirm) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (infirm)*	\$471.00
240 litre waste container for domestic waste (infirm) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (infirm)*	\$501.00
140 litre waste container for domestic waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (on property)*	\$593.80
240 litre waste container for domestic waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (on property)*	\$623.80
660 litre low noise waste container for domestic waste serviced weekly + 660 litre waste container for recyclable waste serviced fortnightly*	\$1,950.10
1100 litre low noise waste container for domestic waste serviced weekly + 1100 litre waste container for recyclable waste serviced fortnightly*	\$2,988.50
1m ³ waste container for domestic waste serviced weekly + 1m ³ waste container for recyclable waste serviced fortnightly*	\$2,484.90
1.5m ³ waste container for domestic waste serviced weekly + 1.5m ³ waste container for recyclable waste serviced fortnightly*	\$3,693.00
2m ³ waste container for domestic waste serviced weekly + 2m ³ waste container for recyclable waste serviced fortnightly*	\$4,898.70
3m ³ waste container for domestic waste serviced weekly + 3m ³ waste container for recyclable waste serviced fortnightly*	\$7,312.50
*Waste services to which section 5.1.7 and 5.1.9 applies.	
240 litre waste container for garden organics serviced weekly	\$96.00**
240 litre waste container for garden organics (on property) serviced weekly	\$126.00**
660 litre low noise waste container for garden organics serviced weekly***	\$258.00**
1100 litre low noise waste container for garden organics serviced weekly*** (current services only)	\$426.00**
**Waste containers for the collection of garden organics are serviced fortnightly therefore only 50% of annual charge applies.	
***Low noise waste containers for garden organics not available to premises with 140 litre or 240 litre waste container for domestic waste.	

5.1.12 Calculation of waste management utility charge for commercial premises

Commercial premises, for the calculation of waste management utility charges, is land that is recorded under one of the differential general rate categories 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 24, 25, 25A, 25B, 26 or 31 as shown in section 3 or land used for commercial purposes that is not rateable land and where Council has been requested to provide the service.

All waste management utility charges for commercial premises, other than those located within the Maroochydore City Centre Priority Development Area, shall be calculated in accordance with the utility charge details listed as follows in Table 4.

Table 4

Waste management utility charge for each waste container per service	Total Annual Charge
140 litre waste container for commercial waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste* (current services only)	\$588.20
240 litre waste container for commercial waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste*	\$618.20
140 litre waste container for commercial waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste (on property)* (current services only)	\$710.20
240 litre waste container for commercial waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste (on property)*	\$740.20
660 litre low noise waste container for commercial waste serviced weekly*	\$1,819.10
1100 litre low noise waste container for commercial waste serviced weekly*	\$2,865.30
1m ³ waste container for commercial waste serviced weekly*	\$2,608.70
1.5m ³ waste container for commercial waste serviced weekly*	\$3,809.00
2m ³ waste container for commercial waste serviced weekly*	\$5,080.20
3m ³ waste container for commercial waste serviced weekly*	\$7,621.20
4.5m ³ waste container for commercial waste serviced weekly* (current services only)	\$11,315.40
17m ³ compactor waste container for commercial waste serviced weekly*	\$93,517.30
19m ³ compactor waste container for commercial waste serviced weekly*	\$104,284.30
23m ³ compactor waste container for commercial waste serviced weekly*	\$125,139.10
*Waste services to which section 5.1.8 and 5.1.10 applies.	
240 litre waste container for garden organics serviced weekly**	\$96.00**
240 litre waste container for garden organics serviced weekly (on property)**	\$126.00**
660 litre low noise waste container for garden organics serviced weekly**	\$258.00**
1100 litre low noise waste container for garden organics serviced weekly** (current services only)	\$426.00**
**Waste containers for garden organics are serviced fortnightly therefore only 50% of annual charge applies.	
240 litre waste container for recyclable waste serviced weekly	\$62.00

240 litre waste container for recyclable waste (on property) serviced weekly	\$77.50
360 litre waste container for recyclable waste serviced weekly	\$85.20
360 litre waste container for recyclable waste (on property) serviced weekly	\$105.30
660 litre low noise waste container for recyclable waste serviced weekly	\$483.30
1100 litre low noise waste container for recyclable waste serviced weekly	\$644.10
1m ³ waste container for recyclable waste serviced weekly	\$526.60
1.5m ³ waste container for recyclable waste serviced weekly	\$782.60
2m ³ waste container for recyclable waste serviced weekly	\$1,038.50
3m ³ waste container for recyclable waste serviced weekly	\$1,551.30
4.5m ³ waste container for recyclable waste serviced weekly (current services only)	\$2,271.70
23m ³ compactor waste container for recyclable waste serviced weekly	\$23,834.80
1m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$279.40
1.5m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$410.60
2m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$542.90
3m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$820.30
4.5m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly *** (current services only)	\$1,230.50
38m ³ compactor waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$18,577.00
***Each collection service for the collection of recyclable waste (but limited to cardboard) must be authorised by Waste and Resource Management (of Sunshine Coast Regional Council).	

5.1.13 Additional charges

Waste Management charges for extra services of a domestic or commercial waste container are issued via a Sundry Debtor Invoice. These charges are outlined in Council's Register of General Cost-Recovery Fees and Commercial Charges.

Council may charge Waste Management charges for extra services in circumstances where a missed service has been reported due to the waste container not being presented for collection prior to the service vehicle attending, necessitating the service vehicle to return to collect the waste. Council will issue a Sundry Debtor Invoice equivalent to an extra service charge as outlined in Council's Register of General Cost-Recovery Fees and Commercial Charges.

Charges which remain outstanding for a period greater than 90 days after the due date for payment will be transferred to the associated rate account and included on a supplementary rate notice.

5.1.14 Concessions

Council pensioner concessions as shown in section 2.3 will not be applied to the waste management utility charges specified in sections 5.1.7, 5.1.8, 5.1.9, 5.1.11 or 5.1.12.

5.1.15 Notices

Sections 2.1 and 2.2 of this Revenue Statement set out the Council billing frequency and method that will be applied to the collection of these utility charges.

5.2 Maroochydore City Centre Priority Development Area - Waste Management Utility Charge

5.2.1 Basis of charge

Utility charges for waste management, including waste removal activities, are levied pursuant to section 94(1)(b)(ii) of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012* for the purpose of defraying the costs of operating, maintaining and managing the collection and disposal of waste from all lands and premises in Council's local government area, including the Maroochydore City Centre Priority Development Area.

5.2.2 Charge to apply (general)

Waste management utility charges, in accordance with sections 5.2.7, 5.2.8 and 5.2.9, as applicable, shall apply to all commercial premises and domestic premises within the Maroochydore City Centre Priority Development Area which are directly or indirectly connected to the Automated Waste Collection Service (AWCS) of Council. The commercial premises and domestic premises subject to the Waste Management Utility Charge fall within the area delineated on the map shown at section 5.2.12 below.

The waste management utility charges, calculated in accordance with sections 5.2.7, 5.2.8 and 5.2.9, apply to commercial premises and domestic premises within the Maroochydore City Centre Priority Development Area in lieu of waste management utility charges calculated in accordance with sections 5.1.9, 5.1.10, 5.1.11 and 5.1.12.

5.2.3 Charge to apply (specific)

However, and despite section 5.2.2, Council may determine, having regard to the nature and volume of the general waste produced as a result of the use or occupation of specific premises, or a specific category of premises within the Maroochydore City Centre Priority Development Area, that:

- (a) waste management utility charges, calculated in accordance with sections 5.2.7, 5.2.8 and 5.2.9, do not apply to the premises, but waste management utility charges, calculated in accordance with sections 5.1.9, 5.1.10, 5.1.11 and 5.1.12, apply to the premises, or
- (b) waste management utility charges, calculated in accordance with sections 5.1.9, 5.1.10, 5.1.11 and 5.1.12, and waste management utility charges, calculated in accordance with sections 5.2.7, 5.2.8 and 5.2.9, apply to the premises.

5.2.4 Development types

Under this section 5.2, the Waste Management Utility Charge for domestic premises is calculated by reference to the number of bedrooms within the domestic premises. For the purposes of the calculation of the waste management utility charge, a bedroom is an area of a building or structure which:

- (a) is designated or intended for use for sleeping, or
- (b) can be used for sleeping such as a den, library, study, loft, media or home entertainment room, family or rumpus room or other similar space.

The Waste Management Utility Charge for commercial premises is calculated by reference to the gross floor area (GFA) of the commercial premises. For the purposes of the calculation of the Waste Management Utility Charge, the gross floor area of commercial premises means the total floor area

of all floors of the commercial premises measured from the outside of the external walls of the commercial premises or, if the commercial premises share a common wall—the centre of the common wall.

The Table at *Appendix 8* identifies the relationship between the defined use of commercial premises and its development type for the calculation of waste management utility charges in accordance with 5.2.8. If commercial premises do not fit within a defined use listed in the table at *Appendix 8*, the development type, for the calculation of charges, will be determined by Council.

5.2.5 Exclusions

Waste management utility charges will not be levied in respect of either of the following:

- (a) land which is owned or otherwise under the control of Council, unless the land is leased by Council, or
- (b) land which is specifically excluded from the provision of a waste collection service by Council.

5.2.6 Cancellation of service

Waste Management Utility Charge cancellations and/or suspensions are not permitted for premises that are intermittently occupied, for example, holiday homes and premises which are temporarily vacant awaiting sale or rental occupancy. Such premises, which are intermittently occupied for a portion of the year, are required to pay waste management utility charges for the entire year.

Waste Management Utility Charge cancellations are permitted in the following circumstances:

- (a) following demolition of premises, a pro rata adjustment will be allowed
- (b) premises that will be vacant for a full year and will not be intermittently occupied or offered for sale or rent.

An application for cancellation and/or suspension must be made in the form required by Council. The Waste Management Facility Charge specified in section 5.1.7 and the Waste Management Service Availability Charge specified in section 5.1.8 are payable (as relevant) in respect of premises which are the subject of a cancellation or suspension approved by Council regardless of the duration of the cancellation or suspension.

5.2.7 Calculation of Maroochydore City Centre Priority Development Area Waste Management Utility Charge for domestic premises

Under this section 5.2, all waste management utility charges for domestic premises in the Maroochydore City Centre Priority Development Area shall be calculated in accordance with the utility charge table details as listed below.

Particulars of Premises	Criteria for Charge	Total Annual Charge
Domestic premises	1 bedroom	\$201.60
	2 or more bedrooms	\$201.60

5.2.8 Calculation of Maroochydore City Centre Priority Development Area Waste Management Utility Charge for commercial premises

Under this section 5.2, all waste management utility charges for commercial premises in the Maroochydore City Centre Priority Development Area shall be, subject to section 5.2.9, calculated in

accordance with the utility charge table details as listed below and are inclusive of servicing the State Government waste disposal levy.

Development Type	Criteria for Charge	Total Annual Charge
Commercial Type 1	Per 100m ² gross floor area (GFA) (pro-rata)	\$964.60
Commercial Type 2	Per 100m ² gross floor area (GFA) (pro-rata)	\$297.40

5.2.9 Minimum charges

A minimum charge of \$964.60 per annum per premises will apply if the premises are commercial premises Type 1.

A minimum charge of \$297.40 per annum per premises will apply if the premises are commercial premises Type 2.

5.2.10 Additional charges

In addition to a waste management utility charge, certain premises in the Maroochydore City Centre Priority Development Area are required to pay the Prescribed Services Charge as further explained in section 7 of this Revenue Statement.

5.2.11 Concessions

Council pensioner concessions as shown in section 2.3 will not be applied to the Maroochydore City Centre Priority Development Area waste management utility charges specified in this section 5.2.

5.2.12 Notices

Sections 2.1 and 2.2 of this Revenue Statement set out the Council billing frequency and method that will be applied to the collection of these utility charges.



5.3 Definitions

In this section 5, the following definitions apply:

bulk waste container, the waste container with capacity of 1m³ or more.

commercial premises, any of the following types of premises:

- (a) a hotel, motel, caravan park, cafe, food store or canteen
- (b) an assembly building, institutional building, kindergarten, child minding centre, school or other building used for education
- (c) premises where a sport or game is ordinarily played in public
- (d) an exhibition ground, show ground or racecourse
- (e) an office, shop or other premises where business or work is carried out

and includes all land categorised under one of the differential general rate categories 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 24, 25, 25A, 25B, 26 or 31 as shown in section 3 or land exempt from rating used for commercial purposes.

commercial waste is waste, other than garden organics, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises.

community titles scheme, see section 10 of the *Body Corporate and Community Management Act 1997*.

compactor waste container, a waste container fitted with a mechanical device which is capable of compacting the content of the waste container.

domestic clean-up waste, non-putrescible, dry and inoffensive waste, other than garden organics or recyclable waste, produced as a result of a clean-up of domestic premises.

domestic premises, any of the following types of premises:

- (a) a single unit private dwelling
- (b) premises containing 2 or more separate flats, apartments or other dwelling units
- (c) a boarding house, hostel, lodging house or guest house

and includes all land categorised under one of the differential general rate categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 23, 27, 27T, 28, 29, 29T or 30 as shown in section 3 or land exempt from rating used for domestic purposes.

domestic waste is waste, other than domestic clean-up waste, garden organics, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises.

general waste means:

- (a) waste other than regulated waste, and
- (b) any of the following:
 - (i) commercial waste
 - (ii) domestic waste

(iii) recyclable waste

(iv) garden organics.

garden organics, grass cuttings, trees, tree pruning's, bushes or shrubs, or similar matter produced as a result of the ordinary use or occupation of premises no bigger than 200 millimetres (mm) in any direction.

industrial waste, has the meaning given in *Local Law No. 3 (Community Health and Environmental Management) 2011*.

infirm, upon application, for the collection of waste from a waste container at premises, includes:

- (a) entering the premises to retrieve the waste container from a collection point on the premises nominated by Council, and
- (b) servicing the waste container, and
- (c) returning the waste container to the collection point nominated by Council.

interceptor, has the meaning given in *Local Law No. 3 (Community Health and Environmental Management) 2011*.

interceptor waste, has the meaning given in *Local Law No. 3 (Community Health and Environmental Management) 2011*.

low noise waste container, a waste container with a polymer component which is injection moulded from specially designed high-density polyethylene with a capacity of 660 litre or more.

occupier, of premises, the person who has the control or management of the premises.

on property, for the collection of waste from a waste container at premises, includes:

- (a) entering the premises to retrieve the waste container from a collection point on the premises nominated by Council; and
- (b) servicing the waste container; and
- (c) returning the waste container to the collection point nominated by Council.

owner, of premises, the person for the time being entitled to receive the rent for the premises or would be entitled to receive the rent for it if it were let to a tenant at a rent.

premises, includes each of the following:

- (a) domestic premises
- (b) government premises
- (c) industrial premises
- (d) commercial premises
- (e) a building and the land on which a building is situated.

rateable land, see *Local Government Act 2009*, section 93(2).

recyclable interceptor waste, matter that is, or is intended to be, removed from a grease interceptor and taken elsewhere for processing into a non-toxic, non-hazardous and usable substance for sale.

recyclable waste, clean and inoffensive waste accepted under Council's recycling service for the local government area of Council.

regulated waste, see the *Waste Reduction and Recycling Act 2011*, Schedule 1.

standard general waste container, a waste container of a type approved by Council.

waste container, a container for storing domestic waste, commercial waste, recyclable waste, or garden organics at premises in Council's local government area.

waste, see *Waste Reduction and Recycling Act 2011*, section 8AA.

6. SEPARATE CHARGES

6.1 Environment Levy

6.1.1 Basis of Charge

Separate charges are to be levied under section 94(1)(b)(iii) of the *Local Government Act 2009* pursuant to section 103 of the *Local Government Regulation 2012*.

The Environment Levy, a separate charge, will be made and levied for the 2025-26 financial year on all rateable land in the Sunshine Coast Regional Council area to fund the costs of a range of strategic environmental management initiatives including but not limited to:

- The acquisition, protection and management of environmentally significant land.
- Major on-ground rehabilitation and regional planning, management and research projects that assist in the protection and enhancement of our biodiversity, waterways and wetlands and coastal areas.
- Engagement and support for the community that is involved in the protection and enhancement of the Sunshine Coast environment.

All expenditure of money raised by this levy will be in accordance with Council's Environment Levy Policy.

6.1.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2026 will be \$82. The charge will apply to all rateable land including *strata lots* within the Sunshine Coast Regional Council area.

6.1.3 Basis of Charge Calculation

The amount of the charge has been calculated on the basis of the estimated cost to implement the initiatives set out in section 6.1.1. Council considers that the benefit to any particular rateable land from the range of strategic environmental management initiatives listed in section 6.1.1 cannot be distinguished from the benefit to any other particular rateable land. Accordingly a separate charge of \$82 per annum is to be levied equally on all rateable land in the region.

All rateable land in the region will benefit from the range of strategic environmental management initiatives listed in section 6.1.1 that are funded by the charge.

6.1.4 Concessions

Concessions as shown in section 2.3 will not apply to this charge.

6.1.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

6.2 Transport Levy

6.2.1 Basis of Charge

Separate charges are to be levied under section 94(1)(b)(iii) of the *Local Government Act 2009* pursuant to section 103 of the *Local Government Regulation 2012*.

The Transport Levy, a separate charge, will be made and levied for the 2025-26 financial year on all rateable land in the Sunshine Coast Regional Council area to fund strategic transport infrastructure, services and initiatives, including major initiatives in the region in accordance with Council's Transport Levy Policy, to achieve outcomes and undertake activities including but not limited to:

- Utilising levy revenue to fund or leverage selected eligible transport infrastructure for multi-modal transport outcomes that have priority but cannot be provided in a timely manner through existing funding mechanisms
- Allowing Council to influence the bringing forward of investment in State and Federal Government transport network improvements
- Enabling Council to enter into partnerships with the State Government, and potentially third-party interests, to jointly fund selected eligible transport infrastructure and initiatives
- Enabling Council to fund selected eligible initiatives, projects and services for community benefit
- Enabling Council to raise awareness within the community of travel choices, leading to a change of travel behaviour, to increase the use of sustainable transport and related network operation
- An increased level of community awareness on the current and future transport issues facing the Sunshine Coast Regional Council local government area
- Develop and maintain a broad understanding of likely future strategic transport 'disruptions'
- Building a Transport Futures Fund directed at achieving long term, multi-modal transport infrastructure outcomes
- Complementing Council's vision and supporting the objectives of Council's *Integrated Transport Strategy*.

6.2.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2026 will be \$43.92. The charge will apply to all rateable land including *strata lots* within the Sunshine Coast Regional Council local government area.

6.2.3 Basis of Charge Calculation

The amount of the charge has been calculated on the basis of the estimated cost to implement the initiatives and achieve long term outcomes. Council considers that the benefit to any particular rateable land from funding transport initiatives, in accordance with Council's Transport Levy Policy cannot be distinguished from the benefit to any other particular rateable land. Accordingly, a separate charge of \$43.92 per annum is to be levied equally on all rateable land in the region.

All rateable property in the region will benefit from the range of projects, activities, services and initiatives that are funded by the charge.

6.2.4 Concessions

Concessions as shown in section 2.3 will not apply to this charge.

6.2.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

6.3 Arts and Heritage Levy

6.3.1 Basis of Charge

Separate charges are to be levied under section 94(1)(b)(iii) of the *Local Government Act 2009* pursuant to section 103 of the *Local Government Regulation 2012*.

The Arts and Heritage Levy, a separate charge, will be made and levied for the 2025-26 financial year on all rateable land in the Sunshine Coast Regional Council area to fund arts and cultural heritage projects, in line with the goals and strategies endorsed within the Sunshine Coast Heritage

Plan 2021-2031, the Sunshine Coast Creative Arts Plan 2023-2038, in accordance with Council's Arts and Heritage Levy Policy.

Revenue from the Arts and Heritage Levy will be expended on a range of facilities, programs, projects and activities concerned with the preservation and promotion of the region's history and cultural heritage, the development and promotion of a sustainable arts ecology, and to trigger the support of other government and non-government partners. Specifically, the Arts and Heritage Levy will be used to achieve key heritage outcome areas, goals and activities, identified in the:

- Sunshine Coast Heritage Plan 2021-2031 including but not limited to:
 - Knowledge Programs: Including research projects, digitisation initiatives and accessibility programs in relation to the history and heritage of the region.
 - Conservation Programs: Including Heritage Advisory Services, heritage incentives, and conservation/preservation projects on Council-owned heritage properties, places, and objects.
 - Support Programs: Including Arts and Heritage Levy Grants programs such as Community Partnership Funding Program, Events and Exhibitions Program, Collections Support Program, Cultural Support Program; heritage sector development and community education workshops.
 - Communication Programs: Including cultural tourism programs within the Horizon Festival, marketing initiatives, and interpretive exhibitions, digital stories, and trails.
 - Capital Works Programs: Including infrastructure building works, as outlined in the Heritage Plan and Regional Arts Infrastructure Framework.
 - Arts and Heritage Levy Management: Resourcing costs associated directly with the administration of the Arts and Heritage Levy.
- Sunshine Coast Creative Arts Plan 2023-2038, including but not limited to:
 - Local artists and artistic content is developed and celebrated: including the development and support of programs that help creative ideas become sustainable businesses and enable First Nations to self-determine arts programs and activities.
 - Arts Audiences and creative development flourish through investment and development: including incentive programs to provide pathways and development opportunities for local artists and arts workers and investment strategic partnerships with significant arts organisations to help deliver the Arts Plan outcomes.
 - A dedicated network of places and spaces for artists to connect, create and collaborate, including negotiating and facilitating access to affordable spaces for artists to make, exhibit and perform.
 - Embedding Art and Creativity in the identity and the experience of the Sunshine Coast including support of the philanthropic programs of the Sunshine Coast Arts Foundation and the development of an audience participation strategy to grow local participation and arts audiences in creative and artistic endeavours across the region.

6.3.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2026 will be \$20. The charge will apply to all rateable land including *strata lots* within the Sunshine Coast Regional Council.

6.3.3 Basis of Charge Calculation

The amount of the charge has been calculated on the basis of the estimated cost to implement the initiatives. Council considers that the benefit to any particular rateable land from the establishment

of an Arts and Heritage Program which includes initiatives listed in section 6.3.1, cannot be distinguished from the benefit to any other particular rateable land. Accordingly, a separate charge of \$20 per annum is to be levied equally on all rateable land in the region.

All rateable land in the region will benefit from the implementation of Council's Arts and Heritage Program and from the implementation of the initiatives listed in section 6.3.1 that are funded by the charge.

6.3.4 Concessions

Council pensioner concessions as shown in section 2.3 will not apply to this charge.

6.3.5 Notices

Sections 2.1 and 2.2 of this Revenue Statement sets out the Council billing frequency and method that will be applied to this charge.

7. PRESCRIBED SERVICES CHARGE

7.1 Basis of charge

The Prescribed Services Charge applies to properties within the Maroochydore City Centre Priority Development Area (PDA) in accordance with the Maroochydore City Centre Infrastructure Agreement 2017. The Prescribed Services Charge contributes towards the capital costs, and operation and maintenance costs of the Automated Waste Collection System (AWCS) which services the PDA. The Prescribed Services Charge is calculated in accordance with the Prescribed Services Charge Plan which is adopted annually by Council and published on Council's website. Table 11 of the Prescribed Services Charge Plan sets out the Prescribed Services Charge for different development types.

7.2 Notices

The Prescribed Services Charge will appear on rate notices and is payable by the due date shown on the rates notice. Section 2.1 of this Revenue Statement sets out the Council billing frequency which applies to this charge. If the Prescribed Services Charge begins to apply to certain premises during a financial year, it will be charged on a pro-rata basis.

7.3 Interest

In accordance with the Maroochydore City Centre Infrastructure Agreement 2017, interest will be applied to all overdue Prescribed Services Charge payments. The interest will be compound interest, calculated on daily rests and the rate will be 11% per annum.

7.4 Concessions

Council pensioner concessions as shown in section 2.3 do NOT apply to the Prescribed Services Charge.

APPENDIX 1

OVERALL PLAN - Montville Beautification Levy

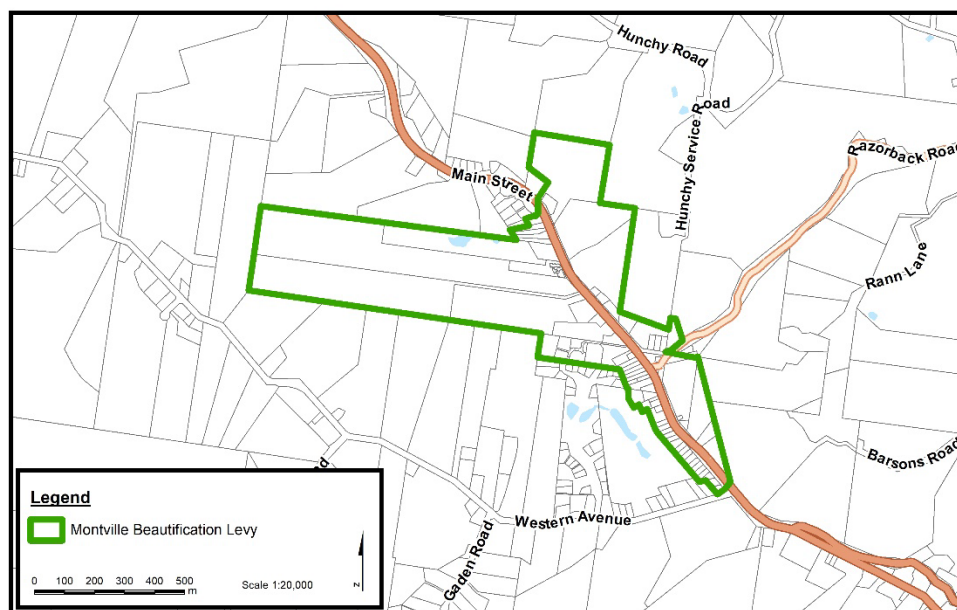
1. Special Rate for the improvement of the Montville Town Centre

The Montville Beautification Levy is a special rate to be levied under section 94(1)(b)(i) of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*. The Overall Plan for the Montville Beautification Levy was adopted by Council at its 2021-22 budget meeting. This Overall Plan was amended by Council at its 2022-23 budget meeting and at the 2023-24 budget meeting. The Overall Plan for the Montville Beautification Levy, incorporating the 2022-23 and 2023-24 amendments, is detailed below.

2. The benefitted area to which the Special Rate applies

The Montville Beautification Levy special rate for the Montville Town Centre Beautification and Improvement Project, applies to all rateable land including *strata lots* within the area delineated on Map A below, being properties on Main Street, Montville, between Western Avenue and Hoffman Close, Montville. The land or its occupier, within the benefited area delineated on Map A below, specially benefits or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided because the additional works and improvements to the Montville Town Centre provide increased accessibility and amenity over and above the standard level of service applied by Council.

Map A - Montville Beautification Levy Benefit Area



3. The service, facility or activity to be provided

Sunshine Coast Regional Council will undertake works, namely the Montville Town Centre Beautification and Improvement Project, including design, development and provision of the works for, and/or works for access to, the Montville Town Centre including beautification and improvements over and above the standard level of service applied by Council.

4. The estimated cost of implementing the Overall Plan

The overall cost of carrying out the service, facility or activity detailed above associated with the Montville Town Centre Beautification and Improvement Project has been determined to be approximately \$240,337.

5. The estimated time for implementing the Overall Plan

The estimated time for carrying out the Overall Plan is five years concluding on 30 June 2026. The Overall Plan is subject to periodic review, at least annually.

ANNUAL IMPLEMENTATION PLAN - Montville Beautification Levy

The Annual Implementation Plan sets out the actions or processes that are to be carried out in the 2025-26 financial year in accordance with the Overall Plan for the area identified as the Montville Beautification Levy Benefit Area identified at Map A above.

The actions or process to be undertaken pursuant to the Overall Plan include:

- Design and development of the works for, and/or works for access to, the Montville Town Centre in preparation for implementation during the period of the Overall Plan,
- provision of the works to increase amenity, and/or access to, the Montville Town Centre, including beautification and improvements over and above the standard level of service applied by Council,
- managing, operating, and developing the Montville Town Centre Beautification and Improvement Project undertaken or proposed to be undertaken by the Council, which provides increased accessibility and amenity over and above the standard level of service applied by Council.

The estimated cost of the Annual Implementation Plan for 2025-26 is \$47,500.

For the 2025-26 financial year a special rate of 0.0851 cents in the dollar of rateable valuation will be levied on all rateable land within the Montville Beautification Levy Benefit Area identified at Map A above, including *strata lots*. Additionally, in accordance with section 94(10) of the *Local Government Regulation 2012* Council has imposed a minimum amount of the special rate. For the 2025-26 financial year the minimum is \$292 per property per annum.

APPENDIX 2

OVERALL PLAN - Twin Waters Maintenance Charge

1. Special charge for Twin Waters Maintenance

The responsibilities for the maintenance of a number of stages of the Twin Waters Development were transferred to Council. The previous Maroochy Shire Council, Lend Lease Developments (LLD) and representatives of the Twin Waters Future Maintenance Committee (FMC) determined how the maintenance for the Twin Waters Residential Community would be carried out into the future. The work undertaken has given the stakeholders a clear understanding of the asset types, service levels and issues surrounding the ongoing maintenance of the Twin Waters Residential Community.

The Overall Plan for the Twin Waters Maintenance Charge was adopted by Council at its 2021-22 budget meeting. This Overall Plan was amended by Council at the 2022-23 budget meeting and at the 2023-24 budget meeting. For 2025-26 it is proposed to amend the Overall Plan by way of increasing the estimated cost of carrying out the Overall Plan to \$1,337,893 and extending the estimated time for implementing the Overall Plan by 5 years to 30 June 2031. The Overall Plan for the Twin Waters Maintenance Charge, incorporating the 2022-23 amendment, 2023-24 amendment, and the 2025-26 amendment, is detailed below.

2. The benefitted area to which the special charge applies

The Twin Waters Maintenance special charge applies to all rateable land including *strata lots* within the area delineated on Map B below as the Twin Waters Maintenance Charge Benefit Area. The land or its occupier specially benefits or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided of a landscaping and maintenance service to the Twin Waters Residential Community over and above the standard level of service applied by Council. The special charge will be levied on all rateable land within the defined benefitted area at differential levels according to the degree of benefit or special access, in Council's opinion, to which the rateable land or its occupier is deemed to derive. Due to their size and number of residents, the amount of the special charge applicable to the Living Choice Twin Waters Retirement Village (property number 89200) and to the Twin Waters Aged Care Home (property number 247510) is larger than the special charge payable by other rateable land to which the Overall Plan applies.

3. The service, facility or activity to be provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Twin Waters Residential Community over and above the standard level of service applied by Council.

4. The estimated cost of implementing the Overall Plan

The estimated cost of carrying out the Overall Plan for the provision of the higher level Twin Waters Maintenance service has been determined to be approximately \$1,337,893.

5. The estimated time for implementing the Overall Plan

The estimated time for carrying out the Overall Plan is ten years concluding on 30 June 2031. The Overall Plan is subject to periodic review, at least annually.

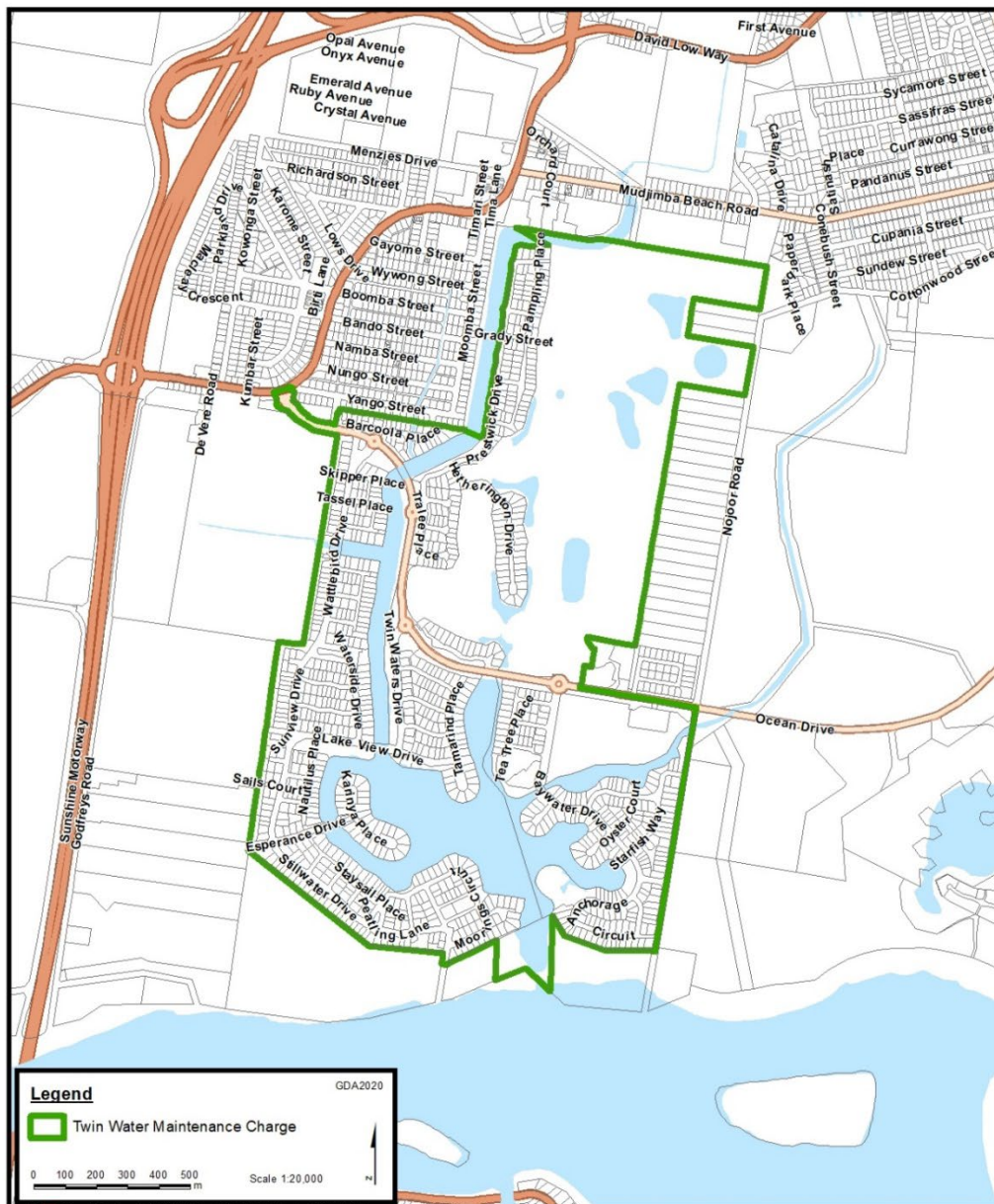
ANNUAL IMPLEMENTATION PLAN - Twin Waters Maintenance Charge

The Annual Implementation Plan sets out the actions or processes that are to be carried out in the 2025-26 financial year in accordance with the Overall Plan for the area identified as the Twin Waters Maintenance Charge Benefit Area identified at Map B below.

The actions or process to be undertaken include providing a landscaping and maintenance service within the Twin Waters Maintenance Charge Benefit Area (Map B below refers) over and above the standard level of landscaping and maintenance services applied by Council. The estimated cost of the Annual Implementation Plan for 2025-26 is \$123,672. For the 2025-26 financial year the charge will be levied on the following basis:

Details	2025-26 Annual Charge
Living Choice Twin Waters Retirement Village (property number 89200)	\$1344
Twin Waters Aged Care Home (property number 247510)	\$647
All other properties	\$130

Map B - Twin Waters Maintenance Charge Benefit Area



APPENDIX 3

OVERALL PLAN - Rural Fire Charge

1. Special charge for assistance to Sunshine Coast Rural Fire Brigades

Sunshine Coast Regional Council recognises that it is beyond the fundraising ability of the volunteers that staff the rural fire brigades within Sunshine Coast Regional Council local government area to raise the funds to meet their operational costs and to acquire and maintain the necessary equipment to conduct their activities. Therefore, to provide financial assistance to Sunshine Coast Rural Fire Brigade Groups and their constituent Rural Fire Brigades, Council has resolved to make and levy a special charge for the 2025-26 financial year upon all rateable land within Sunshine Coast Regional Council area which will, in the Council's opinion, specially benefit from the services provided by the Rural Fire Brigades listed below.

2. The benefitted area to which the special charges applies

Council has formed the opinion that the land or its occupier specially benefits from the fire emergency response capability that is provided by the Rural Fire Brigades, whose capability would be substantially or completely diminished if the Rural Fire Brigades did not receive the funding provided to them by Council as a direct consequence of the levying of the special charge. The special charge for the Rural Fire Charge applies to all rateable land within the Sunshine Coast Regional Council area not included within the Urban Fire Service Area and which falls within the Gazetted Rural Fire Brigade area maps for the Rural Fire Brigades listed below excluding that land which is both:

- owned or otherwise under the control of the Council but not leased; OR that land which is specifically excluded from the provision of such a service by Council; and
- within the Emergency Management Levy Classes A to D (as per Schedule 1 - *Fire Services Regulation 2011*).

The charge will be levied on the following basis:

Rural Fire Brigade Area	2025-26 Annual Charge
Belli Park	\$25
Bli Bli & District	\$25
Conondale	\$25
Beerwah & District	\$25
Crystal Waters Village	\$25
Doonan	\$25
Eudlo	\$25
Eumundi	\$25
Glasshouse Mountains	\$25
Ilkley & District	\$25
Image Flat/Cooloolabin	\$25
Keils Mountain	\$25
Kenilworth	\$25
Kureelipa	\$25

Rural Fire Brigade Area	2025-26 Annual Charge
Landsborough	\$25
Maleny & District	\$25
Mapleton	\$25
Maroochy River	\$25
Montville	\$25
Obi Obi	\$25
Palmwoods	\$25
Peachester	\$25
Starlight	\$25
Valdora/Yandina Creek	\$25
Verrierdale	\$25
West Woombye	\$25
Yandina/North Arm	\$25

3. The service, facility or activity to be provided

The funds raised by the special charge will assist the Brigades within the Sunshine Coast Regional Council local government area by providing funding for the purchase of equipment and operational costs and training initiatives required by the Queensland Fire Department. This will enable the Brigades to direct more time toward:

- (a) prevention of rural fires
- (b) education of residents, and
- (c) training of volunteers.

4. The estimated cost of implementing the Overall Plan

The estimated cost of implementing the Overall Plan has been determined to be approximately \$674,125. The Rural Fire Brigade Groups within the Sunshine Coast Regional Council area are:

- Maroochy North Rural Fire Brigade Group
- Maroochy South Rural Fire Brigade Group
- Caloundra Rural Fire Brigade Group.

The amount of levy funds to be distributed to each of the Rural Fire Brigade Groups is to be the amount of the funds raised by the special charge from the designated service area of the brigades that make up each Rural Fire Brigade Group.

5. The estimated time for implementing the Overall Plan

The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2026.

APPENDIX 4

OVERALL PLAN - Brightwater Estate Landscaping Charge

1. Special charge for Brightwater Estate Landscaping

Responsibility for the maintenance of the Brightwater Estate has been transferred to Council progressively. Sunshine Coast Regional Council and the developer, Stockland, determined how the maintenance for the Brightwater Estate would be carried out into the future. The work undertaken has given the stakeholders a clear understanding of the asset types, service levels and issues surrounding the ongoing maintenance of the Brightwater Estate.

The Overall Plan for the Brightwater Estate Landscaping Charge was adopted by Council at its 2021-22 budget meeting. This Overall Plan was amended by Council at the 2022-23 budget meeting and at the 2023-24 budget meeting. For 2025-26 the Overall Plan is further amended by way of increasing the estimated cost of carrying out the Overall Plan to \$2,398,769 and extending the estimated time for implementing the Overall Plan by 5 years to 30 June 2031. The Overall Plan for the Brightwater Estate Landscaping Charge, incorporating the 2022-23 amendment, the 2023-24 amendment, and 2025-26 amendment, is detailed below.

2. The benefitted area to which the special charge applies

The special charge for Brightwater Estate Landscaping applies to all rateable land including *strata lots* within the area delineated on Map C below as the Brightwater Estate Landscaping Charge Benefit Area. The land or its occupier specially benefits or will specially benefit, from the provision of a landscaping and maintenance service to the Brightwater Estate over and above the standard level of service applied by Council. Charges will commence progressively for each registered lot within the Brightwater Estate two years after the date of registration of the plan creating the lot with the Registrar of Titles. All rateable land including *strata lots* within the area delineated on the plan below of the Brightwater Estate are subject to this charge.

The special charge will be levied according to the degree of benefit or special access, in Council's opinion, to which the land or the occupier of the land is deemed to derive. The charges so made will be applied to all rateable land, the land or the occupier, pro-rata and commencing two years after each lot was registered. Due to size and patronage, the amount of the special charge applicable to the Brightwater Shopping Centre (property number 232054) and Brightwater Hotel (Property number 232595) is larger than the special charge payable by other rateable land to which the Overall Plan applies.

3. The service, facility or activity to be provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Brightwater Estate over and above the standard level of service applied by Council.

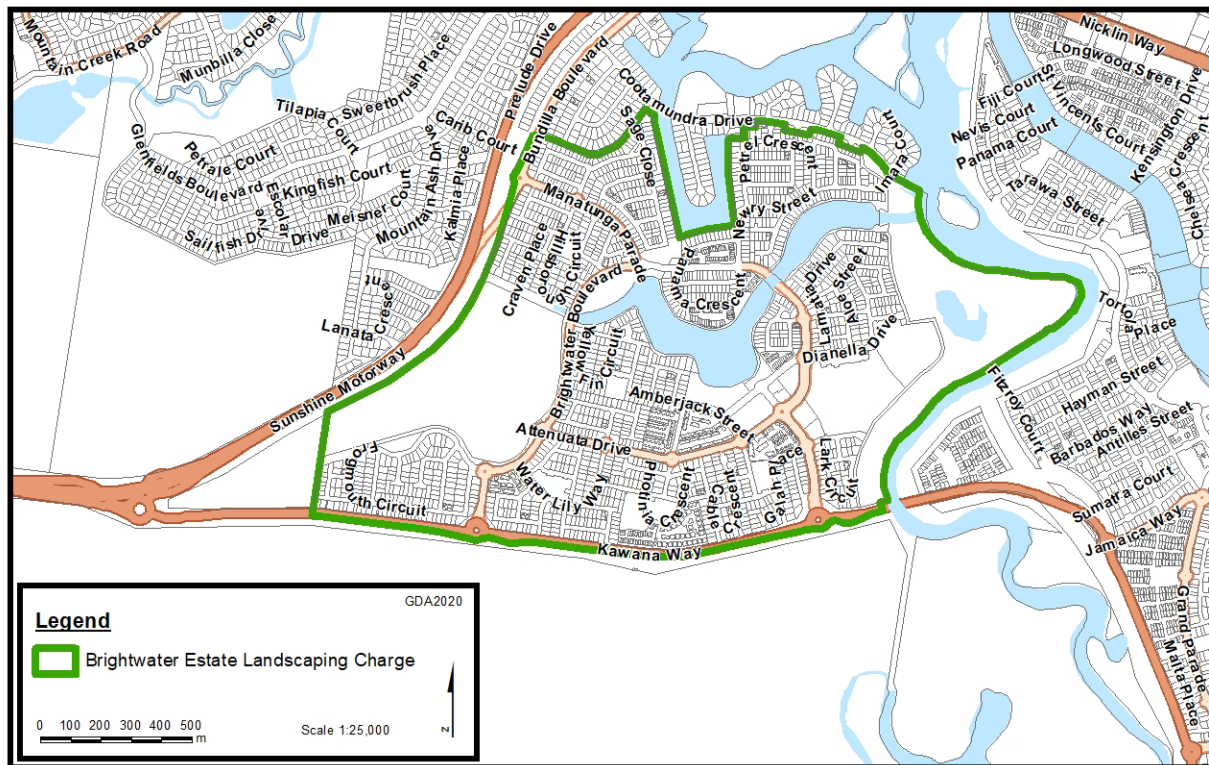
4. The estimated cost of implementing the Overall Plan

The estimated cost of carrying out the Overall Plan for the provision of the higher level Brightwater Estate landscaping service has been determined to be approximately \$2,398,769.

5. The estimated time for implementing the Overall Plan

The estimated time for carrying out the Overall Plan is ten years concluding on 30 June 2031. The Overall Plan is subject to periodic review, at least annually.

Map C – Brightwater Estate Landscaping Charge Benefit Area



ANNUAL IMPLEMENTATION PLAN - Brightwater Estate Landscaping Charge

The Annual Implementation Plan sets out the actions or processes that are to be carried out in the 2025-26 financial year in accordance with the Overall Plan for the area identified as the Brightwater Estate Landscaping Charge Benefit Area identified at Map C above.

The actions or process to be undertaken include providing a landscaping and maintenance service within the Brightwater Estate Landscaping Charge Benefit Area (Map C above refers) over and above the standard level of landscaping and maintenance services applied by Council. The estimated cost of the Annual Implementation Plan for 2025-26 is \$231,615. For the 2025-26 financial year the charge will be levied on the following basis:

Details	2025-26 Annual Charge
Brightwater Shopping Centre (property number 232054)	\$2496
Brightwater Hotel (property number 232595)	\$1248
All other properties	\$96

APPENDIX 5

OVERALL PLAN - Sunshine Cove Maintenance Charge

1. Special charge for Sunshine Cove Maintenance

The responsibilities for the maintenance of a number of stages of the Sunshine Cove Development were transferred to Council. Sunshine Coast Regional Council and Felix Hill Pty Ltd (as trustee for The Sunshine Unit Trust) determined how the maintenance for the Sunshine Cove Residential Community would be carried out into the future.

The Overall Plan for the Sunshine Cove Maintenance Charge was adopted by Council at its 2021-22 budget meeting. This Overall Plan was amended by Council at the 2022-23 budget meeting and at the 2023-24 budget meeting. For 2025-26 it is proposed to amend the Overall Plan by way of increasing the estimated cost of carrying out the Overall Plan to \$1,911,463 and extending the estimated time for implementing the Overall Plan by 5 years to 30 June 2031. The Overall Plan for the Sunshine Cove Maintenance Charge, incorporating the 2022-23 amendment, 2023-24 amendment, and 2025-26 amendment, is detailed below.

2. The benefitted area to which the special charge applies

The special charge for Sunshine Cove Maintenance applies to all rateable land including *strata lots* within the area delineated on Map D below as the Sunshine Cove Maintenance Charge Benefit Area. The land or its occupier specially benefit or will specially benefit, from a landscaping and maintenance service being provided to the Sunshine Cove Residential community, over and above the standard level of service applied by Council.

As new lots within the Sunshine Cove Development are registered with the Registrar of Titles they will be subject to the charge in this financial year. The annual charge will be pro-rata and commence from the date of registration of the lot. The special charge will be levied on all rateable land including *strata lots* within the defined benefitted area at differential levels according to the degree of benefit or special access, in Council's opinion, to which the land or occupier of the land is deemed to derive. Due to its size and number of residents, the amount of the special charge applicable to the Sunshine Cove Retirement Village and the Aged Care Home (property number 232868) located at Sunshine Cove is larger than the special charge payable by other rateable land to which the Overall Plan applies.

3. The service, facility or activity to be provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Sunshine Cove Residential community over and above the standard level of service applied by Council.

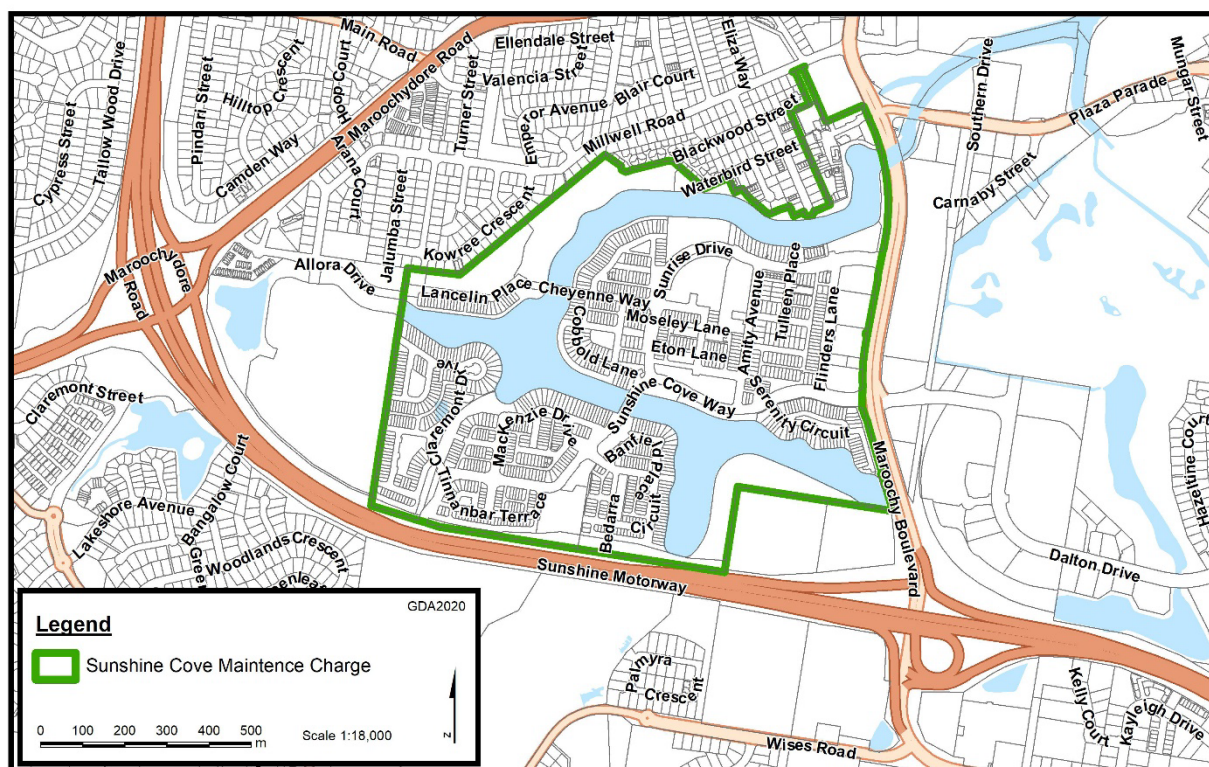
4. The estimated cost of implementing the Overall Plan

The overall operational costs associated with the provision of the higher level Sunshine Cove maintenance service has been determined to be approximately \$1,911,463.

5. The estimated time for implementing the Overall Plan

The estimated time for carrying out the Overall Plan is ten years concluding on 30 June 2031. The Overall Plan is subject to periodic review, at least annually.

Map D - Sunshine Cove Maintenance Charge Benefit Area



ANNUAL IMPLEMENTATION PLAN - Sunshine Cove Maintenance Charge

The Annual Implementation Plan sets out the actions or processes that are to be carried out in the 2025-26 financial year in accordance with the Overall Plan for the area identified as the Sunshine Cove Maintenance Charge Benefit Area identified at Map D above.

The actions or process to be undertaken include providing a landscaping and maintenance service within the Sunshine Cove Maintenance Charge Benefit Area (Map D above refers) over and above the standard level of landscaping and maintenance services applied by Council. The estimated cost of the Annual Implementation Plan for 2025-26 is \$187,093. For the 2025-26 financial year the charge will be levied on the following basis:

Details	2025-26 Annual Charge
Sunshine Cove Retirement Village (future)	\$1359
Aged Care Home located at Sunshine Cove (property number 232868)	\$679
All other properties	\$156

APPENDIX 6

OVERALL PLAN - Mooloolah Island Maintenance Charge

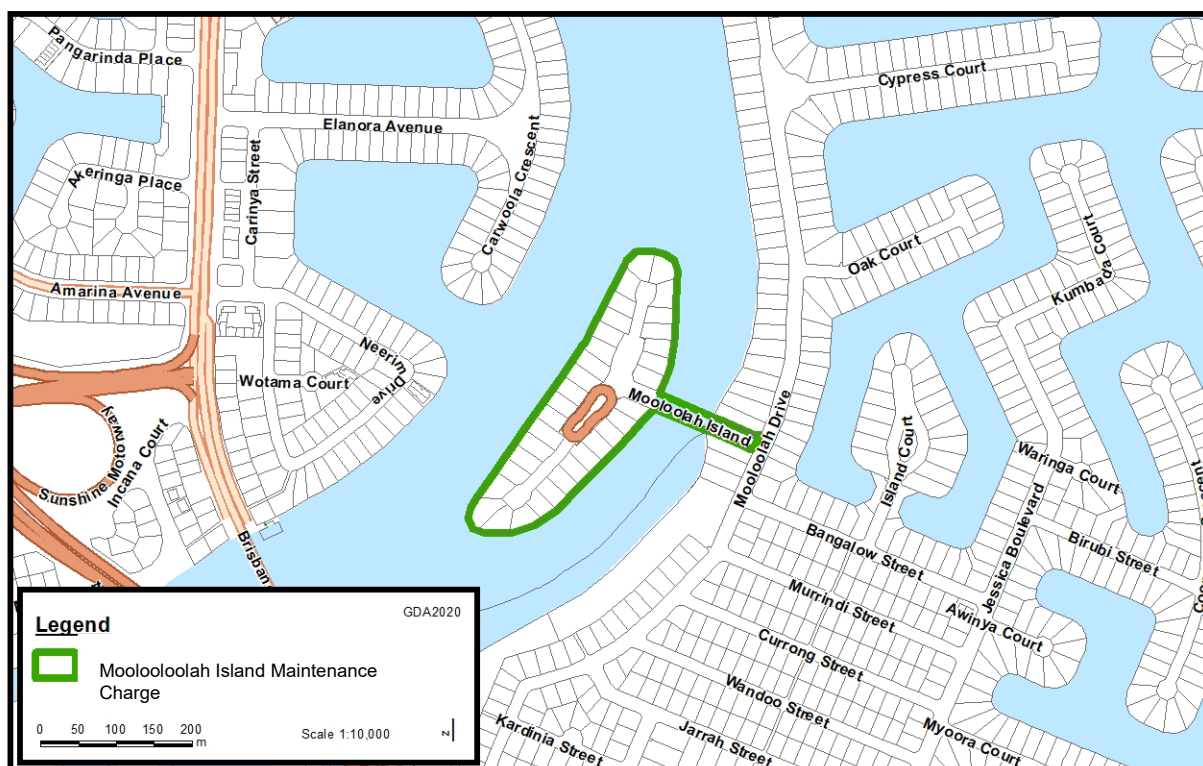
1. Special charge for Mooloolah Island Maintenance

A request was made to Council from members of Mooloolah Island residents, that Council investigate the opportunity to implement a special charge for an above normal standard maintenance to streetscapes. A survey was posted to all 34 rateable lands on 23 February 2013, with 28 responses received by Council. Of those responses, 24 residents voted YES which is 85.7% majority in favour of the levy. The survey letter stated a 75% acceptance level would be required for the levy to be initiated. The Council and Mooloolah Island Residential Community decided on the scope of works to be delivered into the future which provides a higher service standard to lawn areas.

2. The benefitted area to which the special charge applies

The special charge for Mooloolah Island Maintenance applies to all rateable land including *strata lots* within the area delineated on Map E below. The land or its owner specially benefits or will specially benefit, from Council providing a landscaping and maintenance service to the Mooloolah Island Residential community, over and above the standard level of service applied by Council.

Map E - Mooloolah Island Maintenance Charge Benefit Area



A special charge of \$154 for the financial year ended 30 June 2026 for Mooloolah Island Maintenance Charge applies to all rateable land including *strata lots* within the benefitted area.

3. The service, facility or activity to be provided

Sunshine Coast Regional Council will provide a landscaping and maintenance service to the Mooloolah Island residents over and above the standard level of service applied by Council.

4. The estimated cost of implementing the Overall Plan

The overall operational cost associated with the provision of the higher level Mooloolah Island maintenance service for the 2025-26 financial year has been determined to be \$5236.

5. The estimated time for implementing the Overall Plan

The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2026.

APPENDIX 7 – 2025-26 Land Use Codes

Land Use Code*	Land Use Code Title
01	Vacant urban land
02	Single dwelling
03	Multiple dwelling (dual occupancy, secondary dwelling or flats)
04	Large home site – vacant
05	Large home site – dwelling
06	Outbuilding
07	Guest house/private hotel/hostel/bed and breakfast
08	Community title scheme unit(s)
09	Group title multi dwelling or Group title single dwelling or group title vacant land
10	Combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet
11	Shop/office (single) with or without accommodation
12	Shops – shopping group (more than 6 shops)
13	Shops – shopping group (2 to 6 shops)
14	Shops – main retail
15	Shops – secondary retail
16	Drive-in shopping centres
17	Restaurant/fast food outlet
18	Special tourist attraction
19	Walkway/ramp
20	Marina
21	Retirement village, aged people home (non-medical care or mixed non-medical and medical care)
211	Retirement lifestyle village
22	Car park
23	Retail warehouse
24	Sales area
25	Office(s)
26	Funeral parlour
27	Private hospital/convalescent home (medical care)
28	Warehouse & bulk Stores
29	Transport terminal
30	Service station
31	Oil depots

Land Use Code*	Land Use Code Title
32	Wharf
33	Builders yard & contractors yard
34	Cold stores & ice works
35	General industry
36	Light industry
37	Noxious/offensive industry
38	Advertising hoarding
39	Harbour industry
40	Extractive
41	Childcare centre
42	Hotel & tavern
43	Motel
44	Nurseries/garden centres
45	Theatres/cinemas
46	Drive In theatres
47	Licensed club
48	Sports club/facilities
49	Caravan Park
50	Other club (non-business)
51	Religious
52	Cemeteries
53	Secondary Land Use Code for commonwealth ownership only
54	Secondary Land Use Code for state ownership only
55	Library
56	Showgrounds/racecourses
57	Parks & gardens
58	Educational – school, kindergarten, university
59	Secondary Land Use Code for local government ownership only
60	Sheep grazing
61	Sheep breeding
64	Livestock grazing – breeding
65	Livestock grazing – breeding and fattening
66	Livestock grazing – fattening
67	Goats
68	Dairy Cattle – quota milk
69	Dairy Cattle – non quota milk

Land Use Code*	Land Use Code Title
70	Cream
71	Oil seeds
72	Vacant land – valuation discounted subdivided land
73	Grains
74	Turf farms
75	Sugar cane
76	Tobacco
77	Cotton
78	Rice
79	Orchards
80	Tropical Fruit
81	Pineapple
82	Vineyards
83	Small crops and fodder irrigated
84	Small crops and fodder non irrigated
85	Pigs
86	Horses
87	Poultry
88	Forestry & logs
89	Animals (special), boarding kennels/cattery (one or both may apply)
91	Transformers/utility installation
92	Defence Force establishments
93	Peanuts
94	Vacant rural land
95	Reservoir, dams, bores
96	Public hospitals
97	Welfare homes/institutions
99	Community protection centre
100	Sunshine Coast Airport, Sunshine Coast Airport Precinct

* As determined by the Sunshine Coast Regional Council, based on the Land Use Codes provided by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

APPENDIX 8 – Development Types – Maroochydore City Centre Priority Development Area - Waste Management Utility Charge

Defined Uses	Development Type
Bar	Commercial - Type 1
Bulk landscape supplies	Commercial - Type 2
Car Wash	Commercial - Type 2
Caretakers' accommodation	Residential
Childcare centre	Commercial - Type 2
Club (where licensed)	Commercial - Type 1
Club (where not licensed)	Commercial - Type 2
Community care centre	Commercial - Type 2
Community residence	Residential
Community use	Commercial - Type 2
Dual occupancy	Residential
Dwelling house	Residential
Dwelling unit	Residential
Educational establishment	Commercial - Type 2
Emergency services	Commercial - Type 2
Food and drink outlet	Commercial - Type 1
Function facility	Commercial - Type 2
Funeral parlour	Commercial - Type 2
Garden centre	Commercial - Type 2
Hardware and trade supplies	Commercial - Type 2
Health care services	Commercial - Type 2
Hospital	Commercial - Type 2
Hotel	Commercial - Type 1
Indoor sport and recreation	Commercial - Type 2
Landing	Commercial - Type 2
Major sport, recreation and entertainment facility	Commercial - Type 2
Market	Commercial - Type 2
Motel	Commercial - Type 2
Multiple dwelling	Residential
Nightclub entertainment facility	Commercial - Type 1
Office	Commercial - Type 2
Outdoor sales	Commercial - Type 2
Outdoor sport and recreation	Commercial - Type 2

Defined Uses	Development Type
Parking station	Commercial - Type 2
Place of worship	Commercial - Type 2
Research and technology industry	Commercial - Type 2
Residential care facility	Commercial - Type 2
Resort complex	Commercial - Type 2
Retirement facility	Commercial - Type 2
Rooming accommodation	Commercial - Type 2
Sales office	Commercial - Type 2
Service industry	Commercial - Type 2
Service station	Commercial - Type 2
Shop	Commercial - Type 2
Shopping centre	Commercial - Type 2
Short term accommodation (other than a Motel)	Commercial - Type 2
Showroom	Commercial - Type 2
Telecommunications facility	Commercial - Type 2
Theatre	Commercial - Type 2
Tourist attraction	Commercial - Type 2
Utility installation	Commercial - Type 2
Veterinary services	Commercial - Type 2



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Prescribed Services Charge Plan (No. 3) 2025-26 Financial Year

Made under the Maroochydore City Centre Infrastructure Agreement 2017, Special Condition 7.4(a)(i) (Prescribed Services Charge Plan)

This document has effect on and from 1 July 2025 being the date stated in Special Condition 7.4(b) (Prescribed Services Charge Plan).

This document upon taking effect is to be provided to the Minister for Economic Development Queensland under Special Condition 7.4(d) of the Maroochydore City Centre Infrastructure Agreement 2017.

Maroochydore City Centre Infrastructure Agreement 2017

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Maroochydhore City Centre Infrastructure Agreement 2017

Part 1 Introduction

1. Short title

This document may be referred to as the *Prescribed Services Charge Plan (No. 2)2024/25 Financial Year*.

2. Commencement

This document has effect on and from 1 July 2025 .

3. Relationship to the Infrastructure Agreement

This document has been prepared under Special Condition 7.5 of the Maroochydhore City Centre Infrastructure Agreement 2017 (**Infrastructure Agreement**).

4. Purpose

The purpose of this document is to state the following:

- (a) the Projected Development (Waste) for the Development Land (Part 2);
- (b) the Projected Demand for the Public Pneumatic Waste Infrastructure (Part 3);
- (c) the Public Pneumatic Waste Infrastructure which is intended to service Projected Demand at the Desired Standard of Service (Part 4);
- (d) the Prescribed Services Charge for the Public Pneumatic Waste Infrastructure (Part 5);
- (e) the Projected Development (Waste) Schedule (Part 6).

5. Interpretation

- (a) In this document, unless the context and subject matter otherwise includes or requires, a word which is capitalised has the meaning in Special Condition 7.2 and **clause 2.1** of the Infrastructure Agreement.
- (b) If a word is not defined in this document, the word is to have a meaning given to it by **clause 2.2** in the Infrastructure Agreement which is relevant to the context or subject matter in which the word is used.
- (c) A reference to a word in this document is to be interpreted in accordance with **clause 2.3** in the Infrastructure Agreement which is relevant to the context or subject matter in which the word is used.

Part 2 Projected Development (Waste)

6. Purpose of Part 2

Part 2 states the Projected Development (Waste) upon which the planning and funding of the Public Pneumatic Waste Infrastructure is based, in particular the following:

- (a) the applicable uses under the Applicable Planning Instrument to which the relevant development types apply;
- (b) the Projected Development (Waste) of the Development Land.

7. Development type and the Applicable Planning Instrument

In accordance with Special Condition 7.5(a) of the Infrastructure Agreement:

- (a) the uses under the Applicable Planning Instrument in Table 1, Column 1 are included in the development type in Table 1, Column 2; and
- (b) a use under the Applicable Planning Instrument which is included in the other uses or other development use use category in Table 1, Column 1 is to be based on an assessment of the use and demand placed upon the Public Pneumatic Waste Infrastructure.

Table 1 – Applicable uses under the Applicable Planning Instrument

Column 1		Column 2
Uses under the Applicable Planning Instrument which is currently the Development Scheme		
Defined uses	Use category	Development type
Animal keeping	Rural use	Other development
Bar	Sport, recreation and entertainment use	Type 1 development
Bulk landscape supplies	Retail use	Type 2 development
Car Wash	Commercial use	Type 2 development
Caretakers accommodation	Residential use	Attached dwellings
Cemetery	Service, community and other uses	Type 2 development
Child care centre	Service, community and other uses	Type 2 development
Club (where licensed)	Sport, recreation and entertainment use	Type 1 development
Club (where not licensed)	Sport, recreation and entertainment use	Type 2 development
Community care centre	Service, community and other uses	Type 2 development
Community residence	Residential use	Attached dwellings
Community use	Service, community and other uses	Type 2 development
Crematorium	Service, community and other uses	Type 2 development
Dual occupancy	Residential use	Attached dwellings
Dwelling house	Residential use	Detached dwellings
Dwelling unit	Residential use	Attached dwellings

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Column 1		Column 2
Uses under the Applicable Planning Instrument which is currently the Development Scheme		
Defined uses	Use category	Development type
Educational establishment	Service, community and other uses	Type 2 development
Emergency services	Service, community and other uses	Type 2 development
Filling or excavation	Other development use	Other development
Food and drink outlet	Retail use	Type 1 development
Function facility	Sport, recreation and entertainment use	Type 2 development
Funeral parlour	Service, community and other uses	Type 2 development
Garden centre	Retail use	Type 2 development
Hardware and trade supplies	Commercial use	Type 2 development
Health care services	Commercial use	Type 2 development
Health care services	Service, community and other uses	Type 2 development
Home based business	Other uses	Other development
Hospital	Service, community and other uses	Type 2 development
Hotel	Sport, recreation and entertainment use	Type 1 development
Indoor sport and recreation	Sport, recreation and entertainment use	Type 2 development
Intensive horticulture	Rural use	Other development
Landing	Sport, recreation and entertainment use	Type 2 development
Major sport, recreation and entertainment facility	Sport, recreation and entertainment use	Type 2 development
Market	Retail use	Type 2 development
Material change of use	Other development use	Other development
Minor building work or demolition work	Other development use	Other development
Motel	Commercial use	Type 2 development
Multiple dwelling	Residential use	Attached dwellings
Nightclub entertainment facility	Sport, recreation and entertainment use	Type 1 development
Office	Commercial use	Type 2 development
Operational work	Other development use	Other development
Other uses not listed will be determined at the time of the Application	Other uses	Other development
Other uses not listed will be determined at the time of the Application	Other development use	Other development
Outdoor sales	Retail use	Type 2 development
Outdoor sport and recreation	Sport, recreation and entertainment use	Type 2 development
Park	Sport, recreation and entertainment use	Type 2 development
Parking station	Commercial use	Type 2 development

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Column 1 Uses under the Applicable Planning Instrument which is currently the Development Scheme		Column 2 Development type
Defined uses	Use category	
Place of worship	Service, community and other uses	Type 2 development
Reconfiguring a lot	Other development use	Other development
Relocatable home park	Other uses	Other development
Research and technology industry	Industrial use	Type 2 development
Residential care facility	Residential use	Type 2 development
Resort complex	Sport, recreation and entertainment use	Type 2 development
Retirement facility	Residential use	Type 2 development
Rooming accommodation	Residential use	Type 2 development
Sales office	Commercial use	Type 2 development
Service industry	Industrial use	Type 2 development
Service station	Retail use	Type 2 development
Shop	Retail use	Type 2 development
Shopping centre	Retail use	Type 2 development
Short term accommodation (other than a Motel)	Residential use	Type 2 development
Showroom	Retail use	Type 2 development
Substation	Other development use	Other development
Telecommunications facility	Service, community and other uses	Type 2 development
Theatre	Sport, recreation and entertainment use	Type 2 development
Tourist attraction	Sport, recreation and entertainment use	Type 2 development
Tourist park	Other uses	Other development
Utility installation	Service, community and other uses	Type 2 development
Veterinary services	Commercial use	Type 2 development
Wholesale nursery	Rural use	Other development

8. Projected Development (Waste) of the Development Land

The Projected Development (Waste) of the Development Land is stated in Table 2 in accordance with Special Condition 7.5(a) of the Infrastructure Agreement which has been worked out by reference to the Projected Development for the Development Land that is stated in the Proposed Development Plan.

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Table 2 – Projected Development of the Development Land

Column 1 Development type	Column 2 Unit of demand	Column 3 Projected Development (Waste) of the Development Land
Attached dwelling	Dwelling of 1 Bedroom	847
	Dwelling of 2 or more Bedrooms	3,122
Type 1 development	m ² GFA	54,000
Type 2 development	m ² GFA	189,000
Other development	Dwelling or m ² GFA	To be determined by the Waste Infrastructure Authority

Part 3 Projected Demand for the Public Pneumatic Waste Infrastructure

9. Purpose of Part 3

Part 3 states the Projected Demand for the Public Pneumatic Waste Infrastructure for the Projected Development (Waste) of the Development Land.

10. Demand generation rates

The Projected Demand for the Public Pneumatic Waste Infrastructure for the Projected Development (Waste) is worked out by reference to the Demand Generation Rates in Table 3 and where there is more than one use the demand is to be determined by adding together the demand for each use, in accordance with Special Condition 7.5(b) of the Infrastructure Agreement.

Table 3 – Demand Generation Rates for the Public Pneumatic Waste Infrastructure

Column 1 Development type	Column 2 Unit of demand	Column 3 Demand Generation Rate for Public Pneumatic Waste Infrastructure
Attached dwelling	Dwelling of 1 Bedroom	0.9
	Dwelling of 2 or more Bedrooms	1
Type 1 development	100m ² GFA ⁽¹⁾	2.8
Type 2 development	100m ² GFA ⁽¹⁾	0.6
Other development	Dwelling or 100m ² GFA ⁽¹⁾	To be determined by the Waste Infrastructure Authority ⁽²⁾

Notes:

- (1) The applicable development type has a Demand Generation Rate which is to be worked out on a pro-rata basis of the unit of demand, other than for development of less than 100m² GFA which is deemed to have the Demand Generation Rate that is applicable to 100m² GFA.
- (2) The Demand Generation Rate for other development is to be determined by the Waste Infrastructure Authority in accordance with Special Condition 7.5(b) of the Infrastructure Agreement.

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11. Projected Demand for the Public Pneumatic Waste Infrastructure for the Projected Development (Waste) of the Development Land

The Projected Demand for the Public Pneumatic Waste Infrastructure for the Projected Development (Waste) is stated in Table 4 in accordance with Special Condition 7.5(b) of the Infrastructure Agreement.

Table 4 – Projected Demand for the Public Pneumatic Waste Infrastructure for the Projected Development (Waste)

Column 1 Development type	Column 2 Unit of demand	Column 3 Projected Demand for Public Pneumatic Waste Infrastructure (EDU)
Attached dwelling	Dwelling of 1 Bedroom	762.3
	Dwelling of 2 or more Bedrooms	3,122
Type 1 development	100m ² GFA ⁽¹⁾	1,512
Type 2 development	100m ² GFA ⁽¹⁾	1,116
Other development	Dwelling or 100m ² GFA ⁽¹⁾	To be determined by the Waste Infrastructure Authority ⁽²⁾
Projected Demand for the Public Pneumatic Waste Infrastructure (Total EDU)		6,512

Notes:

- (1) *The applicable development type has a Projected Demand which is to be worked out on a pro-rata basis of the unit of demand, other than for development of less than 100m² GFA which is deemed to have the Demand Generation Rate that is applicable to 100m² GFA.*
- (2) *The Demand Generation Rate for other development is to be determined by the Waste Infrastructure Authority in accordance with Special Condition 7.5(b) of the Infrastructure Agreement.*

Part 4 Public Pneumatic Waste Infrastructure

12. Purpose of Part 4

Part 4 states the following for the Public Pneumatic Waste Infrastructure:

- (a) the Desired Standard of Service for the Public Pneumatic Waste Infrastructure;
- (b) the Plans for Public Pneumatic Waste Infrastructure;
- (c) the Schedule of Capital Costs of the Public Pneumatic Waste Infrastructure;
- (d) the Schedule of Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure;
- (e) the Total Annual Costs of the Public Pneumatic Waste Infrastructure.

13. Desired Standard of Service

The standards for the performance of the Public Pneumatic Waste Infrastructure to service the Projected Demand are stated in the Desired Standard of Service in Special Condition 7.5(c)(i) of the Infrastructure Agreement.

14. Plans for Public Pneumatic Waste Infrastructure

The Plans for Public Pneumatic Waste Infrastructure identified in Table 5 and included in **schedule 2** are based on the level of planning stated in Table 5 in accordance with Special Condition 7.5(c)(ii) of the Infrastructure Agreement.

Table 5 – Plans for Public Pneumatic Waste Infrastructure

Column 1 Public Pneumatic Waste Infrastructure item	Column 2 Level of planning	Column 3 Plans for Public Pneumatic Waste Infrastructure
Public Pneumatic Waste Infrastructure	Conceptual	PSCP Drawing 1

15. Schedule of Capital Costs

The Schedule of Capital Costs of the Public Pneumatic Waste Infrastructure states in Table 6 the following for the Public Pneumatic Waste Infrastructure in accordance with Special Condition 7.5(c)(iii) of the Infrastructure Agreement:

- (a) each item of infrastructure for the establishment and replacement of the Public Pneumatic Waste Infrastructure;
- (b) the Projected Establishment Date of each Public Pneumatic Waste Infrastructure item;
- (c) the Projected Replacement Date of each Public Pneumatic Waste Infrastructure item;
- (d) the Capital Costs of each Public Pneumatic Waste Infrastructure item;
- (e) the Adjusted Capital Costs of each Public Pneumatic Waste Infrastructure item;

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- (f) the Annual Capital Costs of each Public Pneumatic Waste Infrastructure item;
- (g) the total Annual Capital Costs for the Public Pneumatic Waste Infrastructure.

Table 6 – Schedule of Capital Costs for the Public Pneumatic Waste Infrastructure

Column 1 Public Pneumatic Waste Infrastructure item	Column 2 Projected Establishment Date	Column 3 Projected Replacement Date	Column 4 Capital Costs of the Public Pneumatic Waste Infrastructure item (\$)		Column 5 Adjusted Capital Costs of the Public Pneumatic Waste Infrastructure item (\$)	Column 6 Annual Capital Costs of the Public Pneumatic Waste Infrastructure item (\$)
			Land Contribution	Work Contribution		
Planning, project management, design and construction (collection station and pipework)	2015-2024	30	200,000	19,528,600	23,935,131	797,838
Future pipe supply and fit	2024-2034	30	0	19,000,000	19,000,000	633,333
Other stages pits and pipes	2017	30	0	10,000,000	0 ⁽¹⁾	0
Total Annual Capital Costs of the Public Pneumatic Waste Infrastructure						\$1,431,171

Notes:

- (1) The Capital Costs for this Public Pneumatic Waste Infrastructure item has not been included in the Annual Capital Costs of the Public Pneumatic Waste Infrastructure as it is to be funded by the Infrastructure Proponent.

16. Schedule of Operation and Maintenance Costs

The Schedule of Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure states in Table 7 the following for the Public Pneumatic Waste Infrastructure in accordance with Special Condition 7.5(c)(v) of the Infrastructure Agreement:

- (a) the Projected Service Life of each Public Pneumatic Waste Infrastructure item;
- (b) the Whole of Life Operation and Maintenance Costs of each Public Pneumatic Waste Infrastructure item;
- (c) the Annual Operation and Maintenance Costs of each Public Pneumatic Waste Infrastructure item;
- (d) the total Annual Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure.

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Table 7 – Schedule of Operation and Maintenance Costs for the Public Pneumatic Waste Infrastructure

Column 1 Infrastructure item	Column 2 Projected Service Life	Column 3 Whole of Life Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure item	Column 4 Annual Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure item
Operating and maintenance cost	30	16,431,473	547,716
Total Annual Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure			\$547,716

17. Total Annual Costs

The Total Annual Costs of the Public Pneumatic Waste Infrastructure are stated in Table 8 in accordance with Special Condition 7.5(c)(d) of the Infrastructure Agreement.

Table 8 – Total Annual Costs of the Public Pneumatic Waste Infrastructure

Column 1 Item No	Column 2 Description of item	Column 3 Table reference	Column 4 Amount (\$)
1	Total Annual Costs of the Public Pneumatic Waste Infrastructure	Table 6	1,431,171
2	Total Annual Operation and Maintenance Costs of the Public Pneumatic Waste Infrastructure	Table 7	547,716
Total Annual Costs of the Public Pneumatic Waste Infrastructure⁽¹⁾ (Item 1 + Item 2)			\$1,978,887

Notes:

- (1) *The total Annual Costs of the Public Pneumatic Waste Infrastructure does not include the community service obligation for the Public Pneumatic Waste Infrastructure, which is to be separately provided for by the Council.*

Part 5 Prescribed Services Charge for the Public Pneumatic Waste Infrastructure

18. Purpose of Part 5

Part 5 states the following for the purpose of working out the Prescribed Services Charge for the Public Pneumatic Waste Infrastructure in accordance with Special Condition 7.6(c) of the Infrastructure Agreement:

- (a) the Prescribed Services Charge Rate;
- (b) the Developed Lot Demand for each development type;
- (c) the Prescribed Services Charge for each development type.

19. Prescribed Services Charge Rate

The Prescribed Services Charge Rate is stated in Table 9 in accordance with Special Condition 7.5(e)(i) of the Infrastructure Agreement.

Table 9 – Prescribed Services Charge Rate

Column 1 Item	Column 2 Calculation	Column 3 Table Reference	Column 4 Calculation unit (\$/EDU)
1	Total Annual Costs for the Public Pneumatic Waste Infrastructure	Table 8	1,978,887
2	Projected Demand for the Public Pneumatic Waste Infrastructure (Total EDU)	Table 4	6,512 EDU
Prescribed Services Charge Rate (<i>Item 1 ÷ Item 2</i>)			\$303.87 /EDU

20. Developed Lot Demand

The Developed Lot Demand for each development type is stated in Table 10 in accordance with Special Condition 7.5(e)(ii) of the Infrastructure Agreement.

Table 10 – Developed Lot Demand

Column 1 Development type	Column 2 Unit of demand	Column 3 Developed Lot Demand (EDU)
Attached dwelling	Dwelling of 1 Bedroom	0.9
	Dwelling of 2 or more Bedrooms	1

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Column 1 Development type	Column 2 Unit of demand	Column 3 Developed Lot Demand (EDU)
Type 1 development	100m ² GFA ⁽¹⁾	2.8
Type 2 development	100m ² GFA ⁽¹⁾	0.6
Other development	Dwelling or 100m ² GFA ⁽¹⁾	To be determined by the Waste Infrastructure Authority ⁽²⁾

Notes:

- (1) The applicable development type has a Developed Lot Demand which is to be worked out on a pro-rata basis of the unit of demand, other than for development of less than 100m² GFA which is deemed to have the Demand Generation Rate that is applicable to 100m² GFA.
- (2) The Demand Generation Rate for other development is to be determined by the Waste Infrastructure Authority in accordance with Special Condition 7.5(e)(ii) of the Infrastructure Agreement.

21. Prescribed Services Charge

The Prescribed Services Charge for each development type is stated in Table 11 in accordance with Special Condition 7.5(f) of the Infrastructure Agreement.

Table 11 – Prescribed Services Charge

Column 1 Development type	Column 2 Unit of demand	Column 3 Prescribed Services Charge (\$) (Prescribed Services Charge Rate in Table 9 x the Developed Lot Demand in Table 10)
Attached dwelling	Dwelling of 1 Bedroom	\$273.48
	Dwelling of 2 or more Bedrooms	\$303.87
Type 1 development	100m ² GFA ⁽¹⁾	\$850.83
Type 2 development	100m ² GFA ⁽¹⁾	\$182.32
Other development	Dwelling or 100m ² GFA ⁽¹⁾	To be determined by the Waste Infrastructure Authority ⁽²⁾

Notes:

- (1) The applicable development type has a Prescribed Services Charge which is to be worked out on a pro-rata basis of the unit of demand, other than for development of less than 100m² GFA which is deemed to have the Demand Generation Rate that is applicable to 100m² GFA.
- (2) The Demand Generation Rate for other development is to be determined by the Waste Infrastructure Authority in accordance with Special Condition 7.5(f) of the Infrastructure Agreement.

Part 6 Projected Development (Waste) Schedule

22. Purpose of Part 6

Part 6 states the following for the purpose of working out the Developed Lot Demand for the Public Pneumatic Waste Infrastructure:

- (a) Projected Development for the Development Land that is stated in the Proposed Development Plan;
- (b) Projected Development (Waste);
- (c) Projected Demand;
- (d) Developed Lot Demand.

23. Projected Development (Waste) Schedule

The Projected Development (Waste) Schedule is in **schedule 1** in accordance with Special Condition 7.5(f).

Schedule 1 Projected Development (Waste) Schedule

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Column 1 Lot type	Column 2 Description	Column 3			Column 4					Column 5					Column 6				
		Projected Development (see Proposed Development Plan)			Projected Development (Waste)					Projected Demand (EDU)					Developed Lot Demand (EDU)				
		Residential (Dwelling)	Commercial (m²/GFA)	Retail (m²/GFA)	Attached Dwellings		Type 1 development (m²/GFA)	Type 2 development (m²/GFA)	Other development (Dwelling or m²/GFA)	Attached Dwellings		Type 1 development (m²/GFA)	Type 2 development (m²/GFA)	Other development (Dwelling or m²/GFA)	Attached Dwellings		Type 1 development (m²/GFA)	Type 2 development (m²/GFA)	Other development (Dwelling or m²/GFA)
Dwelling 1 Bedroom	Dwelling 2 or more Bedroom				Dwelling 1 Bedroom	Dwelling 2 or more Bedroom				Dwelling 1 Bedroom	Dwelling 2 or more Bedroom								
Projected Development - Proposed Development Plan (No.2) 2021																			
Projected Development at Commencement Date																			
Former Development Land Lots	Former Lot 41 on SP 130328	3,969	150,000	65,000	847	3,122	26,000	189,000	Not applicable	762	3,122	72,800	113,400	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Former Lot 2 on RP 868296																		
	Former Lot 2 on SP 154798																		
	Former Lot 7 on SP 239529																		
Development Stage 1A																			

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Proposed Developable Lots	Lot 10 on SP305311	0	2,500	400	0	0	351	2549	Not applicable	0	0	983	1,529	Not applicable		Future Development			
Developable Lot subject to a Prescribed Lot Dealing Document	Lot 20 on SP305311	175	320	395	37	138	87	628	Not applicable	33	138	242	377	Not applicable		Future Development			
Developed Lot	N/A	0	0	0	0	0	0	0	Not applicable	0	0	0	0	Not applicable	N/A	N/A	N/A	N/A	N/A
Development Stage 1B																			
Developable Lots	Lot 30 on SP305312	128	22,942	19,760	27	101	5,167	37,535	Not applicable	24	101	14,467	22,521	Not applicable		Future Development			
	Lot 40 on SP305312															Future Development			
	Lot 50 on SP305312															Future Development			
	Lot 60 on SP305312														0	0	280	2,402	0
	Lot 71 on SP308184															Future Development			
	Proposed Lot 21 as indicatively identified on Proposed Subdivision Plan Drawing No. 14422.PP.02 Rev.														0	0	0	0	0

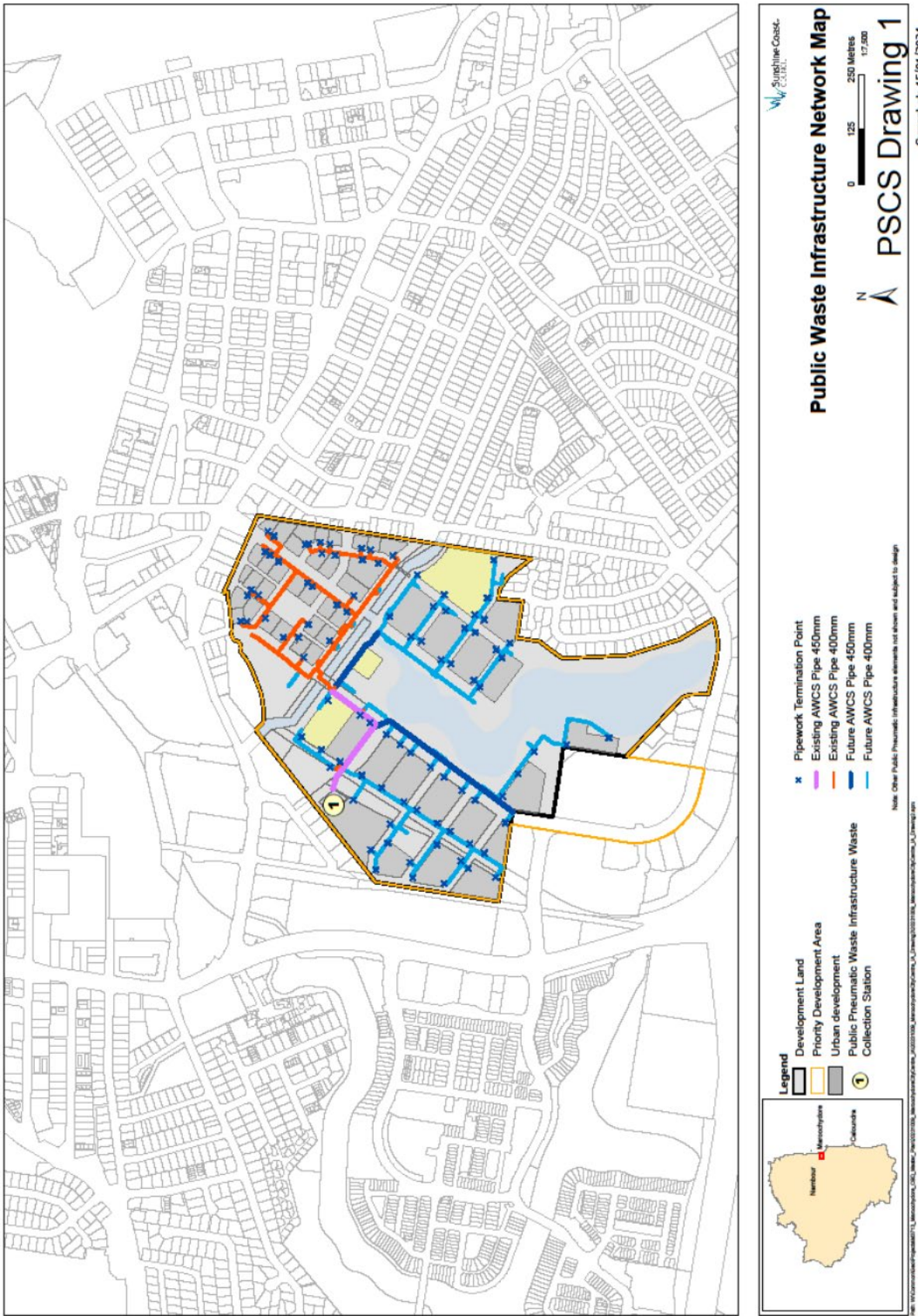
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Developable Lot not subject to a Prescribed Lot Dealing Document	Lot 80 on SP305312	0	9,304	462	0	0	1,182	8,584	Not applicable	0	0	3,309	5,151	Not applicable	0	0	55.4	9607.78	0
Developable Lots subject to a Prescribed Lot Dealing Document	Lot 130 on SP 305312	181	210	395	38	143	73	532	Not applicable	34	143	205	319	Not applicable	0	152	207	325	0
	Lots 74 on SP 308194	63	0	185	13	50	22	163	Not applicable	12	50	63	98	Not applicable	0	0	0	6,521	0
Developed Lots	Lots 120 on SP 305312	0	4,100	907	0	0	606	4,401	Not applicable	0	0	1,696	2,641	Not applicable	0	0	779	4,227	0
	Lot 100 on SP305312	0	0	0	0	0	0	0	Not applicable	0	0	0	0	Not applicable	0	0	0	0	0
	Lot 110 on SP305312	0	0	0	0	0	0	0	Not applicable	0	0	0	0	Not applicable	0	0	0	369	0
	Lot 900 on SP 305312	0	0	0	0	0	0	0	Not applicable	0	0	0	0	Not applicable	0	0	0	0	0
Development Stage 1C																			
Proposed Developable Lot	Proposed lot 10 as indicatively identified on Proposed Subdivision Plan Stage 1 Drawing No. 14422.PP.01 Rev G	0	7,105	100	0	0	872	6,333	Not applicable	0	0	2,441	3,800	Not applicable		Future Development			
Development Stage 1D																			

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Proposed Developable Lots	Proposed lot 11 as indicatively identified on Proposed Subdivision Plan Stage 1 Drawing No. 14422.PP.01 Rev G	53	3,789	7,396	11	42	1,353	9,832	Not applicable	10	42	3,789	5,899	Not applicable		Future Development		
	Proposed lot 12 as indicatively identified on Proposed Subdivision Plan Stage 1 Drawing No. 14422.PP.01 Rev G .															Future Development		
Balance Land																		
Proposed Development Land Lot (Balance Lot)	Proposed lot 20 as indicatively identified on Proposed Subdivision Plan Stage 1 Drawing No. 14422.PP.01 Rev G in.	3,369	100,000	35,000	707	2,662	16,335	118,665	Not applicable	637	2,662	45,738	71,199	Not applicable		Future Development		

Schedule 2 Plans for Public Pneumatic Waste Infrastructure



Document history

This table lists the superseded Prescribed Services Charge Plans.

Prescribed Services Charge Plan	Effective date	Replacement date
Prescribed Services Charge Plan (No. 1) 2017	Commencement Date	30 June 2024

2025-26 Debt Policy

Endorsed by Council:

7 July 2025 SM25/3

Policy purpose

The purpose of this policy is to ensure the sound management of Council's existing and future debt. The policy will provide clear guidance for staff in the management of Council's debt portfolio and maintenance of appropriate debt and debt service levels while maintaining financial sustainability.

The purpose of establishing this policy is to:

- Provide a comprehensive view of Council's long-term debt position and the capacity to fund infrastructure growth for the region
- Increase awareness of issues concerning debt management
- Enhance the understanding between Councillors, community groups and Council staff by documenting policies and guidelines
- Demonstrate to government and lending institutions that Council has a disciplined approach to borrowing

Policy scope

This policy applies to all Councillors and Council staff and extends to all borrowing activities of Council and any controlled entities.

Policy statement

New borrowings will only be made to fund capital expenditure, for a period less than or equal to the estimated useful life of the asset(s) and for no more than 20 years.

New borrowings will be undertaken in accordance with the Queensland Treasury Corporation Guidelines, the *Statutory Bodies Financial Arrangements Act 1982 (Qld)* and Section 192 of the *Local Government Regulation 2012 (Qld)*.

Borrowing purposes

- Council will not utilise loan funding to finance operating activities or recurrent expenditure.
- Council undertakes full analysis of all funding options as outlined in Council's Long-Term Financial Forecast, including a forward program of capital works, to determine loan funding requirements.
- Council recognises that infrastructure demands placed upon Council can often only be met through borrowings but will always be mindful of the additional cost incurred by the community when assets are acquired through borrowings, as this increases the cost of providing capital infrastructure.

- Council will endeavour to fund all capital renewal projects from operating cash flows and borrow only for new or upgrade capital projects, having regard to sound financial management principles and giving consideration to inter-generational equity for the funding of long-term infrastructure projects.
- Where capital expenditure is deferred from one year to the next, the drawdown of approved loan funds will be reviewed to minimise interest expenses.
- Borrowings for infrastructure that provide the opportunity for a return on assets will take priority over borrowings for other assets.

Debt term

Where capital projects are financed through borrowings, Council will repay the loans within a term not exceeding the life of those assets, and over a term that optimises cash flow efficiency. Loans undertaken for core Sunshine Coast capital investment are planned to be repaid within a 12-year period. Loans undertaken for Corporate Major Projects may have a term of greater than 12 years.

- If surplus funds become available, and where it is advantageous to Council, one-off loan repayments will be made to reduce the term of existing loans.
- In an environment of fluctuating interest rates, and where there is a distinct economic advantage to Council, consideration will be given to renegotiating any outstanding loans to obtain the best long-term benefit to Council.

Repayment ability

Council will maintain close scrutiny of debt levels to ensure that relevant sustainability indicators will not exceed target parameters recommended by Queensland Treasury Corporation and *Local Government Regulation 2012 (Qld)*.

Borrowing sources

Council will raise all external borrowings at the most competitive rates available and from sources available as defined by legislation. Council will give consideration to the provision of loans from surplus cash reserves held by Council by way of an internal loan.

Internal loans

The provision and approval of an internal loan will depend on the availability of surplus funds at the time of application and the capacity of the business unit or operational activity to repay the loan.

- All applications for internal loans will be made by reference to the Finance Branch for consideration in accordance with Council's Long-Term Financial Forecast.
- The term of the loan will be appropriate to the life of the asset being financed.
- In all cases, where business units are subject to the provisions of the National Competition Policy, the cost to the business unit will be no less than what would apply to an equivalent private sector business. The interest rate will be the sum of:
 - (a) the equivalent Queensland Treasury Corporation (QTC) borrowing rate for the proposed term,

- (b) the QTC administration charge, and
- (c) an additional margin above the QTC borrowing rate.
- The interest rate applicable to internal loans relating to operational activities of Council will be the actual borrowing cost from QTC including administrative charges.
- Council may, upon reasonable notice being given, require repayment of part or all of the balance of the loan at any time, which would require the business unit to convert the outstanding balance of the loan to an external facility.
- Provision for the repayment of the loan will be included in the annual budget for the business unit.

Working Capital

Council will seek to establish an ongoing working capital facility arrangement with Queensland Treasury Corporation during 2025-26 to provide a short-term line of credit for any unexpected volatility in cash balances.

The working capital facility will be limited to a maximum amount of \$50 million.

Council will review its cashflow in line with annual budgets, long term forecasting and projected borrowings to ensure sufficient cash is available to meet financial commitments for each financial year and beyond.

Any approved working capital limit will only be used by Council for operational liquidity management purposes with all drawdowns repaid in full within six (6) months.

Policy review

Pursuant to Section 192 *Local Government Regulation 2012 (Qld)*, Council must prepare a debt policy each year that states the new borrowings planned for the current financial year and the next nine (9) financial years.

The Finance Branch will review the cash flow requirements prior to loan proceeds being drawn down to minimise interest expenses.

Roles and responsibilities

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material changes to this policy. Able to endorse non-material changes.
Chief Executive Officer (CEO)	Approval authority for any non-material change to this policy.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy. Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.

Chief Financial Officer	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Manager, Finance	Policy holder.
Coordinator Financial Services	Leads this policy's development, including communication, implementation, review and reporting.

Measurements of success

Council's Financial Sustainability Indicators as outlined in the Financial Management (Sustainability) Guideline 2024 version 1, remain within target ranges and the provision of necessary infrastructure is not constrained through lack of capital funding.

Details of outstanding loans will be reported annually in Council's Financial Statements and Annual Report.

Financial sustainability measure	Target sought
Unrestricted Cash Expense Cover Ratio (months)	Greater than 2 months
Leverage Ratio (times per year)	0 - 4 times

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Business unit	A business activity within Council structure subject to the application of full cost pricing principles as defined under the National Competition Policy
Inter-generational equity	This relates to the fairness of the distribution of the costs and benefits of a policy when costs and benefits are borne by different generations (i.e. the principle whereby those who derive a direct benefit from the service or infrastructure provided pay for that service).
QTC	Queensland Treasury Corporation
Surplus cash reserves	The amount of unrestricted cash exceeding the unrestricted cash expense cover ratio of 4.5 months

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Appendix

Policy information		
Title	2025-26 Debt Policy	
Purpose	The purpose of this policy is to ensure the sound management of Council’s existing and future debt.	
Document number	TBA	
Corporate Plan reference	Goal Pathway	Organisational excellence Develop a Long-Term Financial Sustainability Plan for Council to guide service levels and resourcing decisions for current and future generations
Category	Statutory	
Subcategory	Financial	
Approved	SM25/3	
Approval date	7 July 2025	
Effective date	7 July 2025	
Review schedule	A full review must be undertaken every year, and reviewed policy document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a policy risk assessment.	
Last review	2025	
Next review	2026	
Policy holder	The Manager responsible for this policy is: Manager, Finance	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Chief Financial Officer has authority to approve minor non-material changes.	
Related documents		
Legislation	Local Government Act 2009 Local Government Regulation 2012 Statutory Bodies Financial Arrangements Act 1982 Statutory Bodies Financial Arrangements Regulation 2019	
Policy	Financial Management (Sustainability) Guideline 2024 version 1	
Operational documents	Long-Term Financial Forecast	

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Adopted	No	Council	27 May 2021
2.0	Annual adoption	No	Council	26 May 2022
3.0	Annual adoption	No	Council	25 May 2023
4.0	Annual adoption	New template, minor non-material changes to improve clarity. Human rights assessment undertaken.	Council	30 May 2024
5.0	Annual review	No	Manager Finance	17 April 2025
5.1	Annual adoption	No	Council	21 May 2025
5.2	Annual adoption	Include borrowings amount for 10 years in Appendix A and include a working capital facility paragraph.	Council SM25/3	7 July 2025

Appendix A

Schedule of proposed external borrowings:

\$'000	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Sunshine Coast Council	\$51,571	\$35,547	\$43,399	\$64,264	\$49,803	\$22,808	\$20,474	\$14,181	\$5,064	\$3,163

Note that Council operates a central treasury model and as such does not generally provide debt funding for specific projects or assets but rather uses debt funding to finance Council's balance sheet, with the exception being for strategic projects.

2025-26 Investment Policy

Endorsed by Council:

21 May 2025 OM25/40

Policy purpose

The purpose of this document is to outline Sunshine Coast Council's investment policy and guidelines regarding the investment of surplus funds with the objective to maximise earnings within approved risk guidelines and to ensure the security of funds.

Policy scope

This policy applies to the investment of all funds held by Sunshine Coast Council (Council).

Policy statement

Council will maintain an active investment strategy with the following goals:

- Maximise investment returns from investment activities
- Exceed the benchmark of the Bloomberg AusBond Bill (BAUBIL) Index
- Invest only in investments as authorised under current legislation
- Invest only with approved institutions
- Invest to protect capital value of investments

Principles

Council's overall objective is to invest its funds at the most advantageous rate of interest available to it at the time, for that investment type, and in a way that it considers most appropriate given the circumstances. The investment portfolio will maintain sufficient liquidity to meet all reasonably anticipated operating cash flow requirements of Council, as and when they fall due, without incurring significant transaction costs due to being required to recall an investment.

Investment activities shall preserve capital as a principal objective of the investment portfolio.

Investments will be performed in a manner that seeks to ensure security of principal of the overall portfolio. This would include managing credit risk and interest rate risk within given risk management parameters and avoiding any transactions that would prejudice confidence in Council or its associated entities.

Credit risk

Council will evaluate and assess credit risk prior to investment. Credit risk is the risk of loss due to the failure of an investment issuer or guarantor. The investment officers will minimise credit risk in

the investment portfolio by prequalifying all transactions including the brokers/securities dealers with which they do business, diversify the portfolio and limit transactions to secure investments.

Cash flow risk and interest rate risk

The investment officers shall seek to minimise the risk of a change in the market value of the portfolio due to fluctuating interest rates and changes to financial institution credit ratings (S&P Global). This risk will be mitigated by ensuring that the portfolio is managed in accordance with the strict investment policy guidelines, specifically counter party limits, and by limiting investments to short term maturities i.e. less than 12-month terms.

Cash flow risk can be mitigated by considering the cash flow requirements of Council and structuring the portfolio accordingly to avoid having to recall investments prior to maturity.

Investment parameters and guidelines

Council investments are limited to those prescribed by Section 6 of the *Statutory Bodies Financial Arrangements Act 1982* (hereafter "SBFAA") for local governments with Category 2 investment powers, which allows for investment with Queensland Treasury Corporation or Queensland Investment Corporation, along with a range of other high-rated counterparties without further approval.

The SBFAA includes a list of prohibited investments that requires Treasurer's approval including derivative based instruments, non-Australian dollars and maturity maximum greater than three years.

It is noted that for the purpose of this investment portfolio, the percentage limits apply effective from the date of purchase as a percentage of the market value of the portfolio. No more than 20% of the portfolio is to be invested in Floating Rate Notes.

The following table set out Council's investment parameters, where maximum percentage of funds can be invested within each category.

Short Term Rating (S&P Global Ratings) or equivalent	Individual Counterparty Limit	Total Limit
QIC / QTC Pooled Cash Management Fund A-1+	100%	100%
A-1+ Financial Institutions	100%	100%
A-1+ Bond Mutual Funds	30%	50%
A-1 Financial Institutions	60%	100%
A-2 Financial Institutions	60%	90%
A-3 Financial Institutions	10%	30%
Unrated	Nil	Nil

Maturity

The maturity structure of the portfolio will reflect a maximum term of one (1) year to maturity. With CEO approval (as per Schedule 2 to Delegation No. 2 by the Chief Executive Officer), this may be extended to a maximum of three (3) years.

Authority

Council has been granted authority to exercise Category 2 investment power under Part 6 of the SBFAA.

Authority for implementation of the Investment Policy is delegated by Council to the Chief Executive Officer in accordance with the *Local Government Act 2009*, Section 257(1)(b) - Delegation of local government powers.

From 1 July 2025, authority for the day-to-day management of Council's Investment Portfolio is delegated by the Chief Executive Officer to the Chief Financial Officer, and the Manager Finance, in accordance with Section 259 of the *Local Government Act 2009*, and subject to regular reviews from the Chief Executive Officer.

Appointment of an external fund manager to manage all or part of Council's investments, requires Treasurer's approval pursuant to Section 59 of the SBFAA.

New investment products

A new investment product requires a full risk assessment, including compliance with legislation, prepared by the Assistant Accountant and submitted to the Chief Financial Officer and Coordinator Financial Accounting.

Breaches

Deposits are in the first instance deemed to be "unbreakable", that is, no early exit.

Where Council holds an investment that is downgraded below the minimum acceptable rating level, as prescribed under regulation for the investment arrangement, or where limits for different risk categories or counterparty limits are breached, an assessment will be undertaken once the change becomes known.

Any breach of this Investment Policy is to be reported to the Chief Financial Officer and the Manager Finance.

Ethics and conflicts of interest

Consideration will be given to ethical investment principles in determining the approved counterparty limits for investment of funds.

Investment officers/employees shall refrain from personal activities that would conflict with the proper execution and management of Sunshine Coast Council's investment portfolio. This includes activities that would impair the investment officer's ability to make impartial decisions.

This policy requires that employees and investment officers disclose to the Chief Executive Officer any conflict of interest that could be related to the investment portfolio.

Criteria of authorised dealers and brokers

Council will maintain a list of authorised financial institutions and securities brokers that the investment officers may deal with. These financial intermediaries must have a minimum short-term rating of at least either A-3 (S&P Global Ratings) or the equivalent Fitch or Moody's ratings of BBB+ and Baa1 respectively.

All transactions undertaken on behalf of the investment portfolio of Council will be executed either by Sunshine Coast Council directly, or through securities brokers registered as Australian Financial Service Licensees (AFS) with an established sales presence in Australia, or direct issuers that directly issue their own securities which are registered on Sunshine Coast Council's approved list of brokers/dealers and direct issuers.

Safekeeping and custody

Each transaction will require written confirmation by the broker/dealer/bank. Council will hold security documents.

Policy review

This policy is reviewed annually as part of the budget process.

Roles and responsibilities

The Chief Financial Officer, and the Manager Finance are authorised to invest Sunshine Coast Council's operating funds at their discretion in investments consistent with this Investment Policy and legislation. The Financial Accounting and Treasury Team are responsible for the operations and management of the funds.

Investments will be managed with the care, diligence and skill that a prudent person would exercise in managing the affairs of other persons. This includes having in place appropriate reporting requirements that ensure the investments are being reviewed and overseen regularly.

Investment officers are to manage the investment portfolios not for speculation, but for investment and in accordance with the spirit of this Investment Policy. Investment officers are to avoid any transaction that might harm confidence in Council. They will monitor and manage cash flow when making an investment decision.

All individuals engaged in dealings within the scope of this policy are required to fulfil the ethical and behavioural obligations as defined in legislation.

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material changes to this policy. Able to endorse non-material changes.
Chief Executive Officer (CEO)	Approval authority for any non-material change to this policy.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy.

Role	Responsibility
	Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.
Chief Financial Officer	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Manager Finance	Policy holder.
Coordinator Financial Accounting	Leads this policy's development, including communication, implementation, review and reporting.

Measurements of success

A summary of investments, amount invested and comparison above benchmark, at a minimum, is included in the monthly Financial Performance Report to Council Ordinary Meetings.

The benchmark target is to be set equal to or above the Bloomberg AusBond Bank Bill (BAUBIL) Index.

Measure	Outcome sought
Bloomberg AusBond Bank Bill (BAUBIL) Index	Equal or exceed
Compliance with legislation	No breaches
Invest only with approved institutions	No breaches
Invest to protect capital value of investments	No losses

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Bloomberg AusBond Bank Bill (BAUBIL) Index	This is widely considered to be the industry benchmark for short term cash fund performance and is used by market participants as a means of comparing the returns generated by the various cash funds available in the market.
Counterparty limits	The maximum possible exposure to a specified financial institution or group of financial institutions.
Ethical investment principles	Investment in companies or industries that promote positive approaches to environmental, social and corporate governance issues, or the avoidance of investment in industries deemed harmful to health or the environment. These principles have been recognised by the United Nations Principles for Responsible Investment.
Financial institution	An authorised deposit-taking institution within the meaning of the <i>Banking Act 1959</i> (Cwlth), Section 5.

Term	Definition
Investments	Arrangements that are undertaken or acquired for producing income and apply only to the cash investments of Sunshine Coast Council.
Market value	The price at which an instrument can be purchased or sold in the current market.
QIC	Queensland Investment Corporation
QTC	Queensland Treasury Corporation

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Appendix

Policy information		
Title	2025-26 Investment Policy	
Purpose	The purpose of this document is to outline Sunshine Coast Council’s investment policy and guidelines regarding the investment of surplus funds with the objective to maximise earnings within approved risk guidelines and to ensure the security of funds.	
Document number	D2023/333877	
Corporate Plan reference	Goal Pathway	Organisational excellence Develop a Long-Term Financial Sustainability Plan for Council to guide service levels and resourcing decisions for current and future generations
Category	Statutory	
Subcategory	Financial	
Approved	OM25/40	
Approval date	21 May 2025	
Effective date	1 July 2025	
Review schedule	A full review is undertaken at least annually as part of the budget process. Reviews may occur more regularly as required, having regard to a policy risk assessment.	
Last review	2024	
Next review	2026	
Policy holder	The Manager responsible for this policy is: Manager Finance	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Chief Financial Officer has authority to approve minor non-material changes.	
Related documents		
Legislation	Statutory Bodies Financial Arrangements Act 1982 (Qld) Statutory Bodies Financial Arrangements Regulation 2019 (Qld) Local Government Act 2009 (Qld) Local Government Regulation 2012 (Qld) Banking Act 1959 (Cwlth)	
Policy	Derivatives Policy	
Operational documents		

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Created	N	Council	9-6-2014
1.1	Annual review	Y	Manager Finance	19-2-2016
1.1	Endorsement		Council	2016
1.2	Annual Review	Y	Manager Finance	2017
1.2	Endorsement		Council	18-5-2017
1.3	Annual Review	Y	Chief Financial Officer	12-4-2018
1.3	Endorsement		Council	17-5-2018
1.4	Annual Review	Y	Chief Financial Officer	2019
1.4	Endorsement		Council	23-5-2019
1.5	Annual Review	Y	Chief Financial Officer	28-4-2020
1.5	Endorsement		Council	11-6-2020
1.6	Annual Review		Chief Financial Officer	14-4-2021
1.6	Endorsement		Council	27-5-2021
1.7	Annual Review	N	Chief Financial Officer	27-4-2022
1.7	Endorsement		Council	26-5-2022
1.8	Annual Review	Y	Chief Financial Officer	20-3-2023
1.8	Endorsement		Council	25-5-2023
1.9	Annual Review	N	Chief Financial Officer	12-4-2024
1.9	Endorsement	Y - new template, minor non-material changes to improve clarity. Human rights assessment undertaken.	Council	30-5-2024
1.10	Annual Review	N	Manager Finance	17-4-2025
1.10	Endorsement		Council OM25/40	21-5-2025

2025-26 Revenue Policy

Endorsed by Council:

21 May 2025 OM25/40

Policy purpose

The purpose of this Revenue Policy is to set out the principles used by Council for;

- levying rates and charges,
- granting concessions for rates and charges,
- recovering overdue rates and charges, and
- cost-recovery methods.

The Revenue Policy will be applied by Council in the development of the annual budget for the 2025-26 financial year.

Policy scope

The Revenue Policy applies to all areas identified in Section 193 of the *Local Government Regulation 2012* (Qld).

Policy statement

The Levying of Rates and Charges

Council levies rates and charges to fund the provision of valuable services to our community. When adopting its annual budget Council will set rates and charges at a level that will provide for both current and future community requirements. Council will apply the principle of transparency in making rates and charges.

1. Differential General Rates

Differential General Rate revenue provides essential whole of community services not funded through subsidies, grants, contributions, or donations received from other entities, or not provided for by other levies or charges. Council will consider all full cost recovery options before calculating the differential general rate for each rating category.

Council is required to raise an amount of revenue it sees as being appropriate to maintain assets and provide services to the region as a whole. In deciding how that revenue is raised, Council has formed the opinion that a differential general rating scheme, based primarily on land use, provides the most equitable basis for the distribution of the general rate burden.

The rateable value for each property is the basis for determining the amount of the general rate levied. Council recognises that significant valuation fluctuations may have an adverse effect on

pensioners. Council has implemented a Deferment of General Rates Policy to provide eligible pensioners with the opportunity to apply for a deferment of general rates.

2. **Special and Separate Rates and Charges**

Where appropriate Council will fund certain services, facilities, or activities by means of separate or special rates or charges.

In accordance with Section 94 of the *Local Government Regulation 2012* (Qld) Council will levy special rates and charges on certain properties that are considered to be specially benefited by the provision of a specific service, facility, or activity.

Special rates are based on the rateable value of the land and special charges are a flat charge per property, where this is considered to provide a more equitable basis for the sharing of the cost.

In accordance with Section 103 of the *Local Government Regulation 2012* (Qld) Council will levy a separate rate or charge on all rateable land in the region to fund a particular service, facility or activity where Council believes that the service, facility or activity is key in achieving council's vision to be Australia's most sustainable region: Connected. Liveable. Thriving.

3. **Other Charges**

In general, Council will be guided by the principle of user pays in making all other charges.

The Purpose of and Granting of Concessions for Rates and Charges

Under Chapter 14, Part 10, section 121 of the *Local Government Regulation 2012* (Qld) Council may grant a concession. The concession may only be of the following types;

- a rebate of all or part of the rates or charges,
- an agreement to defer payment of the rates and charges,
- an agreement to accept a transfer of unencumbered land in full or part payment of rates or charges.

In accordance with Section 120(1)(a) of the *Local Government Regulation 2012* (Qld), Council has determined that eligible pensioners who are property owners may receive concessions. The purpose of these concessions is to assist pensioner property owners to remain in their own home by reducing the financial impact of rates and charges.

In accordance with Section 120(1)(b) of the *Local Government Regulation 2012* (Qld), charitable organisations, community groups, and sporting associations, whose objects do not include making a profit may also be entitled to concessions. The purpose of these concessions is to encourage and support charitable organisations, community groups, and sporting associations as they contribute to the health and well-being of the community and the social cohesion of the region.

In accordance with Section 120(1)(c) of the *Local Government Regulation 2012* (Qld), concessions may be granted if the payment of the rates or charges will cause hardship to the landowner. The purpose of these concessions is to assist ratepayers in hardship circumstances by reducing the short-term cash flow impact of paying rates and charges, by for example providing a longer period over which to pay rates and charges.

In accordance with Section 120(1)(d) of the *Local Government Regulation 2012* (Qld) concessions may be granted if the concession will encourage the economic development of all or part of the local government area. In accordance with the provisions of the Sunshine Coast Investment Incentive Scheme an approved business or enterprise may be entitled to a concession in the form of a deferment of general rates for such period as Council may determine from time to time.

In exercising these concession powers Council will be guided by the principles of;

- transparency, by making clear the requirements necessary to receive concessions,
- communication, by raising the awareness of target groups that may qualify for these concessions,
- equity, by ensuring that all applicants of the same type receive the same concession.

The Recovery of Rates and Charges

Council will exercise its rate recovery powers pursuant to the provisions of Chapter 4 Part 12 of the *Local Government Regulation 2012* (Qld) in order to reduce the overall rate burden on ratepayers, and will be guided by the principles of;

- equity, by treating all ratepayers in similar circumstances in the same manner,
- transparency, by making clear the obligations of ratepayers and the processes used by Council in assisting them to meet their financial obligations,
- flexibility, by accommodating ratepayers' needs through short-term payment arrangements.

Cost Recovery Fees

All fees and charges will be set with reference to full cost pricing. Cost recovery fees will be charged up to a maximum of full cost. Commercial charges will be at commercial rates. Council acknowledges the community benefit associated with not-for-profit organisations and Traditional Owners conducting activities on the Sunshine Coast. All not-for-profit organisations are exempt from cost recovery fees for applications to conduct activities requiring an approval on public and private land within the region. All applications from Traditional Owners of the Kabi Kabi and Jinibara people are exempt from cost-recovery application fees in relation to tourism and cultural business activities occurring on community land within the Sunshine Coast Regional Council local government area.

New Development Costs

Developer contributions for infrastructure are determined each year. Developers should pay reasonable and relevant contributions towards the capital cost of the provision of infrastructure to meet past and future augmentation costs associated with this new development, subject to State Government requirements. Infrastructure agreements are negotiated outcomes between Council and the developer.

Revenue Principles

In levying rates and charges, Council will apply the principles of;

- consistency, by scheduling the issue of rate notices on a half yearly basis,
- communication, by advising ratepayers about rate notice issue dates and payment dates,
- clarity, by providing meaningful information on rate notices to enable ratepayers to clearly understand their responsibilities,
- flexibility, by providing payment arrangements to ratepayers in financial difficulty, along with a wide array of payment options.

In making and levying rates and charges, Council will be guided by the principles of;

- equitable distribution of the differential general rates burden as broadly as possible,
- transparency in the making and levying of rates,
- flexibility, to take account of changes in the local economy,
- clarity in terms of responsibilities (council's and ratepayers') with regard to the rating process,
- National Competition Policy legislation where applicable, and
- having in place a rating regime that is efficient to administer.

Accordingly, the principles contained within the Revenue Policy are applied in the determination of the Revenue Statement, rates, fees, and charges.

Policy review

Council is required to prepare and adopt a Revenue Policy in accordance with Section 193 of the *Local Government Regulation 2012* (Qld). The Revenue Policy must be reviewed annually and in sufficient time to allow an annual budget that is consistent with the Revenue Policy to be adopted for the next financial year.

Roles and responsibilities

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material and non-material changes to this policy.
Chief Executive Officer (CEO)	Responsible for executing the Revenue Policy.
Chief Financial Officer, Manager Finance, and Finance Branch	Bound by the principles outlined in this policy in the making, levying and recovery of rates and charges, and in the application of concessions relating to those rates and charges.
All council employees	Bound by the principles outlined in this policy in determining cost recovery and commercial fees and charges, and in the application of an exemption relating to those fees and charges.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy. Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.
Chief Financial Officer	Policy sponsor.
Manager Finance	Policy holder.
Coordinator Financial Operations	Leads this policy's development, including communication, implementation, review, and reporting.

Measurements of success

Financial sustainability indicators remain within target ranges and Council maintains a strong financial position through adequate and equitable revenue streams.

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

All words within this policy have the meaning assigned under the Dictionary from the schedule contained within the *Local Government Regulation 2012* (Qld).

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Appendix

Policy information		
Title	2025-26 Revenue Policy	
Purpose	The purpose of this Revenue Policy is to set out the principles used by Council for; <ul style="list-style-type: none">• levying rates and charges• granting concessions for rates and charges• recovering overdue rates and charges and• cost-recovery methods. The Revenue Policy will be applied by Council in the development of the annual budget for the 2025-26 financial year.	
Document number	D2023/558334	
Corporate Plan reference	Goal Pathway	Organisational Excellence Develop a Long-Term Financial Sustainability Plan for Council to guide service levels and resourcing decisions for current and future generations.
Category	Statutory	
Subcategory	Financial	
Approved	OM25/40	
Approval date	21 May 2025	
Effective date	1 July 2025	
Review schedule	In accordance with Section 193 of the <i>Local Government Regulation 2012</i> (Qld), the Revenue Policy is reviewed annually and in sufficient time to allow an annual budget that is consistent with the Revenue Policy to be adopted for the next financial year. Reviewed policy document must be Council endorsed.	
Last review	7 April 2025	
Next review	April 2026	
Policy holder	The Manager responsible for this policy is: Manager Finance.	
Approval authority	Council has authority to endorse material changes.	
Related documents		
Legislation	<i>Local Government Act 2009</i> (Qld) <i>Local Government Regulation 2012</i> (Qld)	
Operational documents	Revenue Statement	

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Created	No	Special Statutory Budget Meeting	02/06/2014
2.0	Annual Review	Yes	Manager Finance	30/03/2017
2.	Endorsement	No	Council	15/06/2017
3.0	Annual Review	Yes	Chief Financial Officer	30/03/2018
3.0	Endorsement	No	Council	17/05/2018
4.0	Annual Review	Yes	Chief Financial Officer	02/04/2019
4.0	Endorsement	No	Council	23/05/2019
5.0	Annual Review	Yes	Chief Financial Officer	07/05/2020
5.0	Endorsement	Yes	Council	11/06/2020
6.0	Annual Review	Yes	Chief Financial Officer	19/03/2021
6.0	Endorsement	No	Council	27/05/2021
7.0	Annual Review	No	Chief Financial Officer	27/02/2022
7.0	Endorsement	No	Council	26/05/2022
8.0	Annual Review	No	Chief Financial Officer	27/03/2023
8.0	Endorsement	No	Council	25/05/2023
9.0	Annual Review	No	Chief Financial Officer	10/04/2024
9.0	Endorsement	No	Council	23/05/2024
10.0	Annual Review	No	Chief Financial Officer	08/04/2024
10.0	Endorsement	No substantive change, human rights assessment completed, template updated.	Council	30/05/2024
11.0	Annual Review	No substantive change, updated the Corporate Plan references	Manager Finance	07/04/2025
11.0	Endorsement		Council OM25/40	21/05/2025

Arts and Heritage Levy		
	Endorsed by Council:	7 July 2025 SM25/3

Policy purpose

The Arts and Heritage Levy Policy (the Policy) outlines the administrative principles that provide direction for allocation of the Arts and Heritage Levy (the Levy) revenue towards endorsed projects and programs in an effective, open and accountable way.

The primary purpose of this Policy is to direct investment towards both arts and cultural heritage projects that respond to the region's emerging and most critical challenges, in line with the endorsed goals and strategies within the:

- Sunshine Coast Heritage Plan 2021-2031, and
- Sunshine Coast Creative Arts Plan 2023-2038.

This Levy will be set aside specifically for facilities, programs, projects and activities concerned with the preservation and promotion of the region's history and cultural heritage, the development and promotion of a sustainable arts ecology, and to trigger the support of other government and non-government partners.

Policy scope

The Policy applies to all programs, projects, activities or incentives that are directly or indirectly funded or supported, wholly or partly, by the Arts and Heritage Levy.

The scope of this Policy is to provide direction for funding initiatives that complement the core business captured by the organisation's endorsed Sunshine Coast Heritage Plan 2021-2031 and the Sunshine Coast Creative Arts Plan 2023-2038.

Council will review the amount of the Levy as part of adopting its annual revenue statement and the annual Arts Program and Heritage Program to be supported by the Levy as part of adopting its annual financial budget, to ensure it aligns with this Policy.

Policy statement

Council demonstrates its commitment to supporting arts and cultural heritage outcomes through the collection of the Levy, recognising the important role that both sectors and industries play in shaping and influencing our sense of community, belonging, cultural vitality and identity in a time of unprecedented growth and change.

It is the intention of Council that the Levy will be used to:

1. Document, research, conserve, protect, promote and provide access to those tangible and intangible items, places, facilities and events that define the stories, history and values of the people, communities and culture of the Sunshine Coast.
2. Develop local artists and local content, grow local participation and audiences, and embed art and creativity into the identity and experience of the Sunshine Coast.

Council will provide transparent and equitable processes in the management and administration of the Levy. All requests for support, information and access to funds will be managed through a consistent process in accordance with both the 10 -year Sunshine Coast Heritage Plan 2021-2031 and the 15-year Sunshine Coast Creative Arts Plan 2023-38, and any other associated Council strategies, priorities and guidelines.

Principles

The Policy is guided by the following principles:

1. Effective, open and accountable program delivery.
2. Best practice conservation and innovative solutions to protect, conserve and share the Sunshine Coast's cultural heritage.
3. Best practice and creative solutions to support, develop and showcase the Sunshine Coast's vibrant arts sector.
4. Strong working partnerships with the First Nations Peoples of the Sunshine Coast, the heritage industry and networks, the arts sector and networks, the community, and government stakeholders.

Levy Outcomes

Specifically, the Levy will be used to achieve the key heritage outcome areas and goals, identified in the:

Sunshine Coast Heritage Plan 2021-2031:

1. Knowledge: Heritage, its value and significance to the Sunshine Coast community, is comprehensively identified, researched, recorded and shared.
2. Conservation: Best practice conservation management and innovative solutions protect and conserve the Sunshine Coast's natural and cultural heritage for current and future generations.
3. Support: Provide opportunities to stimulate understanding, activation and appreciation of the region's cultural heritage.
4. Communication: Increased visibility of heritage to strengthen community identity, resilience, and awareness of Sunshine Coast's cultural heritage.
5. Advocacy: Key decision makers have an increased awareness and appreciation of the region's diverse heritage.

and

Sunshine Coast Creative Arts Plan 2023-38:

1. Empower First Nations: First Nations creativity and contemporary cultural expression is celebrated, emboldened and self-determined.
2. Build capacity: the region's creative artists and sector are professional, skilled and connected.
3. Strengthen engagement: arts audiences grow through genuine participation and a diverse range of meaningful and tailored experiences.
4. Boost infrastructure: dynamic places and innovative approaches enable artists and audiences to connect, create and share.
5. Cultivate identity: our reputation as a creative region attracts attention, talent and investment.

Policy application

Revenue collected from the Levy will be allocated for activities as described in the annual:

1. Heritage Levy Program, which will be developed in alignment with the Sunshine Coast Council Heritage Plan 2021-2031, associated cultural heritage priorities and strategies, and
2. Arts Levy Program, which will be developed in alignment with the Sunshine Coast Creative Arts Plan 2023-2038, associated arts priorities and strategies.

The program of activities will be provided for Council's consideration and endorsement during annual budget preparations.

The Levy may be used for leveraging grants and partnership opportunities from the state and federal governments and other agencies, provided there is no impediment to achieving the agreed outcomes of Levy funding.

Financial management of Levy revenue must be in accordance with relevant legislation and Council policies, plans and strategies.

Management of Arts and Heritage Levy revenue allocations and program

All revenue including any revenue raised through approved Levy business activities is to be held separately from Council's general revenue and shall not at any time be available for expenditure as general revenue.

Annually, the levy will collect \$20 per rateable property. Of this levy amount:

1. \$14 per rateable property will be allocated to the annual priorities outlined in the endorsed Sunshine Coast Heritage Plan 2021-2031 and will include:
 - a. Thirty-three per cent (33%) of this proportion of the Levy, or as determined annually by Council, to be allocated to the established "Heritage Levy Futures Fund" to deliver infrastructure outcomes as outlined in the Sunshine Coast Heritage Plan 2021-2031 – implementation plan.
 - b. A further four per cent (4%) of this proportion of the Levy, or as determined annually by Council, to be set aside to the established "Built Heritage Conservation Fund" to undertake

ongoing maintenance of Council owned or managed State or Locally listed heritage properties that are leased by community groups or associations. The maintenance costs will be in line with maintenance and conservation plans.

- c. Any unspent funds from the annual Heritage Levy program at the end of the financial year to be allocated to a restricted "Heritage Levy Fund" and be available for use in future years to support outcomes as outlined in the Sunshine Coast Heritage Plan 2021-2031.
2. \$6 per rateable property of the levy will be allocated to the annual priorities outlined in the endorsed Sunshine Coast Creative Arts Plan 2023-2038 and will include:
 - a. \$1 per rateable property of this proportion of the Levy, will be set aside to the established Cultural Olympiad Futures Fund to help deliver a world-class cultural offer that will showcase the region during the lead up to, and beyond, the Olympic and Paralympic Games Brisbane 2032.
 - b. Any unspent funds from the annual Arts Levy program at the end of the financial year will be allocated to a restricted "Arts Levy Futures Fund" and be available for use in future years to support outcomes as outlined in the Sunshine Coast Creative Arts Plan 2023-2038.

Both programs will be endorsed by Council as part of the annual budget adoption process.

An annual report, outlining how the Arts and Heritage Levy has achieved the outcomes of the Sunshine Coast Creative Arts Plan 2023-38 and the Sunshine Coast Heritage Plan 2021-2031, will be developed for Council information.

At the end of each financial year, unspent and unrestricted levy funds may be available for expenditure in the following financial year or moved to either one of the four restricted funds to achieve outcomes as outlined in Council's adopted Sunshine Coast Heritage Plan 2021-2031 or Sunshine Coast Creative Arts Plan 2028-2038.

Policies, plans, strategies, legislation and legal frameworks, and the principles of the Burra Charter, First Peoples: A Roadmap for Enhancing Indigenous Engagement in Museums and Galleries, and National Standards for Australian Museums and Galleries, should be considered in all relevant applications of this policy.

Raising additional revenue

Where approved by Council or the Chief Executive Officer as appropriate, revenue may be raised through the following business activities of the Levy:

1. Other investment funds set up for direct benefit and management of Levy monies including borrowings, sinking funds and possibly carry-over funds (where approved by Council)
2. Charging public and private individuals and organisations for goods and services rendered through programs and activities conducted under the Levy
3. Offering opportunities for ratepayers and other interested entities to donate additional funds into a Levy trust for future investment in protection of the region's cultural heritage values.

Policy review

This Policy will be reviewed annually as part of Council's annual budget process.

Roles and responsibilities

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material changes to this policy. Able to endorse non-material changes.
Chief Executive Officer (CEO)	Approval authority for any non-material change to this policy.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy. Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.
Group Executive (GE), Economic and Community Development	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Manager, Arts, Heritage and Libraries	Policy holder.
Cultural Heritage Services and Creative Arts and Events	Leads this policy's development, including communication, implementation, review and reporting.

Measurements of success

The key measurements for success of the Arts and Heritage Levy will be the successful implementation of the Levy funded programs delivered annually to deliver the actions identified in the Sunshine Coast Heritage Plan 2021-2031 and the Sunshine Coast Creative Arts Plan 2023-2038, including the associated Key Performance Indicators which are outlined in both Plans.

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Art and Heritage Collections	Includes all Art, Public Art, and Cultural Heritage collections owned and managed by the Sunshine Coast Council.
Built heritage	Buildings or structures and their environments valued by a community because of their historic, scientific, aesthetic, social or architectural significance to that community and which, because of their heritage significance, may appear on the Register of the National Estate, the register of the National Trust of Australia and/or state, territory or local government heritage registers.

Cultural facilities/venues/galleries	Spaces, facilities and infrastructure that are focal points for community to develop cohesion, cultural identity and a sense of place.
Cultural heritage	The preservation of culture through the collection, protection and management of valued objects, places, history and ideas that represent ways of life of particular groups of people, both indigenous and non-indigenous, connected with a particular place.
Culture	The identity and values that a community develops over time which defines them as a distinctive group and which are to be remembered, celebrated and preserved for future generations.
Indigenous	Persons of Aboriginal or Torres Strait Islander descent who identify as an Aboriginal or Torres Strait Islander and who are accepted as such by the community in which they live.
Intangible cultural heritage	Knowledge, traditions, rituals, skills, stories and histories associated with a particular community and place, created over time and transmitted (in most cases orally) from generation to generation within that community and which contribute to a sense of a community identity and continuity.
Movable cultural heritage	Objects and artefacts, whether artistic, technological or natural, that people create or collect because they are considered to be an important part of a community's cultural heritage. Such objects and artefacts are usually housed and preserved in museums, galleries, libraries, archives or keeping places.
Natural heritage	Areas used for outdoor recreation such as national or state parks or reserves, and other natural areas on the Register of the National Estate or similar state or territory registers.
Public Art	May comprise of standalone artworks or may be incorporated into buildings, infrastructure, or open space. Public art can be permanent or temporary, external or internal to any building or place, or integrated into functional infrastructure. It can be, visual, acoustic, interactive, craft or design.

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Appendix

Policy information		
Title	Strategic Policy – Arts and Heritage Levy	
Purpose	The Arts and Heritage Levy Policy (the Policy) outlines the administrative principles that provide direction for allocation of the Arts and Heritage Levy (the Levy) revenue towards endorsed projects and programs in an effective, open and accountable way.	
Document number	D2023/333852	
Corporate Plan reference	Goal Pathway Service Output	A strong community In all our communities, people are included, treated with respect and opportunities are available to all Community and Cultural Development and Partnership
Category	Statutory	
Subcategory	Financial	
Approved	SM25/	
Approval date	7 July 2025	
Effective date	7 July 2025	
Review schedule	A full review must be undertaken within every four years, and reviewed policy document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a policy risk assessment.	
Last review	2025	
Next review	2026	
Policy holder	The Manager responsible for this policy is: Manager, Arts, Heritage and Libraries	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Relevant Group Executive has authority to approve minor non-material changes.	
Related documents		
Legislation	Federal: <ul style="list-style-type: none">• The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter (2013)• <i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984</i>• <i>Copyright Amendment (Moral Rights) Act 2000</i>• <i>Disability Discrimination Act 1992</i>	

	<ul style="list-style-type: none"> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> <p>State:</p> <ul style="list-style-type: none"> • <i>Aboriginal Cultural Heritage Act 2003</i> • <i>Environmental Protection Act 1994</i> • <i>Libraries and Archives Act 1988</i> • <i>Local Government Act 2009</i> • <i>National Trust of Queensland Act 1963</i> • <i>Queensland Art Gallery Act 1987</i> • <i>Queensland Heritage Act 1992</i> • <i>Queensland Planning Provisions 2009</i> • <i>Sustainable Planning Act 2009</i> • <i>SEQ Regional Plan (Shaping SEQ) 2017</i> • <i>Torres Strait Islander Cultural Heritage Act 2003</i> • <i>Tourism and Events Queensland Act 2012</i>
Policy	<p>Federal:</p> <ul style="list-style-type: none"> • Revive 2023 (Australia's five-year Cultural Policy) <p>State:</p> <ul style="list-style-type: none"> • Creative Together 2020 – 2030 • Grow 2022 – 2026 • Towards Tourism 2032 <p>Local:</p> <ul style="list-style-type: none"> • Sunshine Coast Heritage Plan 2021-2031 • Sunshine Coast Creative Arts Plan 2023-2038 • Sunshine Coast Council Corporate Plan 2024-2028 • Environment and Liveability Strategy 2017
Operational documents	<p>Federal:</p> <ul style="list-style-type: none"> • Australian Best Practice Guide to Collecting Cultural Material 2015 <p>Local:</p> <ul style="list-style-type: none"> • Sunshine Coast Regional Arts Infrastructure Framework 2019 • Arts and Heritage Levy annual Council endorsed programs

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Create new			24 June 2010
2.0	Corporate Structure changes	Amended to align with amended corporate structure and update strategic framework. Non-material changes.		February 2014
2.01	Review of all policies	Amendments following policy review Feb 2015. Non-Material changes		March 2015
3.0	Annual review	Reviewed and updated. Adopted by Council Special Meeting June 2016	9 June 2016, SM16/7	9 June 2016
3.1	Organisational Structure changes	Updated as per new Organisational Structure. Non-material changes		22 November 2017
3.2	Corporate Plan 2018-2022 - updated	Updated to align with Corporate Plan 2018-2022 references and updated references to policies and legislation. Non- material changes		7 February 2019
4.0	Annual review	Reviewed and updated to include new Built Heritage Conservation Fund	22 August 2019, OM19/122	22 August 2019
5.0	Updated to align to newly endorsed (reviewed) Sunshine Coast Heritage Plan 2021-2031	references, policies and legislation updated, discontinuation of Sunshine Coast Heritage Reference Group. Non-Material changes		22 February 2021
6.0	Levy increased and policy expanded.	Reviewed and expanded to provide a revenue source to achieve the outcomes of the SC Arts Plan 2018-2038.	23 June 2022, Council Special Meeting	23 June 2022
7.0	Annual review and updated to reflect levy increase for 23/24	Reviewed and updated to reflect levy increase for 23/24	22 June 23, Council Special Meeting (Budget Adoption)	22 June 2023
8.0	Reviewed and updated to reflect levy increase and policy changes.	Changes reflect: -the reviewed (and endorsed) Sunshine Coast Creative Arts Plan 2023-	Council SM24/04	20 June 2024

		38 -Levy increase for 24/25 Introduction of new restricted fund – Cultural Olympiad Futures Fund		
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Cultural Heritage Program

For Period Ending 30 June

Initiative	Comments	Budget
		2026 \$'000
Knowledge		
Research Projects	Commission experts to undertake research projects to address known gaps in the story of the Sunshine Coast.	25
Regional Digitisation Program.	Partnership project with museums, historical societies and Heritage Library to identify and digitise key heritage assets.	40
Arts and Heritage Database	Continued development of an arts and heritage database as a regional management tool and portal for digital access.	40
Knowledge Total		105
Conservation		
Heritage Advisory Services	Provide access to expert advice to assist in the practical conservation of heritage assets.	20
Heritage Incentives	Support an incentive scheme and program for the community.	20
Heritage Collection	Implementation of conservation priority recommendations for council's heritage collections.	25
Facility Management	Bankfoot House Heritage Precinct Operational and programming costs	98
Facility Management	Landsborough Museum Operational and programming costs	70
Conservation Total		233
Support		
Heritage Network and Community Development Program	Professional business and skills development and networking opportunities supporting regional heritage sector. Community education programs in heritage and conservation.	44
Grant program: Cultural Support Programs	Cultural heritage projects developed in collaboration with Kabi Kabi, Jinibara and DASSI peoples	28
Grant program: Events and Exhibitions program	Grants for community heritage organisations, focussing on public programs, events, and exhibitions.	25
Grant program: Collection Support program	Grants for community heritage organisations, supporting conservation treatments and improvements to storage.	25
Grant program: Community Partnership Funding Program	Support for core operational expenses for community heritage organisations	123
Signature Heritage Programs	Continue to support heritage related events, activities and programs to maximise community participation and involvement.	40
Open House Program	Signature cultural tourism program aiming to engage communities in significant contemporary and heritage places of the Sunshine Coast	18
Support Total		301
Communication		
Heritage Marketing	Develop internal and external marketing strategies to guide the promotion of the region's heritage, and raise appreciation and awareness within council and the general community.	58
Cultural Tourism	Support cultural heritage tourism opportunities and First Nations programs.	45
Heritage Calendar		-
Cultural Heritage Award	Formal partnership with USC to facilitate heritage education.	2
Youth Education	Providing a (paid) entry-level opportunity for young people, through an engaging experience within the heritage industry.	25
Interpretive Projects	Undertake engaging educational and interpretive works that support the understanding and visitor experience of our heritage, in association with community partners.	45
Interpretive Trails	Interpretive trails, interpretive signage, and digital projects in association with internal partners.	43
Communication Total		217
Other		
Heritage Futures Fund	Accumulative allocation to fund the delivery of heritage infrastructure projects as identified in Heritage Plan 2021-2031, Interpretive Space and Collection Store Feasibility Report, and the Regional Arts Infrastructure Framework.	730
Built Heritage Conservation Fund	Support for council owned, community leased, local or state heritage listed places.	88
Levy Administration Costs	Costs associated with resourcing Levy delivery requirements. Council Resolution (SM11/35); (OM21/113)	538
Other Total		1,357
Total Cultural Heritage Program		2,212

Arts Levy Program
For Period Ending 30 June

Initiative	Comments	Budget
		2026 \$'000
First Nations creative arts programming and strategy development	Deliver First Nations Arts Strategy in collaboration with University of Sunshine Coast	55
Creative Industries Competitive Grants Program	Creative Industries Investment Programs	150
Creative Business Development	Refinery incubator program via Sunshine Coast Creative Alliance	55
Business Development - Sponsorship and Fundraising	Deliver Fundraising Campaign for new Sunshine Coast Gallery of Arts and seek corporate sponsorship for projects and programs	75
Regional Gallery Silver Anniversary	Deliver Programming above normal Calendar to celebrate 25th Anniversary	30
Develop a culture of Arts Philanthropy	via program delivery of SCAF	70
ArtsCoast Destination marketing	Undertake Tourism marketing and campaigns to build arts audiences both local and visiting at national/global levels	70
Cultural Olympiad futures fund	Restricted funds to support the delivery of a cultural offer for the 2032 program.	158
Horizon Festival	To deliver Horizon Festival 2026 noting significant increases in delivery Costs	285
Total Arts Levy Program		948

Environment Levy Policy

Endorsed by Council:

7 July 2025 SM25/3

Policy purpose

This policy establishes council's position for the allocation and management of revenue raised through the Environment Levy and the implementation of the Environment Levy Program.

Policy scope

This policy applies to all endorsed projects, programs, initiatives and any other expenses funded, wholly or partly, by the Environment Levy revenue.

Policy statement

Council is committed to the preservation and enhancement of the natural environment.

Council's Environment and Liveability Strategy provides the strategic direction to deliver a healthy environment and liveable Sunshine Coast.

The Strategy includes strategic natural environment outcomes which the Environment Levy Program contributes to achieving. These are that (by 2041):

- Our native plants, animals and habitats are healthy, resilient and valued by the community.
- Waterways and wetlands are healthy, resilient to change and valued by the community.
- Our coastal areas are healthy, resilient to climate change impacts and support sustainable use.

Policy outcome

The application of the Policy will:

- support council's vision for the Sunshine Coast as Australia's most sustainable region – healthy, smart, creative.
- contribute to maintaining and enhancing the region's natural assets, healthy environment and liveability credentials to achieve the corporate goal of: *Our Environment and Liveability*.
- deliver strategic outcomes that preserve and enhance the region's natural environment as guided by the *Environment and Liveability Strategy*.
- guide the development and implementation of an annual Environment Levy Program.
- support council's management and expenditure of revenue raised through the Environment Levy.

Guiding principles

Development and implementation of the Environment Levy Program is guided by the following principles:

- projects, programs and initiatives align with the strategic directions of the Environment and Liveability Strategy.
- projects, programs and initiatives are adaptive and responsive to current and emerging environmental issues.
- decision-making is accountable and transparent and demonstrates principles of good governance.

Environment Levy Revenue

- The annual Environment Levy charge per rateable property is reviewed and determined as part of council's annual revenue statement.
- All revenue collected from the Environment Levy is allocated to the annual Environment Levy Program and four funding themes.
- All revenue collected including any revenue raised through approved Environment Levy business activities is held and accounted for separately from Council's general revenue.
- Environment Levy revenue, including restricted cash should not be available at any time for expenditure as general revenue.
- Any unspent funds at the end of the financial year are returned to the Environment Levy restricted cash.
- Environment Levy restricted cash funds can be used in the development of the annual Environment Levy Program.
- Environment Levy restricted cash can be used to fund the acquisition of land when allocated funds for this theme have been expended during the financial year.
- Anticipated underspends from endorsed Environment Levy projects can be used to support a demonstrated need for additional funds of other endorsed Environment Levy projects during the financial year. These budget amendments are reflected in the budget review process.
- The Environment Levy Policy and Program can be used for leveraging funding through grants and partnership opportunities offered by government and other organisations. However, future financial commitments cannot be made unless endorsed by council.

Environment Levy Program

The Environment Levy Program (the Program) consists of a range of projects, programs and initiatives that deliver strategic and effective outcomes that protect and enhance the natural environment including our biodiversity, waterways and coastal foreshore assets.

A multi-year Program is developed and reviewed annually by the Integrated Environment Team and presented to council for consideration and adoption during budget preparations.

Environment Levy revenue is allocated and managed across the following funding themes:

1. Land acquisition

- Environmentally significant lands are acquired to assist in the strategic protection and enhancement of biodiversity values and ecological processes.
- Lands can be acquired to create strategic and new habitat areas that consolidate existing environment reserves and build landscape connectivity.
- Approval to acquire a property is through council resolution.
- Funding can be expended on costs associated with the land purchase, planning and legal matters, the establishment of the acquired land and legally binding protection mechanisms.
- Acquisition funding may contribute towards the purchase of land that also provides for the delivery of a range of other strategic outcomes that are consistent with this Policy.
- The revenue is not to be used to acquire land for parks where the primary purpose is recreation, although nature-based recreation and economic opportunities are considered in the assessment of properties.
- Additional funds may be borrowed to assist with purchasing environmentally significant land if approved by council.
- Newly acquired land is established as per the requirements determined by an initial site assessment and property management plans.
- Property development initiatives that maintain or enhance conservation and appropriate nature based recreational and environmental educational values may be undertaken on land acquired through the Environment Levy to raise additional revenue or recoup some of the costs associated with the acquisition.
- Suitable properties may be considered for re-sale following the application of a legally binding mechanism to protect its environmental values, to recoup acquisition costs.
- Any acquisition and disposal of land is carried out in accordance with the *Local Government Act 2009*.

2. Major projects

- Major on ground rehabilitation and regional planning, management and research projects which align and inform the implementation of council's environmental strategies/plans can be funded.
- High profile and integrated flagship projects, including major green spaces, that deliver major environmental outcomes for a given location and facilitate access and the sustainable use of the Sunshine Coast's natural assets may be considered and funded.

3. Community engagement and support

- Environmental partnership, grant, assistance and engagement initiatives and projects to build community capacity and stronger stakeholder partnerships can be funded.

- Environment Levy partnerships and grants funding is distributed in accordance with the associated endorsed guidelines and policies.

4. Environmental Operational Management

- Operational activities that assist to manage the natural environment in accordance with Council's environmental strategies/plans and service levels can be funded.
- Funding can be used to complement operational expenditure relevant to employee costs, materials and services costs, and on-costs and overheads associated with the delivery of nominated environmental operational management activities.
- The suitability of annual operational management activities are reviewed annually.
- Appropriate operational activities include:
 - planning and operational management of Environment Levy acquired lands;
 - fire management planning and operations for council managed lands;
 - planning, programming and operational management of Council's environment education facilities;
 - delivery of catchment conservation partnership initiatives;
 - implementation of the Sunshine Coast Council Local Government Area Biosecurity Plan 2017, including education and engagement initiatives; and
 - addressing flying fox community environmental issues including research, education, roost monitoring and management options in accordance with Council Regional Flying Fox Management Plan.

Environment Levy communication and reporting

- Significant program outcomes will be promoted throughout the year using appropriate communication tools.
- An annual Environment Levy report will be prepared and presented to Council each year.
- Expenditure of Environment Levy revenue and restricted cash figures will be reported quarterly to Council through the budget review process.

Policy review

This policy is reviewed annually as part of the development of the Environment Levy Program and associated budget.

Roles and responsibilities

Role	Responsibility
Council	Council review and endorse the Environment Levy charge, Policy and Program, and the annual report.

Group Executive (GE), Liveability & Natural Assets	Policy sponsor.
Manager, Environment & Sustainability Policy	Policy holder.
Integrated Environment Team	The Integrated Environment Team prepare policy revisions, consider new funding proposals and prepare an annual Environment Levy Program for council consideration.
Council officers	Council officers implement the Environment Levy Program and report on achievements in accordance with the endorsed Policy and associated guideline.

Measurements of success

The success of this policy will be measured by:

- ongoing support from Council and the community for the continuation of the levy being raised as a separate charge to support the preservation and enhancement of the region's natural environment
- the development, implementation and communication of an Environment Levy Program in accordance with this policy and the organisational guideline

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Environment	refers to the term used to describe the natural (not man-made) environment of the region and includes the natural ecological systems of air, water, soil and associated species of flora and fauna.
Environmental strategies and/plans	refers to the strategic natural environment directions in the council endorsed Environment and Liveability Strategy and associated strategies/plans.
Good governance	governance arrangements include approval and endorsement requirements at key stages of a project or proposal, the identification of roles and responsibilities of project managers, steering committee and stakeholder groups and regularly communicating outcomes and achievements to Council, rate payers and the broader Sunshine Coast community.
Integrated Environment Team	a team of council officers from the Liveability and Natural Assets and Customer Engagement and Planning Services Groups that oversee the development and implementation of the Environment Levy Program.

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Appendix

Policy information		
Title	Environment Levy Policy	
Purpose	This policy establishes council’s position for the allocation and management of revenue raised through the Environment Levy and the implementation of the Environment Levy Program.	
Document number	D2024/480553	
Corporate Plan reference	<div>Goal</div> <div>Pathways</div> <div>Service Outputs</div>	<div>Our Environment & Liveability</div> <div>A resilient region shaped by clever planning and good design Protection and enhancement of our natural assets and distinctive landscapes Responsive, accessible and well managed assets and infrastructure</div> <div>Beaches, Foreshores, coastal infrastructure and canals Bushland conservation and habitat Rivers, streams, estuaries and water bodies</div>
Category	Strategic	
Subcategory	Administrative	
Approved	SM25/3	
Approval date	7 July 2025	
Effective date	7 July 2025	
Review schedule	This policy is reviewed annually as part of the development of the Environment Levy Program and development of the annual budget.	
Last review	March 2025	
Next review	March 2026	
Policy holder	The Manager responsible for this policy is: Manager, Environment and Sustainability Policy.	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Relevant Group Executive has authority to approve minor non-material changes.	
Related documents		
Legislation	Local Government Act 2009	

Policy	<p>Sunshine Coast Council Corporate Plan – 2024-2028</p> <p>Sunshine Coast Environment and Liveability Strategy</p> <p>Any other Commonwealth, state or council policies that provide guidance to the implementation of this Policy and associated Program.</p>
Operational documents	

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Revised Environment Levy Policy	Yes	Council	25 June 2013 (SM13/09)
2.0	Review of Environment Levy Policy and Program	Yes	Council	19 June 2014 (OM14/85)
3.0	Review of Environment Levy Policy and Program	Yes	Council	9 June 2016 (SM16/5)
4.0	Administrative changes	Yes	Council	20 July 2017 (OM17/119)
5.0	Administrative changes	Yes		March 2018
6.0	Environment Levy Audit recommendation	Yes		11 March 2019
7.0	Administrative updates and wording to reflect major green spaces.	Yes		28 April 2021
8.0	Administrative changes	Yes		February 2024
9.0	Administrative changes	Yes		February 2025
10.0	Annual Adoption	No	Council SM25/3	7 July 2025

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Environment Levy Program

Initiative	Comments	Budget
		2025 \$'000
ENVIRONMENTAL ACQUISITION THEME		
Land Acquisition Program	Identify and purchase priority lands throughout the LGA to support the delivery of strategic natural environment outcomes	3,278
Establishment of Environment Levy Acquired Properties	Undertake planning and on-ground actions to establish Environment Levy acquired properties	590
Planning and Legal	Undertake the planning and legal requirements and works to protect acquired lands in perpetuity	5
Environmental Acquisition Projects Total		3,873
MAJOR PROJECT THEME		
Conserving our biodiversity		
Koala Conservation and Management	Implement the Sunshine Coast Koala Conservation Plan through on-ground actions, education and research	60
Macropod Conservation and Management	Implement the Sunshine Coast Macropod Conservation Plan	33
Planning for Improved Fauna Movement	Better understand the impact of road infrastructure on fauna movement, and to plan and implement the recommendations—improving fauna movement between priority habitat areas across the Sunshine Coast Council local government area.	35
Marine Turtle Conservation Plan	Implement the Marine Turtle Conservation Plan	40
Keeping our waterways and wetlands healthy		
Regional Erosion and Sediment Education and Training (RESET) site	The Project is to provide an area to support internal and external training of erosion and sediment control (ESC) practices on the Sunshine Coast.	14
Upper Mary River Catchment Health Report	Assess the ecological health of the upper Mary River and its Sunshine Coast catchment area to track progress against our ELS target and guide local management actions	60
Healthy Coast		
Coastal Dunal Rehabilitation Program	On ground dunal rehabilitation works across the Coastal Reserve network supported through research and monitoring	900
Shoreline Erosion Management Plan Dune Building Program	Support the implementation of environmental based responses as outlined in councils' Shoreline Erosion Management Plan	120
Coastal Health Report 2	Undertake follow-up coastal monitoring to understand current health, track changes from the baseline and report on progress towards our ELS target.	260
Expanding our green space		
Blue Heart Sunshine Coast	Provide a foundation for wide-scale operationalisation of the Blue Heart Sunshine Coast project through background studies, targeted blue carbon and restoration actions on council lands and community education initiatives.	150
Sunshine Coast Ecological park	To create an ecological park, located within the Mountain View Green Space, that protects, celebrates, and restores the site's environmental values and recreation, education, research and cultural heritage.	250
Major Projects Total		1,922

Initiative	Comments	Budget
		2025 \$'000
COMMUNITY EDUCATION AND SUPPORT THEME		
Environment Levy Partnerships	Funding towards operational expenses to not-for-profit community organisations whose operations and/or services contribute to the enhancement and protection of the environment.	636
Environment Levy Grants	Assistance for not-for-profit community-based organisations to undertake on-ground projects that make a positive and ongoing contribution to the region's biodiversity and waterways values.	10
Landholder Environment Grants	The purpose of the grants is to protect and enhance the natural assets and biodiversity of the Sunshine Coast and promote ecologically sustainable management of the region's environmental values.	325
Land for Wild Incentives	To provide Land for Wildlife members with native plants, nest boxes and monitoring, weed control training, and reference and other materials to increase environmental outcomes across Land for Wildlife properties.	110
Voluntary Conservation Agreement Initiatives	Provide support to establish vegetation protection covenants and Voluntary Conservation Agreements and ongoing maintenance on environmentally significant private land.	515
Shorebird Conservation Program 2025-2030	To support the recovery of ecologically sustainable migratory and resident shorebird populations across their range by reducing threats, protecting quality habitat, and working with an educated community.	80
Coastal Education and Engagement	Engage the Sunshine Coast community and students through education and interpretive programs to support and achieve effective coastal management.	125
Our Environment Forum	Funding to support a networking event for all involved in environmental conservation on the Sunshine Coast to learn about current issues, management approaches and work towards a sustainable future.	15
Nature Watch Sunshine Coast	Contribute to the delivery of Council's environment reserve monitoring objectives and provide opportunities for community participation to encourage environmental stewardship and connection with nature on Council reserves.	25
Kids in Action Program	KIA initiative seeks to connect schools with local environment groups, promoting learning exchanges between future and current environmental custodians.	150
Healthy Land and Water Partnership	Support regionally coordinated catchment and waterway health assessment and reporting and regional catchment and waterways research, planning and management initiatives.	155
Cultural Burn Workshops	Engage with Kabi Kabi and Jinibara First Nations People and other regional First Nations groups to deliver an annual Cultural Burn Workshop to heal country and provide knowledge sharing and capacity building opportunities for our First Nations and wider communities and council staff.	35
Community Engagement & Support Projects Total		2,181
ENVIRONMENTAL OPERATIONAL MANAGEMENT THEME		
Maintenance of EL Conservation Estate	Undertake ongoing maintenance of acquired Environment Levy properties to endorsed service levels	1,821
Environmental Operational Expenses	Support salaries and wages, education facilities, conservation estate management and Community Conservation Partnerships	1,683
Construction Management and Waterway Protection Taskforce (CMWP)	To improve construction management practices and levels of compliance regarding erosion and sediment control (ESC), resulting in improvements in our waterways wetlands and ocean health.	256
Pest management operational expenses - project management	To fund three officer roles to support biosecurity measures to address invasive plant and animal management on the Sunshine Coast. This meets council's legislative responsibilities under the Biosecurity Act 2014 and safeguards our economy, agricultural and tourism industries, environment and way of life from the biosecurity threats.	409
Pest Action and Engagement Program	To support biosecurity measures to address invasive plant and animal management on the Sunshine Coast. This meets council's legislative responsibilities under the Biosecurity Act 2014 and safeguards our economy, agricultural and tourism industries, environment and way of life from the biosecurity threats.	100
Invasive Weeds Project	The purpose of this project is to undertake weed management control options at key locations. Additionally, this project explores alternative weed management practices, including innovative technology, for invasive plant identification, management, monitoring and surveillance. Sharing of findings and outcomes from these trials presented through education and extension to the stakeholders.	594
Flying fox research and education	Develop and deliver an annual program of research, monitoring and education to support effective long term management and conservation of local Flying Fox species.	55
Fire Management Planning and Ecological Monitoring	Undertake Environment Reserve Digital Fire Management Plans and Fire Ecological Monitoring	63
Environmental Operational Management Projects Total		4,981
Total Environment Levy Program		12,956
Restricted Cash Reserve Funding		
Resilient River Initiative	Contribution to the regional Resilient Rivers Initiative through the SEQ Council of Mayors. Required to leverage off \$20 million funding provided through Commonwealth and State Governments.	352
Total Program		13,308

Transport Levy

Endorsed by Council:

7 July 2025 SM25/3

Policy purpose

The purpose of the Transport Levy Policy (the Policy) is to support the delivery of an integrated transport network which provides safe, connected travel choices and contributes positively to both the wellbeing of its users and the sustainability of our region.

The Policy recognises the Sunshine Coast public transport system needs significant improvement and seeks to support the progressive enhancement of the system by enabling the related planning and design of the multi-modal corridors that will provide accessible transport choices for all, regardless of age, gender, socio economic status or mobility needs.

The purpose of the Policy is to provide a basis for utilising revenue raised through the Transport Levy (the Levy) on rateable properties in the Sunshine Coast Regional Council (Council).

Policy scope

The Policy relates to any new or continuing initiative that is funded with revenue from the Levy and applies to all Councillors, Council staff, contractors and others associated with any existing or new transport levy initiative. The Policy:

- Complements Council's vision: *Australia's most sustainable region. Connected. Liveable. Thriving.*
- Supports the objectives of Council's Integrated Transport Strategy
- Supports multi-modal transport corridor planning and development providing for the future transport needs of the Sunshine Coast Regional Council local government area either as a sole participant or in a partnered way (primarily with the State Government)
- Assists in leveraging investment in projects to improve multi-modal transport infrastructure and services and to influence State and Federal Government funding priorities
- Seeks to leverage outcomes related to major non-infrastructure based projects with the State and Federal Governments
- Enables bringing forward selected major transport projects to achieve economic development outcomes for business and industry, particularly in partnership with others
- Establishes a 'Transport Futures Fund' to apply strategically with its principal focus being the coastal corridor mass transit initiative
- Enables ready reaction to emerging issues and relevant opportunities
- Seeks more efficient use of private cars, distinct modal shift from private cars to public passenger transport, and broader travel behaviour change to more sustainable modes

- Sources relevant, reliable transport data for analysis, forecasting and trend identification
- Tracks potential transport “disruptors” and evaluation of any strategic transport impacts
- Allows approaches by external agencies, institutions and partners offering significant partnered opportunities with broad community benefit
- Applies to external agencies, institutions and partners to the extent possible.

Policy statement

Sunshine Coast Council recognises, through its Integrated Transport Strategy, the important role of all transport modes in providing for the movement of people and goods, thereby creating a connected community supporting an economically viable and sustainable region. This commitment is demonstrated by activity through the Levy and will assist the transition to more sustainable travel choices by individuals and will assist coping with expected growth.

The State Government co-ordinates and delivers State roads, provision of public transport (rail, bus etc.) and strategic cycle networks throughout Queensland through various Divisions of the Department of Transport and Main Roads. Council expects the State to meet its role and the associated responsibilities through timely investment to deal with growth and improvement to the existing transport system.

Council has a role in local roads and pedestrian and cycle networks predominantly. Council has a role in providing local bus stops but does not provide public transport services.

It is not intended for the Levy to be linked directly to, or deliberately subsidise, established transport budget programs financed through existing funding streams and mechanisms, except as resolved by Council.

It is not intended that Council takes on roles and activities typically left to ‘market forces’ to provide (e.g., technology elements, specific transport service types, etc.).

Integration of initiatives and timely programming of projects are essential to achieve viable transport networks to move people.

The transition of people from using cars to using more sustainable transport modes of travel (public passenger and active transport) for some of their journeys, as growth continues, is necessary. This will help utilise the capacity of existing alternative networks and alleviate or delay the need for investment addressing road capacity constraints. This may be more relevant if there is any sustained onset of externalities or sector ‘disruptors,’ e.g., changed habits, market changes, etc.

Resources and actions are primarily directed to purely local government related responsibilities and community outcomes. However, Council could consider directing resources into partnering beneficial multi-modal transport projects in a timely manner and potentially consider participation in non-traditional areas in an informed, selected and limited way, if there is a demonstrable and direct community benefit.

The Policy is not intended to replace what can realistically be achieved through the effective use of existing budget revenues and external funding sources, complemented with mechanisms for effective land use planning and its integration with multi-modal transport solutions.

Potential examples of outcomes of the desired aims are:

- Road corridors – bring-forward selected beneficial multi-modal projects/initiatives with the State, solely by Council or with development
- Public Transport – improvements to infrastructure, services, stops, user systems, information systems, priority works
- Travel Behaviour Change - focused on individual and community wide benefits and outcomes.

Policy outcomes

The Policy provides guidance to ensure the effective allocation of revenue raised from the Levy.

The Policy applies to selected eligible transport improvements considered of value to the community, delivered in a timely manner and supporting economic activity.

The Policy will bring forward beneficial multi-modal transport outcomes beyond the reach of currently available funding streams.

The creation of strong partnerships, particularly with the State, will be required to deliver on policy outcomes and to facilitate:

- Policy development
- Improved advocacy capacity
- Delivering catalyst projects with economic development potential
- Creating a more sustainable travel culture which benefits the transport networks and the community overall
- Directing 'seed funding' to attract improved and earlier transport investment by the State
- Partnering the delivery of mutually beneficial transport projects in line with policy guidelines.

The outcomes of the Policy include:

- Utilising Levy revenue to fund or leverage selected eligible transport infrastructure for multi-modal transport outcomes that have priority but cannot be provided in a timely manner through existing funding mechanisms
- Allowing Council to influence the bringing forward of investment in State and Federal Government transport network improvements
- Enabling Council to enter into partnerships with the State Government, and potentially third party interests, to jointly fund selected eligible transport infrastructure and initiatives
- Enabling Council to fund selected eligible initiatives, projects and services for community benefit
- Enabling Council to raise awareness within the community of travel choices, leading to a change of travel behaviour, to increase the use of sustainable transport and related network operation
- An increased level of community awareness on the current and future transport issues facing the Sunshine Coast Regional Council local government area
- Develop and maintain a broad understanding of likely future strategic transport 'disruptions'

- Building a Transport Futures Fund directed at achieving long term, multi-modal, transport infrastructure outcomes.

Communications

The Policy and its intended application and outcomes will be communicated with the community.

All relevant matters will primarily be communicated through the Council website and include other methods as appropriate and as opportunities arise.

Recognise and promote the results of the Levy through effective branding and signing (where applicable) of infrastructure projects and services.

Feedback on initiatives or wider consultation on relevant Levy and broader transport related issues will occur periodically through appropriate mechanisms or as opportunity arises.

Policy application

Guiding principles

All revenue collected annually from the Transport Levy will be allocated to an approved program of initiatives with any balance directed to the Transport Futures Fund. From 2017/18, the contribution to the Transport Futures Fund (or associated activities of its primary focus) was targeted to be about 60% of Transport Levy revenue. For 2025-26, the contribution to the Transport Futures Fund (or associated activities of its primary focus) is targeted to be about 15% of Transport Levy revenue. From 2024-25 any unspent or uncommitted revenue, identified at financial year's end (excluding valid commitments attracting carryover approval), will be transferred into the Transport Levy restricted cash. Transport Levy restricted cash can be used to support the delivery of Transport Levy initiatives.

All revenue collected will be accounted for separately to ensure that established processes governing collection and the management of allocations to specific qualifying projects and outcomes are followed. Any subsidy, grant or revenue generated by the application of this funding should also be included in the accounting of the Levy. Accrued interest on funds held in the Transport Futures Fund will remain with the Transport Futures Fund.

The annual Transport Levy Program should contain a generic outline of the types of projects within Sub-Programs. Sufficient background information relating to an outline, timing and resources is to be available or provided to enable Council to confirm compliance with the Policy.

A longer planning horizon will be applied when considering investment by the Transport Futures Fund and associated Transport Futures Fund Plan.

There is no intention to deliberately supplement or take on core budget program elements.

Some initiatives will need to incorporate a sunset clause, agreed timetable or performance measures for continuance.

Activities for which revenue from the levy can be used include:

- Investing in major strategic transport initiatives that have a genuine multi-modal outcome, with significant benefit(s) to public transport capability, including road improvements which may include bus and transit priority measures on Council roads and green links to provide penetration through developed areas

- Contributing to support trials of flexible public transport services to meet specific community needs (subject to investigation, demonstration of value for money, consideration of other benefits, and approvals)
- Taking advantage of opportunities through other agency activities benefitting increased public transport patronage by supporting issues such as travel behaviour change, education/information material
- Advancing selected investigations to bring forward beneficial strategic transport outcomes on the Sunshine Coast Regional Council local government area (includes coastal corridor mass transit)
- Working in partnership with the Department of Transport and Main Roads to bring forward infrastructure improvements giving public transport an advantage (priority measures) on State roads and corridors, such as queue jumps and green links which have local benefit
- Bringing forward major planned multi-modal infrastructure improvements which have a significant economic and community benefit
- Maximizing the use of the existing networks, adding resilience and limiting delays while maintaining safety, through transport network improvements
- Assisting with advice, strategies and supportive actions to improve transport outcomes for specific eligible events (Note: event organisers' responsibilities to provide and deliver management plans for transport and parking remain as part of the approval process)
- Developing and selectively implementing coordinated travel behaviour change programs to improve transport outcomes
- The establishment of a Transport Futures Fund, supported by the Transport Futures Fund Plan with initial primary focus on the coastal corridor mass transit initiative and then to target specific strategic, long term, staged, transport projects which secure the transport needs of the Sunshine Coast Regional Council local government area
- Utilising selective investigations and data analysis of transport related topics to inform Council of trends, relevant measures, and future risks and opportunities
- Providing short term (project based) resources to specifically plan, develop and/or deliver approved projects and initiatives under the Levy
- Other program initiatives as directed by Council.

Activities for which revenue from the levy cannot be used include:

- Funding must not be directed towards maintenance costs for transport infrastructure
- Funding must not be directed towards employing long term resources to specifically plan, develop or deliver approved projects and initiatives under the Transport Levy
- Funding must not be applied to programs or projects beyond the scope of the Policy
- Funding must not be applied to initiatives that could be identified as funding 'business as usual' activities and responsibilities of the Department of Transport and Main Roads which would normally occur or be required if the Levy was not in place, except as directed by Council. This includes but is not limited to:

- provision of new transport network infrastructure or upgraded existing infrastructure to deal with current or future capacity issues and safety
- provision of new services, or the improvement of existing services related to known development proposals or specific milestones
- ability to procure improvement through statutory or other mechanisms
- improvement of a minor change or an operationally necessary matter.

Policy review

This Policy will be reviewed upon the election of a new Council, or as directed by Council.

Roles and responsibilities

The Mayor and Transport Portfolio Councillors will establish a relationship with the Minister(s) for Transport and Main Roads.

Council staff will establish and maintain an effective working relationship with relevant officers of the Department of Transport and Main Roads and public transport providers.

In taking a "One Network" approach, the Department of Transport and Main Roads is the likely primary partner and external stakeholder.

The wider range of transport roles and responsibilities is outlined in the Integrated Transport Strategy.

Any application of the Transport Futures Fund will be guided by the Transport Futures Fund Plan and applied through a resolution of Council or through a budget review process.

Role	Responsibility
Council	Approves and monitors the Transport Levy Policy, Transport Futures Fund, Transport Futures Fund Plan and associated activities. Local Government is not tasked with managing or operating public transport. This is legislated as a State responsibility and the community would expect this responsibility to continue to be met by the State.
Department of Transport and Main Roads	Plans, integrates and manages the road, rail and bus networks across Queensland through: <ul style="list-style-type: none">• Translink Division dealing with the current and short term public transport network and also regulating and managing taxi services, limousine services, ride share services and other transport services• Policy, Planning and Investment Division dealing with planning for longer term public transport infrastructure and service network, the strategic road network and principal cycle network• Regional offices dealing with local road planning studies and delivery of State transport programs. Plays a role in partnering agree initiatives.

Chief Executive Officer (CEO)	Presents an annual Transport Levy program through the budget process. Monitors the status and progress of the Transport Levy Program. Reports annually to Council.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting the Policy and all proposed changes to the Policy. Provides feedback to the Policy sponsor and Policy holder regarding the scope of approaching reviews.
Group Executive (GE), Customer & Planning Services	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Program Director, Urban Growth	Policy holder.
Co-ordinator, Transport Strategy & Policy	Leads this policy's development, including communication, implementation, review and reporting. Leads development of an annual Transport Levy Program.
Respective Council Group/Branch/Unit	Implementation of annual Transport Levy Program initiatives will occur in line with the substantive role.

Measurements of success

Measure	Outcome sought
The rate of vehicle registrations compared to the rate of population growth. (Source: Department of Transport and Main Roads)	Gradual decline in the ratio.
The patronage levels of public transport on the Sunshine Coast Regional Council local government area.	Increase in the use of public transport.

Definitions

Refer to Council's Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Business as usual	Describes all activities within the usual roles and responsibilities by any entity which would normally have occurred, or be required, without the existence of the Levy.

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Appendix

Policy information		
Title	Transport Levy	
Purpose	<p>The Transport Levy Policy (the Policy) is aimed to improving the strategic integrated transport network and supporting its users understanding to travel effectively, efficiently and more sustainably.</p> <p>The Policy, while providing a strong focus on improvement of the public transport system for the Sunshine Coast Regional Council local government area, has an additional element related to securing and supporting the future strategic major transport needs of the Sunshine Coast Regional Council local government area, primarily relating to multi-modal corridors and infrastructure which assist economic activity.</p> <p>The purpose of the Policy is to provide a basis for utilising revenue raised through the Transport Levy (the Levy) on rateable properties in the Sunshine Coast Regional Council (Council).</p>	
Document number	D2023/333860	
Corporate Plan reference	Goal Pathway Service Output	Our Strong Community Connected, resilient communities, with the capacity to respond to local issues Roads, cycleways and pathways
Category	Strategic	
Subcategory	Administrative	
Approved	SM25/3	
Approval date	7 July 2025	
Effective date	7 July 2025	
Review schedule	A full review must be undertaken every four years, and the reviewed document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a suitable risk assessment.	
Last review	2025	
Next review	2026	
Policy holder	The Manager responsible for this policy is: Program Director, Urban Growth	
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Relevant Group Executive has authority to approve minor non-material changes.	

Related documents	
Legislation	<p>The following is a listing of legislation which may play a role in the Policy:</p> <ul style="list-style-type: none"> • Local Government Act 2009 • Local Government Regulation 2012 • Transport Operations (Road Use Management) Act 1995 • Traffic Regulation 1962 • Transport Operations (Road Use Management—Road Rules) Regulation 2009 • Transport Planning and Coordination Act 1994 • Transport Planning and Coordination Regulation 2005 • Transport Operations (Passenger Transport) Act 1994 • Transport Operations (Passenger Transport) Regulation 2005 • Transport Operations (Passenger Transport) Standard 2010 • Transport Infrastructure Act 1994 • Transport Infrastructure (Rail) Regulation 2006 • Transport Infrastructure (State-controlled Roads) Regulation 2006 • Disability Discrimination Act 1992.
Policy	<p>Internal Documents</p> <ul style="list-style-type: none"> • Integrated Transport Strategy • Transport Futures Fund Plan
Operational documents	<p>Standards</p> <ul style="list-style-type: none"> • Australian Standards – various • Public Transport Infrastructure Manual. <p>External Documents</p> <ul style="list-style-type: none"> • Regional Transport Plan for SEQ (Department of Transport and Main Roads) • Queensland Transport and Roads Investment Program (QTRIP) (updated annually) • Creating Better Connections for Queenslanders (Department of Transport and Main Road) • Southern Sunshine Coast Public Transport Strategy (Department of Transport and Main Roads).

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Created New Transport Levy Policy 2014 to replace former Public Transport Levy Policy 2012	Yes	Council (OM14/86)	19/06/2014
2.0	Non-material change. (Clarification of treatment of accrued interest related to the Transport Futures Fund)	Yes	Policy Owner	09/02/2015
3.0	Non-material change. (Minor wording and title updating)	Yes	Council (SM16/6)	09/06/2016
3.1	Non-material change. (Updated branding and department names)	No	Corporate Governance	11/01/2017
4.0	Non-material change. (Corporate Plan update)	Yes	Council (OM17/120)	20/07/2017
4.1	Non-material change. (Update organisational arrangements and minor wording)	Yes	Policy Owner	19/03/2018
4.2	Non-material change. (Corporate Plan update and Strategy name change)	Yes	Policy Owner	22/01/2019
5.0	Non-material change. (Corporate Plan update and minor wording)	Yes	Policy Owner	07/05/2020
5.1	Non-material change. (Corporate Plan update and minor wording)	Yes	Policy Owner	16/03/2021
5.2	Non-material change. (Corporate Plan update and minor wording)	Yes	Policy Owner	17/03/2022
5.3	Non-material change. (Updated references to Groups and removal of indicative Five Year Program)	Yes	Policy Owner	16/03/2023
5.4	Non-material change. (Inserted text into new policy template, included more detail in roles and responsibilities section, revised extent of process actions listed for Transport Levy Program development, minor rewording and reformatting)	Yes	Policy Owner	29/04/2024
6.0	<p>Material Change (Amended content of the Guiding principles under the Policy application heading to allocate about 20% of Transport Levy revenue to the Capital Transport Futures Fund for the 2024/25 financial year.</p> <p>Under the same headings include the provision for unspent or uncommitted revenue to be transferred to Transport Levy restricted cash for revenue raised in 2024/25.</p> <p>Under the heading "Activities from which revenue can be used", include an additional dot point stating "Other program initiatives as directed by Council")</p>	Yes	Council (SM24/04)	20/06/2024

7.0	<p>Material Change. (Amended reference to commencement date within the content of the Guiding principles under the Policy application heading. The amended provision seeks to allocate about 15% of Transport Levy revenue to the Transport Futures Fund for the 2025-26 financial year.</p> <p>Under the same heading include the provision for unspent or uncommitted revenue to be transferred to Transport Levy restricted cash for revenue raised from 2024-25.</p> <p>Under the same heading include the provision for Transport Levy restricted cash to be used to support delivery of Transport Levy initiatives)</p> <p>Updated Council Vision</p>	Yes	Council (SM25/3)	07/07/2025
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Transport Levy Program

Initiative	Comments	Budget
		2026 \$'000
Service Improvements		
Flexilink Service - Conondale - Maleny	Continuation of the existing trial pre-booked service linking residents to existing public transport services at Maleny.	156
Flexilink Service - Peachester - Beerwah	Continuation of the existing trial pre-booked service linking residents to existing rail services at Beerwah.	20
Trial Council Link	Continue the existing targeted trial 'door to door' service for eligible persons to their nearest centre once per week.	150
Kenilworth Community Transport Service	Contribution to community run, pre-booked, transport service for Kenilworth and surrounds.	5
Trial Maroochydore – Alexandra Headland Weekend Bus Loop.	Trial in partnership with Translink/TMR for a period of 12 months, the provision of a high frequency hop-on-hop-off bus loop connecting Sunshine Cove, Maroochydore and Alexandra Headland.	305
Late night transport services trials for Nambour Special Entertainment Precinct and Maroochydore Entertainment Precinct	Deliver two late night transport service trials for a 6-12 month period to support the Nambour Special Entertainment Precinct and Maroochydore Entertainment Precinct, working in partnership with key stakeholders.	305
Service Improvements Total		941
Safety for the most vulnerable		
Vulnerable Pedestrian Program	Undertake design development for the highest priority projects, providing the basis for the projects to proceed to construction leveraging State Government Funding for suitable safety-related project.	3,300
Safety for the most vulnerable Total		3,300
User Benefits		
Trial RideScore Active Schools Program	Continuation of the Trial RideScore Active School Travel program, addition of 3 schools to the program in February 2026.	264
ThinkChange Program Implementation	Co-ordination and implementation of ThinkChange program and initiatives across categories of Workplaces, Events, Communities, Schools, and Visitors.	449
Investigate suitable locations to trial a Coast first 'green street'	Investigation of suitable locations to trial a Council first 'green street' that supports the reallocation of road space to better prioritise and facilitate increased active transport movements.	25
Levy Communication, Associated Activities & Awareness	Continuation of marketing and communications of Transport Levy initiatives, implementation of travel behaviour change initiatives and production of active travel maps.	160
Joint travel awareness campaign with TransLink	Partnered targeted information campaign raising awareness of services, frequency, proximity, benefits followed by monitoring of utilisation	25
Cycling and Walking Online Journey Planner	Staged funding to enable the transition of Council's existing hardcopy Active Travel and Coastal Pathway Maps to an online environment with interactive journey planning capabilities.	20
'Share the Road' Behaviour Change Program	Develop new 'Share the Road' campaign material focusing on improving driver and bike rider behaviours and reducing conflicts.	63
User Benefits Total		1,006
Research, Planning & Investigations		
Sunshine Coast Public Transport and Direct Sunshine Coast Rail	Continued project-based support for DSC and SCPT project outcomes that aim to maximise benefits to the community.	1,000
Performance analysis, network planning, investigation and reporting	Investigation and development of network improvement proposals, data gathering and analysis, performance monitoring and analysis, and advocacy.	150
Electronic Household Travel Survey contribution	Contribution to TMR to expand surveyed household sample size and improve data reliability on region wide travel characteristics over time.	63
Parking data collection and management plan	Enable informed decision-making based on real-time parking data.	150
Transport Model Analysis	Begin enhancements to the transport model to accommodate active and public transport networks.	330
Research, Planning & Investigations Total		1,693
Total Transport Levy Program		6,939



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