

## REVENUE STATEMENT

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## 1. INTRODUCTION

The Revenue Statement provides an explanation of the revenue raising measures. Section 169(2) 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.

Pursuant to Sections 169(2) and 172 of the *Local Government Regulation 2012*, council hereby resolves at the Special Meeting on 15 June 2017 to adopt the following Revenue Statement, which provides details of the following:

- General Rate
- Separate Charges (a charge made and levied equally on all rateable land)
  - Environment Levy
  - Transport Levy
  - Heritage Levy
- Special Rates (a rate made and levied on the rateable value of some, but not all, rateable land in the region)
  - Montville Beautification Levy
  - Tourism and Major Events Levy
- Special Charges (a charge made and levied on some, but not all, rateable land in the region).
  - Rural Fire Charge
  - Brightwater Estate Landscaping Charge
  - Twin Waters Maintenance Charge
  - Sunshine Cove Maintenance Charge
  - Mooloolah Island Maintenance Charge
  - Waste Management Charges
  - Holding Tank Charges
- Administration which covers Pensioner Concessions, Discounts, Arrangements, General Rate Deferrals, General Rate Concessions, Interest and Sale of Land
- The criteria used to decide the amount of cost-recovery fees
- The criteria used to decide the amount of charges for a commercial business activity's goods and services.

## 2. ADMINISTRATION

### 2.1 Issue of Rates Notices

Separate rates 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 2017 to the 31 December 2017, and 1 January 2018 to the 30 June 2018 respectively. Each notice includes one half of the annual rates and charges levied.

In accordance with section 118 of the *Local Government Regulation 2012*, all rates and charges are to be paid by the due date shown on the rate notice.

### 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. Adjustments to rates and charges levied in prior financial years will only be done in exceptional circumstances. Adjustment for rates and charges levied in prior financial years will not be done where:

- (a) a property has been categorised in Differential General Rate Categories 16,17,18,19, 27 or 29 (ie not principal place of residence) and the owner/s have not provided a declaration that the property is his/her/their principal place of residence per Section 3.2.3 of this Revenue Statement.
- (b) a property has been categorised as Transitory Accommodation – Urban or Transitory Accommodation – Rural for the purposes of levying the Tourism and Major Events Levy and the owner/s have not provided a Tourism and Major Events Levy declaration form advising council that the property is not offered for short term residential rental.

### 2.3 Early Payment Discount

Discounts for prompt payments will be allowed on the rates and charges stipulated in council's Revenue Statement as having discount applying to them. Such discounts are allowed in accordance with Section 130 of the *Local Government Regulation 2012*.

#### 2.3.1 Method of Calculation

Subject to Section 2.3.2 of this Revenue Statement the following discount will be allowed on general rates where the net amount shown on the rate notice is paid by the designated due date:

- (a) 5% of the general rate; or
- (b) \$200 per annum (ie \$100 for each half yearly rate period)

whichever is the lesser amount.

In the case of pensioners complying with the eligibility criteria contained in the Queensland Government's Rate Subsidy Scheme and Retirement Villages as per Differential General Rate Category 23, the half yearly discount offered will be 5% of the general rates. No maximum will apply.

No Discount is allowable on the following charges which may appear on the rates notice:

- Emergency Management Levy
- All Special Rates
- All Special Charges
- All Separate Charges
- Waste Management Charges
- Change of Ownership Fee
- Backflow Device Registration Fee
- Valuation Fee
- Holding Tanks
- Any property charge relating to the provision of temporary services or the carrying out of council works on or in connection with the property
- Any non-rate item included on the rate notice
- Legal costs incurred by council in rate collection

- Interest charges on overdue rates
- Any other rate, charge or amount unless a discount is specifically permitted by this Revenue Statement.

### 2.3.2 Payments Made Before the Due Date

A discount will be allowed where full payment of the current period rates and charges, plus any overdue rates and charges and interest thereon, is received before the first working day following the due date. This will apply to all payments made at a council office, an approved agency, or by electronic means. For payments made through an approved agent or by electronic means the payment is deemed to be received on the transaction date provided by the approved agent or relevant financial institution.

### 2.3.3 Allowance of Early Payment Discount for Late Payments

There are occasions when payment by the due date is not achieved through circumstances beyond the control of the ratepayer and Section 130(10) of the *Local Government Regulation 2012* provides council with a discretionary power to allow discount in such circumstances.

#### 2.3.3.1 *Payments made after the Due Date*

Discount will be allowed if the full payment of the overdue rates and charges is made within a period specified by council AND the applicant provides proof satisfactory to council of any of the following:

- Illness involving hospitalisation and/or incapacitation of the ratepayer at or around the due date for payment; or
- the death or major trauma (accident/life threatening illness/emergency operation) of the ratepayer and/or associated persons (Spouse/Children/Parents) at or around the due date for payment; or
- the loss of records resulting from factors beyond the ratepayer's control (Fire/Flood etc); or
- as a result of a change of ownership, where council received notification between the generation of the rates notice and the due date for payment.

**and** council is satisfied that the event was the cause of the ratepayer's failure to make full payment by the due date.

#### 2.3.3.2 *Late payments Due to Delivery Difficulties*

Discount will be allowed due to delivery difficulties;

- following the non-receipt of the rates notice by the ratepayer, or
- the non-receipt or late receipt of the rates payment by council,

where the reason for either, the non-receipt of the notice or non-receipt or late payment, is separately substantiated as detailed below and discount has not been allowed on a previous late payment in similar circumstances in the last five (5) years.

To substantiate the claim for discount due to non-receipt of the rates notice or non-receipt or late receipt of the rates payment by council the following is required.

- a written statement from the ratepayer detailing non receipt of the rates notice; or
- other evidence that payment of the rates was made by the ratepayer before or on the due date, but did not reach council due to circumstances beyond the control of the ratepayer; or
- other evidence that an administrative error occurred at the Department of Natural Resources and Mines which resulted in the rates notice being incorrectly addressed by council.

Discount may also be allowed, if substantiated by evidence, the return of the rate notice to council although correctly addressed occurred through no fault or instigation of the ratepayer and beyond the ratepayer's reasonable control.

Discount will **NOT** be allowed if the circumstances above are:

- as a result of the failure of the ratepayer to ensure that council was given correct notification of the postal address for service of notices prior to the issue of the rate notices; or

- as a result of the failure of the ratepayer to ensure that council was given correct notification of the email address for service of the notices prior to the issue of the rate notices.

#### 2.3.3.3 Administrative Errors

An extended discount period will be allowed if council has failed to correctly issue the rates notice in sufficient time to permit the ratepayer to make payment before the expiration of the discount period. The extended discount period will be equivalent to that period provided to other ratepayers and will commence from the date council specifies.

#### 2.3.3.4 Payment Errors

Where there is an apparent accidental short payment of the rates resulting from a miscalculation of the net amount due, arising from the payment of a number of rate notices at one time (ie addition error) OR the tendering of an incorrect amount for a single rate notice (ie transposition error) THEN discount will be allowed in the following manner:

- WHERE THE AMOUNT OF THE ERROR IS \$50 OR LESS

Full discount will be allowed and the underpaid amount will be treated as 'Arrears of Rates'.

- WHERE THE AMOUNT OF THE ERROR EXCEEDS \$50

If an error is identified the Ratepayer will be given 14 days to pay the shortfall. If the shortfall is paid by the extended due date, so advised, full discount will be allowed at that time.

Allowance of discount in these circumstances will **NOT** be allowed if any transposition error or addition error exceeds 20% of the total net rates payable on the single rate notice or the number of rate notices paid at one time.

## 2.4 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 ALSO** qualify for the Queensland Government Pensioner Rate Subsidy.

### 2.4.1 Eligibility Criteria

For Queensland Government Pensioner Rate Subsidy

The pensioner:

1. Must possess a current, valid qualifying concession card, namely:
  - Pensioner Concession Card issued by Centrelink or the Department of Veteran Affairs **OR**
  - Repatriation Health (Gold) Card - (for all Conditions) issued by the Department of Veteran Affairs; and
2. Must be the owner (either solely or jointly), or be an eligible life tenant, in accordance with the guidelines for the State Government Rate Subsidy Scheme, of property within the region which is their principal place of residence, AND must have (either solely or jointly with a co-owner), 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 apply only to the approved pensioner's proportionate share of the applicable rates and charges, except where the co-owners are an approved pensioner and his/her spouse. In this situation the concession will apply to the full amount of applicable rates and charges; and
3. Must, if a 'first time' applicant, lodge and complete the prescribed application to be entitled to a 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
4. Must, if an 'existing' applicant, lodge another application if required by council OR on the acquisition of a replacement property within the Sunshine Coast Council region.

For Council's Pensioner Rate Concession

In addition to the above, the ratepayer **MUST**:

5. have owned property within the Sunshine Coast Council region for the preceding three years. Pensioner concession may be allowed where the applicant has paid rates on property within the Sunshine Coast Council region for five of the last ten years, so long as the "gap" between ownerships in this period does not exceed twelve months. If currently not eligible and upon meeting the qualifying period of three years, rating concession will be applied from the start of the next rating period. Discretion may be applied in relation to contribution to the Sunshine Coast Council region regarding continuous residency, consistent with pensioner concession arrangements as listed above.

For holders of the Repatriation Health (Gold) card issued by the Department of Veteran Affairs who have been classified as Totally and Permanently Incapacitated the three year ownership provision is waived.

#### 2.4.2 Method of Calculation – Per Property

Pension Rate	Sole title to the property	Joint title to the property
Maximum level of pension	\$230 per annum maximum	\$180 per annum maximum
Not Maximum level of pension	\$115 per annum maximum	\$65 per annum maximum

##### 2.4.2.1 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 general rate up to a maximum amount of \$230 per annum.

##### 2.4.2.2 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 per eligibility criteria in section 2.4.1, the concession will be 25% of the general rate up to a maximum amount of \$180 per annum.

##### 2.4.2.3 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 general rate up to a maximum amount of \$115 per annum.

##### 2.4.2.4 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 per eligibility criteria in section 2.4.1, the concession will be 25% of the general rate up to a maximum amount of \$65 per annum.

## 2.5 Outstanding Rates and Charges

### 2.5.1 Interest Charges

Interest Charges will be applied to all *Overdue Rates or Charges* under Section 133 of the *Local Government Regulation 2012*. The interest will be compound interest, calculated on daily rests. The interest rate will be 11% per annum.

### 2.5.2 Arrangements to Pay

Arrangements to pay in accordance with Section 129 of the *Local Government Regulation 2012*, will be entered into if applied for by the ratepayer and where there are no overdue rates and charges from previous rating periods and the ratepayer and council agree that such arrangements will allow the outstanding rates or charges to be paid by the end of the current six month rating period. A separate arrangement is required to be made with council for each six month rating period. No recovery action will be taken on any instalment payment that is not overdue.

Where a ratepayer defaults on an arrangement to pay, the arrangement will be cancelled from the date of default, and interest will be charged on the overdue rates and charges in accordance with



section 2.5.1 of this Revenue Statement. Additionally council will not enter into any further arrangements during the rating period covered by the initial arrangement request.

### 2.5.3 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 will 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 - 144 of the *Local Government Regulation 2012*, council has the power to sell the property for the recovery of outstanding rates and charges, which are overdue for three years or more. Vacant land and commercial properties can be sold after one year where judgment has been entered.

### 2.5.4 Rates & Charges Debt Concession

In accordance with Section 120 of the *Local Government Regulation 2012*, a concession by way of an agreement to defer payment, for rates and charges, for a period of up to 12 months may be granted to landowners that satisfy council that payment of the rates and charges 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 is a maximum of 12 months.

The granting of this concession will be subject to conditions as included in council resolutions, policy and procedural documents prepared from time to time.

In accordance with Section 125(3) of the *Local Government Regulation 2012* a premium will accrue on all rates and charges in arrears. The premium will be equivalent to 11% compound interest, calculated on daily rests (per section 2.5.1).

### 2.5.5 Sale of Land for Arrears of Rates & Charges

To exercise the powers of the local government to sell or acquire land for overdue rates according to the *Local Government Act 2009* (the Act) and *Local Government Regulation 2012* including but not limited to the following:

- Some or all of the overdue rates and charges have been outstanding for greater than three years;
- The Local Government may, by resolution, decide to sell the land;
- The Local Government 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 within six months;
- The Local Government must end the procedures if the overdue rates and charges and all expenses the local government incurs in attempting to sell the land are paid in full;
- The CEO upon legal advice has the authority to remove a property from the Sale of Land list.

## 2.6 Deferment of 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 general rates.

The deferment of the general rate will apply to:

- Eligible Pensioners
- Eligible Business/Enterprises

### 2.6.1 Deferment for Eligible Pensioners

Eligible pensioners will be allowed under Chapter 4, Part 10 of the *Local Government Regulation 2012*, Section 120(1)(a).

To assist eligible pensioners who have experienced large increases in the value of their property as determined by the Department of Natural Resources and Mines or have experienced financial hardship council will allow deferment of up to 50% of the general rate. The deferred rates will accumulate as a debt against the property until it is sold or until the death of the ratepayer.

The deferment of general rates applies only to ratepayers categorised in Differential General Rates Categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 28 & 30. To be eligible to defer up to 50% of the general rate the applicant must:

- own no less than 50% of the property and occupy the property; and
- have no overdue rates and charges on the said property; and
- be the holder of a Pension Concession Card issued by Centrelink or the Department of Veteran Affairs; **OR**
- a Repatriation Health (Gold) Card issued by the Department of Veteran Affairs; **OR**
- a Commonwealth Seniors Health Card; **OR**
- a Queensland Seniors Card issued by the Queensland State Government.

*Note that automatic eligibility applies to those ratepayers currently receiving a Pension Concession on their rate notice. Eligibility for those ratepayers with a Seniors Card will be assessed accordingly.*

#### 2.6.2 Deferment for Businesses or Enterprises

Eligible businesses or enterprises will be allowed under Chapter 4, Part 10 of the *Local Government Regulation 2012*, Section 120(1)(d).

To assist businesses and enterprises in accordance with the Business Investment Policy, council will allow deferment of the general rate to approved applicants under the Sunshine Coast Investment Incentive Scheme. The deferred rates will accumulate as a debt against the property until it is sold or until the payment is required in accordance with the provisions of the Sunshine Coast Investment Incentive Scheme.

#### 2.6.3 Additional Charges

Additional charges will be applied to all deferred general rates under Section 122(5) of the *Local Government Regulation 2012*. The additional charges will be equivalent to compound interest, calculated in daily rests and will be set at the 90 day bank bill rate as at the adoption of the 2017/18 Budget.

#### 2.6.4 Application to Defer

Ratepayers will be required to apply for a deferment of the general rate. Upon approval of the application the deferment agreement will continue until council is notified in writing to cease the agreement, or until such time as the property is sold, or upon the death of the ratepayer, or until payment in full, or such other dates as specified in the provisions of the deferment agreement

## 2.7 General Rate Exemptions and Concessions

Section 93 (3) of the *Local Government Act 2009* states that certain land is exempt from general rates. Section 73 of the *Local Government Regulation 2012* further details 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), (ii) or (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 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.

In addition to those classes of land granted a general rate exemption under Section 93(3) of the *Local Government Act 2009* and Section 73 of the *Local Government Regulation 2012* council grants a 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 by an entity whose objects do not include making a profit or 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 100% of the general rate. Applications received during the current year that fall within the categories above will be granted a general rate concession for the year. If a property has previously been granted a 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 substantive change of land use for a property in receipt of a general rate concession.

## 2.8 Fees and Charges

Section 97 of the *Local Government Act 2009* allows a local government to fix a cost recovery fee and Section 172(1)(c) of the *Local Government Regulation 2012* provides that the Revenue Statement must state the criteria used to decide the amount of any 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 conducting activities on the Sunshine Coast, and therefore 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 Council region.

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 2017/18 financial year are set out in the Register of General Cost-Recovery Fees and Commercial Charges 2017/18 as previously adopted.

Infrastructure Charges apply for the Maroochydore City Centre Priority Development Area in accordance with the SunCentral Maroochydore Infrastructure Agreement. The Prescribed Service Charge (PSC) under the SunCentral Maroochydore Infrastructure Agreement will appear on rates notices and is payable by the due date shown on the rates notice. If the PSC commences during a financial year it will be charged on a pro-rata basis. In accordance with the Infrastructure Agreement interest will be applied to all overdue Prescribed Service Charge payments. The interest will be compound interest, calculated on daily rests, at a rate of 11% per annum.

## 2.9 Definitions

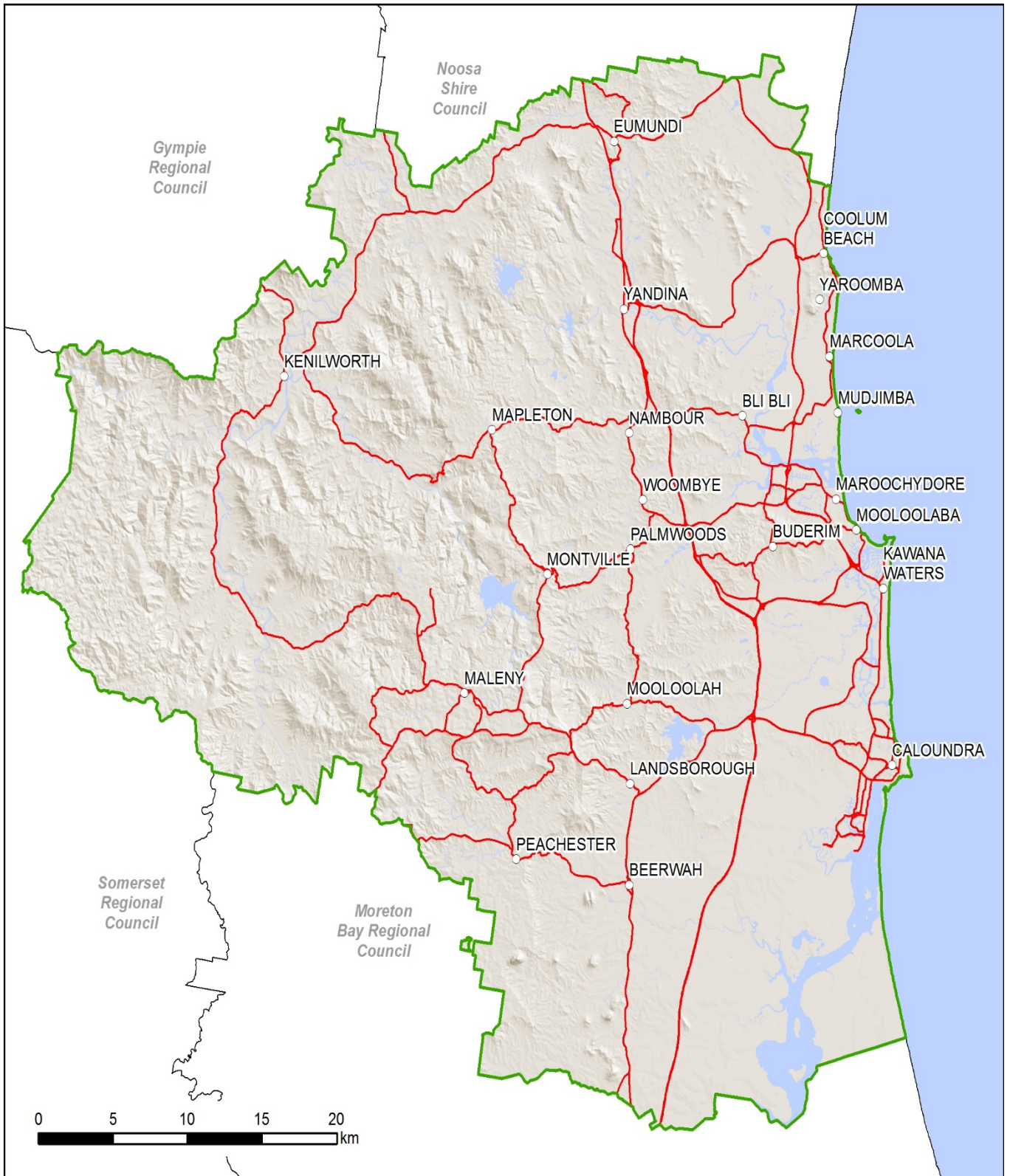
Terms Used	Explanation
<i>Community Title Scheme</i>	premises situated on land in respect of which a Community Title Scheme or Layered Community Title Scheme has been and remains registered pursuant to the <i>Body Corporate and Community Management Act 1997</i> .
<i>Differential General Rates Table</i>	means Table 1 and Table 2 in this Revenue Statement.
<i>due date</i>	is the due date for payment as shown on the rate notice.
<i>dual occupancy</i>	a lot containing two dwellings or dwelling units on a single lot, whether or not attached, for separate households.
<i>dwelling house</i>	a separate building that is used or is adapted to be used for <b>principal residential purposes</b> .
<i>dwelling unit</i>	a room or group of rooms that is used or is adapted to be used for <b>principal residential purposes</b> .
<i>full payment</i>	the amount of the most recently issued rates notice less any applicable discount. These payments are also cleared on the transaction date. 'Cleared' payment means money which can be transferred to council's bank accounts 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>	all <b>strata units</b> within a complex as defined under the <i>Body Corporate and Community Management Act 1997</i> containing greater than four stories above the ground.
<i>land parcel</i>	any parcel which is registered with the Department of Natural Resources and Mines as a separate subdivision, re-subdivision, allotment, lot, section or portion and which is capable of being occupied separately regardless of whether a separate title is held for such parcel.
<i>land use codes</i>	land use codes approved by the Sunshine Coast Regional Council effective from 1 July 2017.

<i>low-rise unit</i>	all <b>strata units</b> within a complex defined under the <i>Body Corporate and Community Management Act 1997</i> containing no more than four stories above the ground.
<i>non-residential purposes</i>	is classified as all land that does not conform to the definition of <b>residential purposes</b> .
<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 <b>due date</b> for payment, as prescribed in a rate notice issued to ratepayers. Overdue rates exclude all rates, charges and premiums of any current arrangement to pay.
<i>owner</i>	for purposes of the differential general rates table and associated provisions means; (a) the 'registered proprietor'; (b) a resident Life Tenant, nominated as such by the terms of a will or Family/Supreme Court Order, and having been specifically given responsibility for payment of all rates and charges; (c) a resident lessee of an Auction Perpetual Lease, the terms of any such lease must provide for the lessee to be responsible for the payment of rates and charges and the lessee must be granted title to the land in fee simple at the conclusion of the lease.
<i>predominant use</i>	is the single use, or in the case of multiple usages, the predominant use, for which in the opinion of the council the <b>property</b> is being used or could potentially be used by virtue of improvements or activities conducted upon the <b>property</b> .
<i>primary production purposes</i>	land 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 gathering in of crops or the rearing of livestock; and where a farming concession is granted by the Department of Natural Resources and Mines 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; and (b) any construction works whether on private land, Crown land, council land or any public place.
<i>principal place of residence</i>	a single <b>dwelling house</b> or <b>dwelling unit</b> that is the place of residence at which at least one natural person who constitutes the <b>owner/s</b> of the land predominantly resides, or a multi <b>dwelling house</b> or multi <b>dwelling unit</b> that is the place of residence where at least one owner is a pensioner who complies with the eligibility criteria contained in the Queensland Government's Rate Subsidy Scheme resides. In establishing <b>principal place of residence</b> council may consider, but not be limited to, the <b>owner's</b> declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by the council.  Without limiting the above meaning the following cases do <b>not</b> comply with the definition of a <b>principal place of residence</b> namely a single <b>dwelling house</b> or a single <b>dwelling unit</b> or a multi <b>dwelling house</b> or a multi <b>dwelling unit</b> that is;

	<p>(a) not occupied by at least one person/s who constitutes the <b>owner/s</b>, but occupied by any other person/s, whether in return for rent or remuneration or not, including members of the <b>owner's</b> family; or</p> <p>(b) not occupied, whether permanently or temporarily (for more than 120 days of the <b>financial year</b>), including for the purposes of renovation or redevelopment, except in the case where;</p> <p>(i) a <b>premises</b> being renovated remains the registered <b>principal place of residence</b> for the purposes specified above and that the <b>owner/s</b> do not own any other <b>property</b> which they claim to be their <b>principal place of residence</b>; and</p> <p>(ii) a <b>property</b> is vacant for a period longer than 120 continuous days of the <b>financial year</b> due to the <b>owner/s</b> absence on an extended holiday, provided that the <b>property</b> remains vacant for the entire period of their absence.</p> <p>(iii) a <b>property</b> is occupied by the owner/s less than 120 days of the <b>financial year</b> due to the <b>owner/s</b> absence due to work commitments, provided that the absence is confirmed by the employer and the <b>property</b> remains vacant or is occupied by immediate family members only during the period of the owner's absence.</p> <p>(iv) The owner is absent due to medical reasons of the owner or a close relative and this is confirmed by a health professional.</p> <p>(c) not owned by a natural person eg owned by a company, excepting where the ratepayer resides at the property as their principal place of residence.</p> <p>(d) <b>dual occupancy</b> or a <b>secondary dwelling</b> on a single lot whether or not the properties are attached.</p>
<i>principal residential purpose(s)</i>	<p>means the purpose of a use of a <b>dwelling house</b> or <b>dwelling unit</b> where that purpose is solely for a <b>principal place of residence</b> 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> <p>(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 conditions set out in the Differential General Rates Table included in council's Revenue Statement 2017/18, and/or;</p> <p>(b) engaging in a hobby or past-time 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, kerb-side sales and stalls, provided any such activity conforms with and does not exceed the conditions set out in the <b>Differential General Rates Table</b> included in council's Revenue Statement 2017/18.</p>
<i>property</i>	a parcel or parcels of land recorded together within council's systems for rating and charging purposes.
<i>rateable property</i>	property that is not exempted in accordance with Section 93 of the <i>Local Government Act 2009</i> .
<i>rateable value</i>	is the value of land for the financial year as issued by the Department of Natural Resources and Mines 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, 17, 18, 19, 27, 28, 29 or 30 as set out in the <b>Differential General Rates Table</b> included in council's Revenue Statement 2017/18. Any residential <b>premises</b> that exceeds the "Assessment Criteria" for Differential Rating Categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 27, 28, 29 or 30 as set out in the <b>Differential General Rates Table</b> included in council's Revenue Statement 2017/18, is deemed to be <b>non-residential purposes</b> .
<i>retirement village</i>	is a registered premise where older members of the community or retired persons reside, or are to reside, in independent living units or serviced units in accordance with the <i>Retirement Villages Act 1999</i> .
<i>secondary dwelling</i>	a dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. May be attached or freestanding from the dwelling house.
<i>shopping centre purposes</i>	land which has a <b>predominant use</b> of major retail activities or retail warehouses.
<i>short term residential/transitory accommodation</i>	is temporary accommodation being rental of a nature generally associated with holiday rental letting, typically for a period or periods of less than 28 consecutive days at any one time during the 2017/18 financial year. Includes those properties within land use code 07 which by the nature of their usage are categorised as Transitory Accommodation.
<i>single residential dwelling</i>	land which contains a single dwelling house or a single dwelling unit only.
<i>strata unit</i>	is scheme land as defined under 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, an area as identified in Council's Planning Scheme, and is used 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>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 does not apply to land that is used for car parking or in conjunction with any commercial activity, eg heavy vehicle or machinery parking, outdoor storage areas, assembly areas or rural activities such as cultivation, grazing or agistment.  Any terms not defined in this Revenue Statement will be as defined under the <i>Local Government Act 2009</i> and supporting regulations and if not defined there the term will be given the meaning determined by council.

# MAP 1 – SCC Region





### 3. GENERAL RATES

#### 3.1 Basis of Rates

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.

The Sunshine Coast Regional Council will use a system of differential general rating for 2017/18. A differential system of rates provides equity through recognising the use of the property and the financial impact on ratepayers. These factors, along with the rateable value of the land, have been considered in determining the differential general rate. Sunshine Coast Regional Council will not make a resolution limiting the increases in general rates for the 2017/18 financial year.

#### 3.2 Rates to Apply

The applicable rates for the financial year ending 30 June 2018 are identified in *Table 2 Schedule of Rates*, as adopted in the 2017/18 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 Natural Resources and Mines.

##### 3.2.1 Differential General Rates

There will be 31 differential general rating categories in 2017/18. The categories and the relevant criteria are outlined in *Table 1 Differential General Rates*. Land use codes are listed at *Appendix 8*.

For the purpose of making and levying differential general rates for the financial year on all rateable land in the regional council area, the council determines that:

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

- 1 Rural & Agricultural
- 2 Commercial & Industrial with a rateable value from \$0 to \$175,000
- 3 Commercial & Industrial with a rateable value from \$175,001 to \$400,000
- 4 Commercial & Industrial with a rateable value greater than \$400,000
- 5 Extractive Industries
- 6 Residential/Vacant Land/Other with a rateable value from \$0 to \$280,000
- 7 Residential/Vacant Land/Other with a rateable value from \$280,001 to \$450,000
- 8 Residential/Vacant Land/Other with a rateable value from \$450,001 to \$550,000
- 9 Residential/Vacant Land/Other with a rateable value from \$550,001 to \$700,000
- 10 Residential/Vacant Land/Other with a rateable value from \$700,001 to \$800,000
- 11 Residential/Vacant Land/Other with a rateable value from \$800,001 to \$920,000
- 12 Residential/Vacant Land/Other with a rateable value from \$920,001 to \$1,100,000
- 13 Residential/Vacant Land/Other with a rateable value from \$1,100,001 to \$1,400,000
- 14 Residential/Vacant Land/Other with a rateable value from \$1,400,001 to \$2,500,000
- 15 Residential/Vacant Land/Other with a rateable value over \$2,500,000
- 16 Residential - not principal place of residence - with a rateable value from \$0 to \$420,000
- 17 Residential - not principal place of residence - with a rateable value from \$420,001 to \$500,000
- 18 Residential - not principal place of residence - with a rateable value from \$500,001 to \$750,000
- 19 Residential - not principal place of residence - with a rateable value over \$750,000
- 20 Vacant Land with a rateable value over \$1 million and total area greater than 1500 square metres.
- 21 Lots < 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 million to \$15 million
- 25 Shopping Centres with a rateable value over \$15 million not in Category 26
- 26 Shopping Centres in Maroochydore with a rateable value over \$30 million
- 27 High-rise Units – not principal place of residence
- 28 High-rise Units – principal place of residence
- 29 Low-rise Units – not principal place of residence
- 30 Low-rise Units – principal place of residence
- 31 Other Significant Commercial & Industrial

- (ii) the criteria by which land is to be categorised are specified in the 'General Criteria' and 'Specific Criteria' columns of the Differential General Rates Table opposite the identification of the particular category.

### 3.2.2 Minimum General Rates

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

### 3.2.3 Objecting to a Differential General Rate Category

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

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

- (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 assess general rate objections. Objections for rates levied in the current or previous financial years will be assessed. In exceptional circumstances, an adjustment to the General Rate Category will be made for up to a maximum of seven years, except for those circumstances detailed in 2.2(a) where no adjustment will be made.

In accordance with Section 91(5) of the *Local Government Regulation 2012* if the Chief Executive Officer decides to change the rating category of the land, the rating category is taken to have been changed from the start of the period of the rate notice.

### 3.2.4 Principal Place of Residence Exceptions

Where a landowner makes an objection, who:

- (a) has a property that would, but for the provisions of this paragraph, be categorised in Differential General Rate Category 16, 17, 18, 19, 27 or 29; and
- (b) is using the property to provide accommodation to a member of their immediate family, and
- (c) the family member being housed has special circumstances such as a physical or mental disability or safety and privacy concerns that preclude ownership of the property in their name as a viable option

the Sunshine Coast Regional Council may treat the property as their principal place of residence for the purposes of determining the Differential General Rate Category.

### 3.3 Discounts and Concessions

An early payment discount as mentioned in section 2.3 and council pensioner concessions as mentioned in section 2.4 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**

Category	General Criteria	Specific Criteria
1.	<p>This criteria will apply where the land is:</p> <p>a. used for <b>primary production purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>primary production purposes</b>; and</p> <p>b. used for <b>non-residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>non-residential purposes</b>; and</p> <p>c. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land where a primary production concession is granted by the Department of Natural Resources and Mines in accordance with Chapter 2, Part 2, Division 5, Subdivision 2 of the <i>Land Valuation Act 2010</i> and to which the following <b>land use codes</b> apply:</p> <p>44 nursery garden centre  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  70 cream  71 oilseeds  73 grains  74 turf farm  75 sugar cane  76 tobacco  77 cotton  78 rice  79 orchard  80 tropical fruit  81 pineapple  82 vineyard  83 small crops and fodder irrigated  84 small crops &amp; fodder non-irrigated  85 pigs  86 horses  87 poultry  88 forestry and logs, or  89 animals (special), boarding kennels/cattery  93 peanuts.</p>
2.	<p>This criterion will apply where the land is:</p> <p>a. used for <b>non-residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>non-residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land, with a rateable value from \$0 to \$175,000, to which the following <b>land use codes</b> apply:</p> <p>07 guest house/private hotel/hostel/bed and breakfast  08 <b>community title scheme</b> unit(s), <b>not</b> used for <b>residential purposes</b> or <b>vacant land</b>  09 <b>group title multi dwelling</b> <b>not</b> used for <b>residential purposes</b> or <b>vacant land</b>  10 combined multiple dwelling and shop  11 shop (single)  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 center  17 restaurant/fast food outlet  18 special tourist attraction</p>

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
		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 child care 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 91 transformers /utility installation
3.	<p>This criterion will apply where the land is:</p> <p>a. used for <b>non-residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>non-residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land, with a rateable value from \$175,001 to \$400,000 to which the following <b>land use codes</b> apply:</p> 07 guest house/private hotel/hostel/bed and breakfast 08 <b>community title scheme</b> unit(s), <b>not</b> used for <b>residential purposes</b> or <b>vacant land</b> 09 <b>group title multi dwelling not</b> used for <b>residential purposes</b> or <b>vacant land</b> 10 combined multiple dwelling and shop 11 shop (single) 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 center 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

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
		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 child care 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 91 transformers /utility installation
4.	<p>This criterion will apply where the land is:</p> <p>a. used for <b>non-residential purposes</b>, or as the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>non-residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria vacant attributable to this category.</p>	<p>Subject to meeting the General Criteria, land, with a rateable value greater than \$400,000 to which the following <b>land use codes</b> apply:</p> 07 guest house/private hotel/hostel/bed and breakfast 08 <b>community title scheme</b> unit(s), <b>not</b> used for <b>residential purposes</b> or <b>vacant land</b> 09 <b>group title multi dwelling</b> <b>not</b> used for <b>residential purposes</b> or <b>vacant land</b> 10 combined multiple dwelling and shop 11 shop (single) 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail (where the rateable value is less than \$3 million) 15 shop secondary retail (where the rateable value is less than \$3 million) 16 drive-in shopping center (where the rateable value is less than \$4 million) 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 child care centre 42 hotel/tavern

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
		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 91 transformers/utility installation
5.	This criterion will apply where the land is: a. used for <b>non-residential purposes</b> , or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>non-residential purposes</b> ; and b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply: 40 extractive industry.
6.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$0 to \$280,000 has been included in this category.
7.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$280,001 to \$450,000, has been included in this category.
8.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$450,001 to \$550,000, has been included in this category.
9.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$550,001 to \$700,000, has been included in this category.
10.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$700,001 to \$800,000, has been included in this category.
11.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$800,001 to \$920,000, has been included in this category.
12.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$920,001 to \$1,100,000, has been included in this category.
13.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$1,100,001 to \$1,400,000, has been included in this category.
14.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value from \$1,400,001 to \$2,500,000, has been included in this category.

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
15.	Applies only where land does not fall within categories: 1, 2, 3, 4, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 or 30	Subject to meeting the General Criteria, land with a rateable value over \$2,500,000 has been included in this category.
16.	This criterion will apply where the land is: a. used for <b>residential purposes</b> , or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b> ; and b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value from \$0 to \$420,000 to which the following <b>land use</b> codes apply: 02 single dwelling, <b>not</b> used as a <b>principal place of residence</b> 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling, <b>not</b> used as a <b>principal place of residence</b> 09 group title single dwelling, <b>not</b> used as a <b>principal place of residence</b>
17.	This criterion will apply where the land is: a. used for <b>residential purposes</b> , or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b> ; and b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value from \$420,001 to \$500,000 to which the following <b>land use</b> codes apply: 02 single dwelling, <b>not</b> used as a <b>principal place of residence</b> 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling, <b>not</b> used as a <b>principal place of residence</b> 09 group title single dwelling, <b>not</b> used as a <b>principal place of residence</b>
18.	This criterion will apply where the land is: a. used for <b>residential purposes</b> , or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b> ; and b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value from \$500,001 to \$750,000 to which the following <b>land use</b> codes apply: 02 single dwelling, <b>not</b> used as a <b>principal place of residence</b> 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling, <b>not</b> used as a <b>principal place of residence</b> 09 group title single dwelling, <b>not</b> used as a <b>principal place of residence</b>
19.	This criterion will apply where the land is: a. used for <b>residential purposes</b> , or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b> ; and b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.	Subject to meeting the General Criteria, land with a rateable value over \$750,000 to which the following <b>land use</b> codes apply: 02 single dwelling, <b>not</b> used as a <b>principal place of residence</b> 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling, <b>not</b> used as a <b>principal place of residence</b> 09 group title single dwelling, <b>not</b> used as a <b>principal place of residence</b>
20.	This criterion will apply where one or more parcels of land that is valued together and is vacant land with a total area greater than 1500 square metres.	Subject to meeting the General Criteria, land, where the area is greater than 1500 square metres and the rateable value is greater than \$1 million, to which the following <b>land use codes</b> apply: 01 vacant urban land 04 large homesite - vacant 06 outbuildings
21.	This criterion will apply where the land is: a. classified by council to be subject to a Stock Grazing Permit;	

Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
	<ul style="list-style-type: none"> <li>b. classified by council to be a Pump Station; or</li> <li>c. classified by council to be a small lot or strata garage less than 20 square metres</li> </ul>	
22.	<p>This criterion will apply where the land is:</p> <ul style="list-style-type: none"> <li>a. subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the Land Valuation Act 2010; and</li> <li>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</li> </ul>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>72 vacant land – valuation discounted subdivided land.</p>
23.	<p>This criterion will apply where the land is:</p> <ul style="list-style-type: none"> <li>a. used for <b>retirement village purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land; and</li> <li>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</li> </ul>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>21 retirement village, aged people home (non-medical care or mixed medical and non-medical care).</p>
24.	<p>This criterion will apply where the land is:</p> <ul style="list-style-type: none"> <li>a. used for <b>shopping centre purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>shopping centre purposes</b>; and</li> <li>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</li> </ul>	<p>Subject to meeting the General Criteria, land, where the rateable value is from \$3 million to \$15 million to which the following <b>land use codes</b> apply:</p> <p>14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse</p>
25.	<p>This criterion will apply where the land is:</p> <ul style="list-style-type: none"> <li>a. used for <b>shopping centre purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>shopping centre purposes</b>; and</li> <li>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</li> </ul>	<p>Subject to meeting the General Criteria, land, where the rateable value is over \$15 million to which the following <b>land use codes</b> apply:</p> <p>14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse</p> <p>which does <b>not</b> fall into category 26.</p>
26.	<p>This criterion will apply where the land is:</p> <ul style="list-style-type: none"> <li>a. used for <b>shopping centre purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>shopping centre purposes</b>; and</li> <li>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</li> </ul>	<p>Subject to meeting the General Criteria, land in Maroochydore where the rateable value is over \$30 million to which the following <b>land use codes</b> apply:</p> <p>16 drive-in shopping centre</p>
27.	<p>This criterion will apply where the land is:</p> <ul style="list-style-type: none"> <li>a. used for <b>residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b>; and</li> <li>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</li> </ul>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>08 <b>community title scheme</b> with a <b>high-rise unit not</b> used as a <b>principal place of residence</b>. 09 <b>group title multi dwelling</b> with a <b>high-rise unit not</b> used as a <b>principal place of residence</b></p>



Table 1 - Differential General Rates

Category	General Criteria	Specific Criteria
28.	<p>This criterion will apply where the land is:</p> <p>a. used for <b>residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>08 <b>community title scheme</b> with a <b>high-rise unit</b> used as a <b>principal place of residence</b>.</p> <p>09 <b>group title multi dwelling</b> with a <b>high-rise unit</b> used as a <b>principal place of residence</b>.</p>
29.	<p>This criterion will apply where the land is:</p> <p>a. used for <b>residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>08 <b>community title scheme</b> with a <b>low-rise unit not</b> used as a <b>principal place of residence</b>.</p> <p>09 <b>group title multi dwelling</b> with a <b>low-rise unit not</b> used as a <b>principal place of residence</b>.</p>
30.	<p>This criterion will apply where the land is:</p> <p>a. used for <b>residential purposes</b>, or has the potential <b>predominant use</b> by virtue of its improvements or activities conducted upon the land of <b>residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category.</p>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>08 <b>community title scheme</b> with a <b>low-rise unit</b> used as a <b>principal place of residence</b>.</p> <p>09 <b>group title multi dwelling</b> with a <b>low-rise unit</b> used as a <b>principal place of residence</b>.</p>
31.	<p>This criterion will apply where the land is:</p> <p>a. used for other significant industry or <b>non-residential purposes</b>; and</p> <p>b. characterised by one of the <b>land use codes</b> in the adjacent specific criteria attributable to this category</p>	<p>Subject to meeting the General Criteria, land to which the following <b>land use codes</b> apply:</p> <p>100 Sunshine Coast Airport, Sunshine Coast Airport Precinct</p>

**Table 2 - Schedule of Rates**

Category		General Rate cents in \$	Minimum General Rate
1	Rural & Agricultural	0.5571	\$1166
2	Commercial & Industrial - \$0 to \$175,000 RV	0.8376	\$1166
3	Commercial & Industrial - \$175,001 to \$400,000 RV	0.7755	\$1466
4	Commercial & Industrial over \$400,000 RV	0.7762	\$3102
5	Extractive Industries	0.7206	\$1612
6	Residential/Vacant Land/Other - \$0 to \$280,000 RV	0.4586	\$1166
7	Residential/Vacant Land/Other - \$280,001 to \$450,000 RV	0.4263	\$1284
8	Residential/Vacant Land/Other - \$450,001 to \$550,000 RV	0.4230	\$1919
9	Residential/Vacant Land/Other - \$550,001 to \$700,000 RV	0.4201	\$2327
10	Residential/Vacant Land/Other - \$700,001 to \$800,000 RV	0.4166	\$2941
11	Residential/Vacant Land/Other - \$800,001 to \$920,000 RV	0.4044	\$3332
12	Residential/Vacant Land/Other - \$920,001 to \$1,100,000 RV	0.3897	\$3720
13	Residential/Vacant Land/Other - \$1,100,001 to \$1,400,000 RV	0.3701	\$4287
14	Residential/Vacant Land/Other - \$1,400,001 to \$2,500,000 RV	0.3430	\$5181
15	Residential/Vacant Land/Other over \$2,500,000 RV	0.3310	\$8574
16	Residential - Not Principal Place of Residence \$0 to \$420,000 RV	0.5293	\$1401
17	Residential - Not Principal Place of Residence \$420,001 to \$500,000 RV	0.5258	\$2223
18	Residential - Not Principal Place of Residence \$500,001 to \$750,000 RV	0.5249	\$2629
19	Residential - not Principal Place of Residence over \$750,000 RV	0.5158	\$3937
20	Vacant Land with a rateable value over \$1 million and total area greater than 1500 square metres	0.9244	\$9244
21	Stock Grazing Permits, Pump Stations and small lots less than 20 square metres	0.6208	\$173
22	Land which is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the <i>Land Valuation Act 2010</i>	0.2591	No minimum
23	Retirement Villages & Nursing Homes	0.7265	\$1166
24	Shopping Centres – \$3 million to \$15 million RV	1.1506	\$39,095
25	Shopping Centres – over \$15 million RV not in Category 26	1.4420	\$117,932
26	Shopping Centres – Maroochydore over \$30 million RV	2.4403	\$1,548,125
27	High-rise Units – not principal place of residence	1.1381	\$2161
28	High-rise Units – principal place of residence	1.0689	\$1799
29	Low-rise Units – not principal place of residence	0.8123	\$1401
30	Low-rise Units – principal place of residence	0.7132	\$1166
31	Other Significant Commercial & Industrial	0.0560	\$26,934

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 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

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Montville Beautification Overall Plan* is included as *Appendix 1*.

#### 4.1.2 Rate to Apply

The applicable rate for the financial year ended 30 June 2018 will be 0.1189 cents in the dollar of rateable valuation with a minimum of \$258 per annum as adopted in the 2017/18 budget. The rate so made will be applied to all rateable properties within the benefited area delineated on the map in *Appendix 1*, being properties on Main Street between Western Avenue and Hoffman Close, Montville. These properties are in the Montville Town Centre Improvement Project.

#### 4.1.3 Basis of Charge Calculation

Council considers that the rateable land described above or its occupier has benefited 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 the works for, and/or works for access to the Montville Town Centre, including cleaning; and
- managing, operating, promoting and developing the Montville Town Centre Improvement Project undertaken or proposed to be undertaken by the council.

#### 4.1.4 Discounts and Concessions

An early payment discount as mentioned in section 2.3 and council pensioner concessions as mentioned in section 2.4 will NOT be applied to this rate.

#### 4.1.5 Notices

Section 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

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Twin Waters Maintenance Overall Plan* is included as *Appendix 2*.

#### 4.2.2 Charge to Apply

The applicable charges for the financial year ended 30 June 2018 will be as follows:

Living Choice Twin Waters Retirement Village (Property number 89200)	\$1146
All other properties	\$110

The charges so made will be applied to all rateable properties within the benefited area delineated on the map in *Appendix 2*, including lots created pursuant to the *Body Corporate and Community Management Act 1997*, the *Mixed Use Development Act 1993* or similar strata legislation.

#### 4.2.3 Basis of Charge Calculation

Council considers that the rateable land described above or its occupier has specially benefited 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 Benefit Area*.

#### 4.2.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

#### 4.2.5 Notices

Section 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 Tourism and Major Events Levy

#### 4.3.1 Basis of Rate

Special rates and charges are to be levied under Section 94(1)(b)(i) of *the Local Government Act 2009*. The *Tourism and Major Events Levy Overall Plan* is included as *Appendix 3*.

#### 4.3.2 Rates to Apply

Description of Land	Special Rate - Cents per dollar of Rateable Value	Minimum
A. Transitory Accommodation - Urban	0.3117	\$95
B. Transitory Accommodation - Rural	0.2338	\$95
C. Commercial and Industrial - Urban	0.1559	\$95
D. Commercial and Industrial - Rural	0.1169	\$95
E. Iconic Tourism	0.3117	\$95

The rates so made will be applied to all rateable properties in the Sunshine Coast Council region which have been identified on the map appearing in the Overall Plan at *Appendix 3* of the Revenue Statement or can be categorised as Transitory Accommodation – Urban, Transitory Accommodation - Rural, Commercial and Industrial - Urban, Commercial and Industrial - Rural, and Iconic Tourism. Properties identified as within land use categories 07 by the nature of their usage are categorised as Transitory Accommodation. The boundary between coastal and non-coastal districts is predominantly defined as the Bruce Highway and is shown on the map contained in *Appendix 3*. No minimum will apply to strata titled mini storage units.

#### 4.3.3 Basis of Charge Calculation

Council considers that the rateable land described above or its occupier, has specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided by the Tourism and Major Events Levy, from promotion of the tourism industry strategies carried out by council or approved external agencies, at differential levels reflecting the degree to which the land or occupier is considered to derive benefit.

#### 4.3.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this rate.

#### 4.3.5 Notices

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

### 4.4 Rural Fire Charge

Subject to any change necessitated by the change in State government legislation the following will apply.

#### 4.4.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The Rural Fire Charge is levied for the purpose of assisting the Rural Fire Boards in the areas where the charge is applied with the operations, maintenance and provision of buildings, land and/or equipment for those Rural Fire Boards. The *Rural Fire Charge Overall Plan* is included as *Appendix 4*. All funds raised from this special charge are forwarded to the Rural Fire Brigade Group.

#### 4.4.2 Charge to Apply

The land to which this charge is to be applied is identified by the Gazetted Rural Fire Board area maps for each particular Rural Fire Board area. All such lands are deemed to benefit from this

charge as a result of the Rural Fire Board operating in the area. Properties which fall within the boundaries of two Rural Fire Boards will only be levied a charge for one Rural Fire Board. Such charges will apply to all rateable properties within the Rural Fire Board areas which are listed in the Table of Charges of this policy except for the exclusions as listed below.

#### 4.4.3 Exclusions

That land which is:

- 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 or D (as per Schedule 1 - *Fire and Rescue Service Regulation 2011*).

#### 4.4.4 Basis of Charge Calculation

The charge will be a set charge per rateable property within the Rural Fire Board area.

#### Rural Fire Charge

Rural Fire Board 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
Keils Mountain	\$25
Kenilworth	\$25
Kureelpa	\$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

#### 4.4.5 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in Section 2.4 will NOT be applied to this charge.

#### 4.4.6 Notices

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

## 4.5 Emergency Management Levy

### 4.5.1 Basis of Charge

The council is required to collect the Emergency Management Levy in accordance with the *Fire and Emergency Services Act 1990*. All funds raised from this levy are forwarded to the Queensland Fire and Emergency Services.

For the financial year 2017/18, the rates are those as prescribed by the *Fire and Rescue Service Regulation 2011*, which is subject to alteration from time to time and are therefore outside the Sunshine Coast Regional Council's discretion.

### 4.5.2 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

### 4.5.3 Notices

Section 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 Brightwater Estate Landscaping Charge

### 4.6.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Brightwater Estate Landscaping Overall Plan* is included as *Appendix 5*.

### 4.6.2 Charge to Apply

The applicable charge for the full financial year ended 30 June 2018 will be as follows:

Brightwater Shopping Centre (Property number 232054)	\$4056
Brightwater Hotel (Property number 232595)	\$2028
All other properties	\$156

The charges so made will be applied to all rateable properties within the benefited area delineated on the map in *Appendix 5*, pro-rated and commencing two years after the lot was registered.

### 4.6.3 Basis of Charge Calculation

Council considers that the rateable land described above or its occupier has specially benefited 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 Benefit Area*.

### 4.6.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

### 4.6.5 Notices

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

## 4.7 Sunshine Cove Maintenance Charge

### 4.7.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Sunshine Cove Maintenance Overall Plan* is included as *Appendix 6*.

### 4.7.2 Charge to Apply

The applicable charges for the financial year ended 30 June 2018 will be as follows:

Sunshine Cove Retirement Village (future)	\$1107
All other properties	\$126

The charges so made will be applied to all rateable properties within the benefited area delineated on the map in *Appendix 6*, including lots created pursuant to the *Body Corporate and Community Management Act 1997*, the *Mixed Use Development Act 1993* and similar strata title legislation.

#### 4.7.3 Basis of Charge Calculation

Council considers that the rateable land described above or its occupier has specially benefited 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 Benefit Area*.

#### 4.7.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

#### 4.7.5 Notices

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

### **4.8 Mooloolah Island Maintenance Charge**

#### 4.8.1 Basis of Charge

Special rates and charges are to be levied under Section 94(1)(b)(i) of the *Local Government Act 2009*. The *Mooloolah Island Maintenance Overall Plan* is included as *Appendix 7*.

#### 4.8.2 Charge to Apply

The applicable charge for the full financial year ended 30 June 2018 will be \$165 per rateable property. The charges so made will be applied to all rateable properties within the benefited area delineated on the map in *Appendix 7*, including lots created pursuant to the *Body Corporate and Community Management Act 1997*, the *Mixed Use Development Act 1993* and similar strata title legislation.

#### 4.8.3 Basis of Charge Calculation

Council considers that the rateable land described above or its occupier has specially benefited 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 Benefit Area*.

#### 4.8.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to this charge.

#### 4.8.5 Notices

Section 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 Charge

Utility Charges - Cleansing – Waste Removal charges are to be levied pursuant to Section 94(1)(b)(ii) of the *Local Government Act 2009* for the purpose of defraying the costs of operating, maintaining and managing the disposal of waste in respect of all lands and premises.

#### 5.1.2 Charge to Apply

Charges, in accordance with section 5.1.8 or section 5.1.9, shall apply to all lands and/or premises within the council area where waste services are, or can be made available. Services shall be provided in all cases sufficient to cater for the quantity and types of wastes generated at each premises.

#### 5.1.3 Inclusions

##### Residential Properties:

Council has determined, on application, to make available at no additional charge a 240 litre or a 360 litre recycle bin service, collected fortnightly, for each 140 or 240 litre waste bin at the premises. Council may, at its discretion, provide a recycle low noise bin or recycle bulk bin service of equivalent capacity to the capacity of the entitled recycle wheelie bin(s) at no additional charge.

Council has determined, on application, to make available at no additional charge a recycle bin service of the same or similar capacity to each waste low noise or waste bulk bin service at the premises.

##### Non-residential Properties:

Council has determined, on application, to make available at no additional charge a 240 litre or a 360 litre recycle bin service for each waste bin service at the premises in accordance with section 5.1.9.

Premises that require additional 240 litre or 360 litre recycle bin services or that require a recycle low noise bin or recycle bulk bin service will be charged in accordance with section 5.1.9.

For Strata/Group Titled mixed use premises consisting of both residential and non-residential units sharing waste services, council will make available a recycle bin service of the same or similar capacity to the waste bin service in accordance with charges in section 5.1.8.

A maximum weight of 80kg applies to all 140 litre, 240 litre and 360 litre waste, recycling and garden waste services. A maximum weight of 200 kilograms per cubic metre or per 1000 litres applies to all bulk and low noise bin services ie waste, recycling, garden waste and cardboard.

Waste Compactor Bin services shall be entitled to recycling services equivalent to the cubic metre capacity of their compactor bin.

#### 5.1.4 Exclusions

That land which is 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.

#### 5.1.5 Cancellations or Change of Service

Service cancellations and/or suspensions are not permitted for premises that are intermittently occupied such as holiday homes, or temporarily vacant premises awaiting sale or rental occupancy. Such premises, which are intermittently occupied for a portion of the year, are required to pay the full annual charge.

Service cancellations are permitted in the following circumstances:

- Following demolition of premises – pro-rata adjustments allowed, and
- Premises that will be vacant for a full year and will not be intermittently occupied, or offered for sale or rent. Cancellation must be made in the form required by council. The Waste Management Facility Charge (section 5.1.6) shall apply to premises with approved cancellations for the duration of the cancellation period.



**Garden Waste Bins:**

Service cancellations may be requested at any time; however a pro rata refund will not be made (No refund applies for service cancelled within a rating period).

**5.1.6 Waste Management Facility Charge**

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

The Waste Management Facility Charge of \$125 per annum shall apply to all rateable properties within the Council Area not currently receiving a collection service and not incurring a charge in accordance with charges in section 5.1.8 or section 5.1.9. The Waste Management Facility Charge will not be charged to vacant land, as shown in section 2.9 or recorded under the differential general rate categories 20, 21 and 22, as shown in section 3.

**5.1.7 Minimum Charges**

A charge of \$190 per annum shall as a minimum apply to all units in Strata/Group Titled premises sharing a waste service.

For example, where a shared service is used in Strata/Group Titled premises instead of individual waste bins and the individual units apportioned total charge is less than \$190, the minimum charge of \$190 per unit per annum shall be applied.

**5.1.8 Calculation of Charge – Residential Properties**

Residential properties for the calculation of waste management charges is land that recorded under differential general rate categories 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 27, 28, 29 or 30 as shown in section 3.

All charges shall be in accordance with the charge table details as listed below.

<b>Once Weekly Service (except otherwise stated)</b>	<b>Total Charge</b>
Waste Bin - 140 litre + Recycle Bin fortnightly service 240 or 360 litre	\$243.00
Waste Bin - 240 litre + Recycle Bin fortnightly service 240 or 360 litre	\$280.00
Waste Bin on property - 140 Litre + Recycle Bin fortnightly service 240 or 360 litre	\$303.00
Waste Bin on property - 240 Litre + Recycle Bin fortnightly service 240 or 360 litre	\$351.00
Waste Low Noise Bin - 660 litre + Recycle Bin fortnightly service 660 litre	\$1124.10
Waste Low Noise Bin - 1100 litre + Recycle Bin fortnightly service 1100 litre	\$1650.60
Waste Bulk Bin - 1m <sup>3</sup> + Recycle Bin fortnightly service 1m <sup>3</sup>	\$1428.60
Waste Bulk Bin - 1.5m <sup>3</sup> + Recycle Bin fortnightly service 1.5m <sup>3</sup>	\$2121.30
Waste Bulk Bin - 2m <sup>3</sup> + Recycle Bin fortnightly service 2m <sup>3</sup>	\$2813.90
Waste Bulk Bin - 3m <sup>3</sup> + Recycle Bin fortnightly service 3m <sup>3</sup>	\$4199.30
Garden Waste Bin - 240 litre*	\$120.00*
Garden Waste Bin on property - 240 litre*	\$150.00*
Garden Waste Low Noise Bin - 660 litre*	\$330.00*
Garden Waste Low Noise Bin - 1100 litre*	\$550.00*
*Garden waste bins are serviced fortnightly therefore only 50% of annual charge applies.	

**5.1.9 Calculation of Charge – Non Residential Properties**

Non-residential properties for the calculation of waste management charges is land that recorded under differential general rate categories 1, 2, 3, 4, 5, 24, 25, 26 or 31 as shown in section 3.

All charges shall be in accordance with the charge table details as listed below.

<b>Once Weekly Service (except otherwise stated)</b>	<b>Total Charge</b>
Waste Bin - 140 litre + Recycle Bin service 240 or 360 litre	\$243.00
Waste Bin - 240 litre + Recycle Bin service 240 or 360 litre	\$280.00
Waste Bin on property - 140 litre + Recycle Bin service 240 or 360 litre	\$303.00
Waste Bin on property - 240 litre + Recycle Bin service 240 or 360 litre	\$351.00
Waste Low Noise Bin - 660 litre + Recycle Bin service 240 or 360 litre	\$830.00
Waste Low Noise Bin - 1100 litre + Recycle Bin service 240 or 360 litre	\$1258.30
Waste Bulk Bin - 1m <sup>3</sup> + Recycle Bin service 240 or 360 litre	\$1107.60
Waste Bulk Bin - 1.5m <sup>3</sup> + Recycle Bin service 240 or 360 litre	\$1644.40
Waste Bulk Bin - 2m <sup>3</sup> + Recycle Bin service 240 or 360 litre	\$2181.10
Waste Bulk Bin - 3m <sup>3</sup> + Recycle Bin service 240 or 360 litre	\$3253.70
Waste Bulk Bin - 4.5m <sup>3</sup> + Recycle Bin service 240 or 360 litre	\$4792.10
Waste Compactor Bin - 17m <sup>3</sup>	\$41,717.50
Waste Compactor Bin - 19m <sup>3</sup>	\$46,759.10
Waste Compactor Bin - 23m <sup>3</sup>	\$51,260.20
Waste Compactor Bin - 30m <sup>3</sup>	\$73,977.30
Waste Compactor Bin - 55m <sup>3</sup>	\$133,392.60
Garden Waste Bin - 240 litre*	\$120.00*
Garden Waste Bin on property - 240 litre*	\$150.00*
Garden Waste Low Noise Bin - 660 litre*	\$330.00*
Garden Waste Low Noise Bin - 1100 litre*	\$550.00*
*Garden waste bins are serviced fortnightly therefore only 50% of annual charge applies	
Recycle Bin - 240 litre	\$37.20
Recycle Bin - 360 litre	\$51.70
Recycle Low Noise Bin - 660 litre	\$294.30
Recycle Low Noise Bin - 1100 litre	\$392.30
Recycle Bulk Bin - 1m <sup>3</sup>	\$321.00
Recycle Bulk Bin - 1.5m <sup>3</sup>	\$477.00
Recycle Bulk Bin - 2m <sup>3</sup>	\$632.80
Recycle Bulk Bin - 3m <sup>3</sup>	\$945.60
Recycle Bulk Bin - 4.5m <sup>3</sup>	\$1402.70
Recycle Compactor Bin - 23m <sup>3</sup>	\$14,533.00
Cardboard Recycle Bulk Bin - 1m <sup>3**</sup>	\$170.00
Cardboard Recycle Bulk Bin - 1.5m <sup>3**</sup>	\$250.00
Cardboard Recycle Bulk Bin - 2m <sup>3**</sup>	\$375.00
Cardboard Recycle Bulk Bin - 3m <sup>3**</sup>	\$500.00
Cardboard Recycle Bulk Bin - 4.5m <sup>3**</sup>	\$750.00
Cardboard Recycle Bulk Bin - 8m <sup>3**</sup>	\$1330.00
Cardboard Compactor Bin - 38m <sup>3**</sup>	\$11,327.00
**Cardboard Recycle Bulk Bin services must be authorised by Waste and Resource Management.	

#### 5.1.10 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to these charges Notices.

#### 5.1.11 Notices

Section 2.1 and 2.2 of this Revenue Statement sets out the council billing frequency and method that will be applied to these charges.

## **5.2 Maroochydore City Centre Priority Development Area - Waste Management Charge**

### 5.2.1 Basis of Charge

Utility Charges - Cleansing – Waste Removal charges are to be levied pursuant to Section 94(1)(b)(ii) of the *Local Government Act 2009* for the purpose of defraying the costs of operating, maintaining and managing the disposal of waste in respect of all lands and premises.

### 5.2.2 Charge to Apply

Charges, in accordance with section 5.2.6 or section 5.2.7 as applicable, shall apply to all developed lots within the Maroochydore City Centre Priority Development Area connected to the Automated Waste Collection Service (AWCS). Properties subject to the charge fall within the area delineated on the map shown at 5.2.10 below.

### 5.2.3 Development Types

Residential development type charges are calculated on the number of bedrooms. Bedroom is defined as 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.

Non-residential Type 1 and Type 2 development type charges are calculated on the gross floor area (GFA) of the developed lot. Gross floor area means the total floor area of all floors of a developed lot measured from the outside of the external walls or the centre of a common wall.

The table at Appendix 9 identifies the relationship between a developed lots defined use and its development type for the calculation of charges. If a developed lot does not fit within a defined use listed in the table at Appendix 9, the development type for the calculation of charges will be determined by Council.

### 5.2.4 Exclusions

That land which is 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.

### 5.2.5 Cancellation of Service

Service cancellations and/or suspensions are not permitted for premises that are intermittently occupied such as holiday homes, or temporarily vacant premises awaiting sale or rental occupancy. Such premises, which are intermittently occupied for a portion of the year, are required to pay the full annual charge.

Service cancellations are permitted in the following circumstances:

- a. Following demolition of premises – pro-rata adjustments allowed; or
- b. Premises that will be vacant for a full year and will not be intermittently occupied, or offered for sale or rent. Cancellation must be made in the form required by council. The Waste Management Facility Charge (section 5.1.6) shall apply to premises with approved cancellations for the duration of the cancellation period.

### 5.2.6 Calculation of Charge

All charges shall be in accordance with the Charge table details as listed below

<b>Development Type</b>	<b>Residential Criteria for Charge</b>	<b>Charge</b>
Residential	1 bedroom	\$134
	2 or more bedrooms	\$142
<b>Development Type</b>	<b>Basis of Charge</b>	<b>Charge</b>
Non-residential - Type 1	per 100m <sup>2</sup> Gross Floor Area (GFA) (pro-rata)	\$245
Non-residential - Type 2	per 100m <sup>2</sup> Gross Floor Area (GFA) (pro-rata)	\$134

### 5.2.7 Minimum Charge

A charge of \$245 per annum shall as a minimum apply to all non-residential Type 1 developments and a charge of \$134 per annum shall as a minimum apply to all non-residential Type 2 developments.

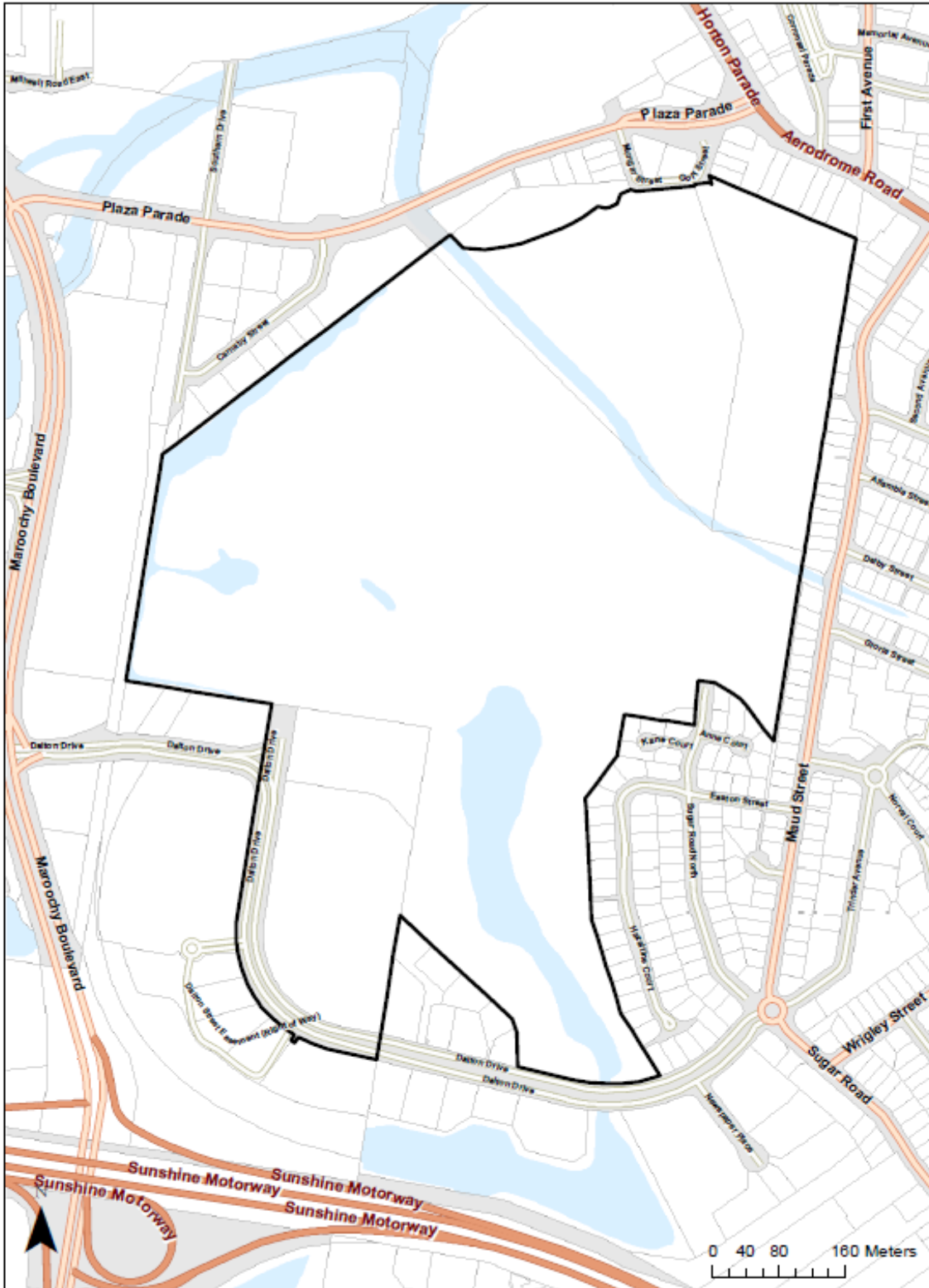
### 5.2.8 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to these charges.

### 5.2.9 Notices

Section 2.1 and 2.2 of this Revenue Statement sets out the council billing frequency and method that will be applied to these charges.

5.2.10 Maroochydore City Centre Priority Development Area – Waste Services Charge - Map



Legend

-  Maroochydore Priority Development Area - Waste Services Charge

## 5.3 Holding Tank Charge

### 5.3.1 Basis of Charge

Utility Charges - Cleansing - Holding Tank Pump out Charges are to be levied pursuant to Section 94(1)(b)(ii) of the *Local Government Act 2009* for the purpose of defraying the costs of providing the service.

### 5.3.2 Charge to Apply

Charges shall apply to all lands and/or premises within the council area with a holding tank. Services shall be provided in all cases sufficient to cater for the quantity of waste generated at each premises in accordance with section 5.3.4.

Holding Tank pump out charges are based on a maximum litreage of 6000 litres per service. Quantities in excess of 6000 litres are charged at a per litre rate in accordance with council's Fees and Charges.

Additional services outside of a premises set service frequency are available and are charged in accordance with Council's Fees and Charges.

### 5.3.3 Service Frequencies

Service cancellations and/or suspensions are not permitted for premises that are intermittently occupied such as holiday homes. Such premises, which are intermittently occupied for a portion of the year, are required to pay the full annual charge for their set service frequency. Permanently occupied premises which will be vacant for a minimum period of six weeks may be subject to a service suspension upon lodgement of application to and approval by Waste and Resource Management.

Service frequencies less than four weekly are available through a Cyclic Service frequency and are charged in accordance with council's Fees and Charges.

After hours services defined as overnight between 6.00pm to 6.00am Monday through to Saturday and all hours Sunday to Monday 6.00am are charged in accordance with council's Fees and Charges.

### 5.3.4 Calculation of Charge

All charges shall be in accordance with the Charge table details as listed below

Holding Tank Services	Service Charge (annual)
52 services (weekly)	\$5600
26 services (fortnightly)	\$2800
13 services (4 weekly)	\$1400

### 5.3.5 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT be applied to these charges.

### 5.3.6 Notices

Section 2.1 and 2.2 of this Revenue Statement sets out the council billing frequency and method that will be applied to these charges.

## 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*. The Environment Levy, a separate charge, will be made and levied for the 2017/18 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:

- The acquisition, protection and management of environmentally significant land;
- Environmental projects that assist in the protection and management of our biodiversity, waterways and foreshores; and
- 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 2018 will be \$72. The charge will apply to all rateable land within the Sunshine Coast Regional Council area.

#### 6.1.3 Exclusions

That land which is 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.

#### 6.1.4 Basis of Charge Calculation

Council considers that the benefit to any particular rateable land from the range of strategic environmental management initiatives listed in 6.1.1 cannot be distinguished from the benefit to any other particular rateable land. Accordingly a separate charge of \$72 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 6.1.1 that are funded by the charge.

#### 6.1.5 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT apply to this charge.

#### 6.1.6 Notices

Section 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*. The Transport Levy, a separate charge, will be made and levied for the 2017/18 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 transport levy revenue to fund or leverage selected eligible transport infrastructure for public transport or multi-modal outcomes that have priority but cannot be provided in a timely manner through existing funding mechanisms;
- Allowing council to influence State and Federal Government transport network investments, or bringing forward of investments, to attract State and Federal funding;
- Enabling council to enter into partnerships with the State Government, and potentially third party interests, to jointly fund selected eligible transport infrastructure and services;

- 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;
- Supporting public transport services through improvements to kerbside infrastructure;
- Investing in works that have a genuine multi modal outcome, with significant benefit/s to public transport capability, including bus and transit priority measures on council roads and green links to provide penetration through developed areas; and
- Building a transport futures fund directed at achieving long term multi-modal transport infrastructure outcomes and key projects.

#### 6.2.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2018 will be \$42 per rateable property. The charge will apply to all rateable land within the Sunshine Coast Regional Council.

#### 6.2.3 Basis of Charge Calculation

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 \$42 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 projects, activities, services and initiatives that are funded by the charge.

#### 6.2.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT apply to this charge.

#### 6.2.5 Notices

Section 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 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*. The Heritage Levy, a separate charge, will be made and levied for the 2017/18 financial year on all rateable land in the Sunshine Coast Regional Council area to fund a cultural heritage program for the management, protection and improvement of the heritage of the region. Revenue from the Heritage Levy will be expended on a range of emerging priorities and key projects, as decided by council with advice from the Sunshine Coast Cultural Heritage Reference Group, as described below:

- Capital Works Programs: Includes heritage infrastructure building works, major conservation/preservation projects on council-owned heritage properties/places/objects;
- Major Projects and Initiatives: Includes major projects, place management plans, Aboriginal cultural heritage initiatives, interpretive studies, cultural tourism, and interpretive exhibitions;
- Partnerships and Incentives: Includes Community Partnerships Funding Program, community heritage sector development, Sunshine Coast Cultural Heritage Reference Group (SCCHRG) Heritage Advisory Service (HAS);
- Cultural Heritage Levy Management: Resourcing costs associated directly with the administration of the Heritage Levy.

#### 6.3.2 Charge to Apply

The applicable charge for the financial year ended 30 June 2018 will be \$11. The charge will apply to all rateable land within the Sunshine Coast Regional Council.



### 6.3.3 Basis of Charge Calculation

Council considers that the benefit to any particular rateable land from the establishment of a heritage program for the management, protection and improvement of the region's heritage, which includes initiatives listed in 6.3.1, cannot be distinguished from the benefit to any other particular rateable land. Accordingly a separate charge of \$11 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 cultural heritage program and from the implementation of the initiatives listed in 6.3.1 that are funded by the charge.

### 6.3.4 Discounts and Concessions

An early payment discount as shown in section 2.3 and council pensioner concessions as shown in section 2.4 will NOT apply to this charge.

### 6.3.5 Notices

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

## APPENDIX 1 - OVERALL PLAN

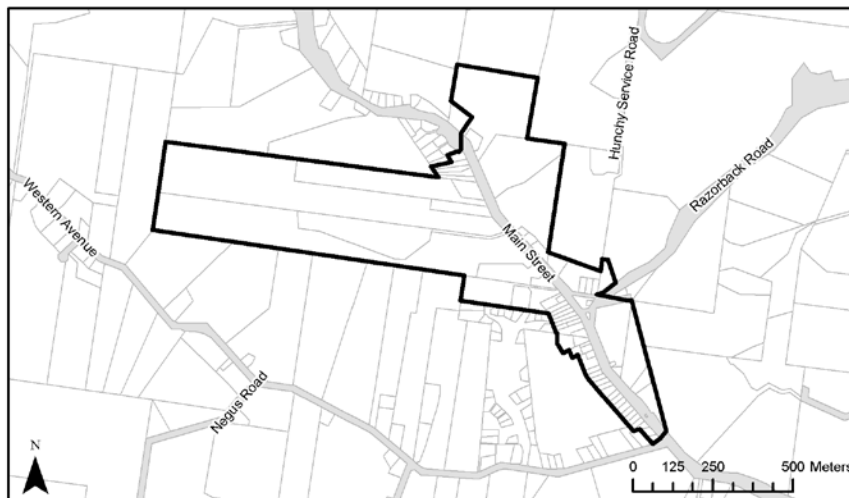
### Montville Beautification Levy

#### 1. Special Rate for the Improvement of the Montville Town Centre

During the 2017/18 financial year council will undertake works, namely the management, operation, promotion and development of the Montville Town Centre Improvement Project, including cleaning and works for access to the Montville Town Centre.

#### 2. The Benefitted Area to Which the Special Rate Charge Applies

Council has formed the opinion that all rateable properties on Main Street, Montville, between Western Avenue and Hoffman Close, Montville, have specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided and has resolved to levy a special rate to recover the cost.



#### Legend

 Montville Beautification Levy

#### 3. The Service, Facility or Activity to be Provided

Sunshine Coast Regional Council will undertake works, namely the management, operation, promotion and development of the Montville Town Centre Improvements Project, including cleaning and works for access to the Montville Town Centre.

#### 4. The Estimated Cost of Implementing the Overall Plan

The estimated cost of carrying out the service, facility or activity is approximately \$34,000 in the 2017/18 financial year. A special rate of 0.1189 cents per dollar rateable valuation will be levied on each property within the benefitted area, including strata titled units. However, in accordance with Section 94(10) of the *Local Government Regulation 2012* Council has imposed a minimum amount of the special rate. For the 2017/18 financial year the minimum is set at \$258 per property per annum.

#### 5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with the beautification of the Montville Town Centre for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

## 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 prior to 2017/18. 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.

#### 2. The Benefitted Area to Which the Special Charge Applies

The special charge for Twin Waters Maintenance applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in the council's opinion, have specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided. Properties subject to the special charge fall within the area delineated on the attached plan – Twin Waters Maintenance Benefit Area.

The special charge will be levied on all properties within the defined benefitted area at differential levels according to the degree of benefit to which the rateable property or its occupier is deemed to derive. The charge will be levied on the following basis:

Living Choice Twin Waters Retirement Village (Property number 89200)	\$1146
All other properties	\$110

#### 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 the regional council.

#### 4. The Estimated Cost of Implementing the Overall Plan

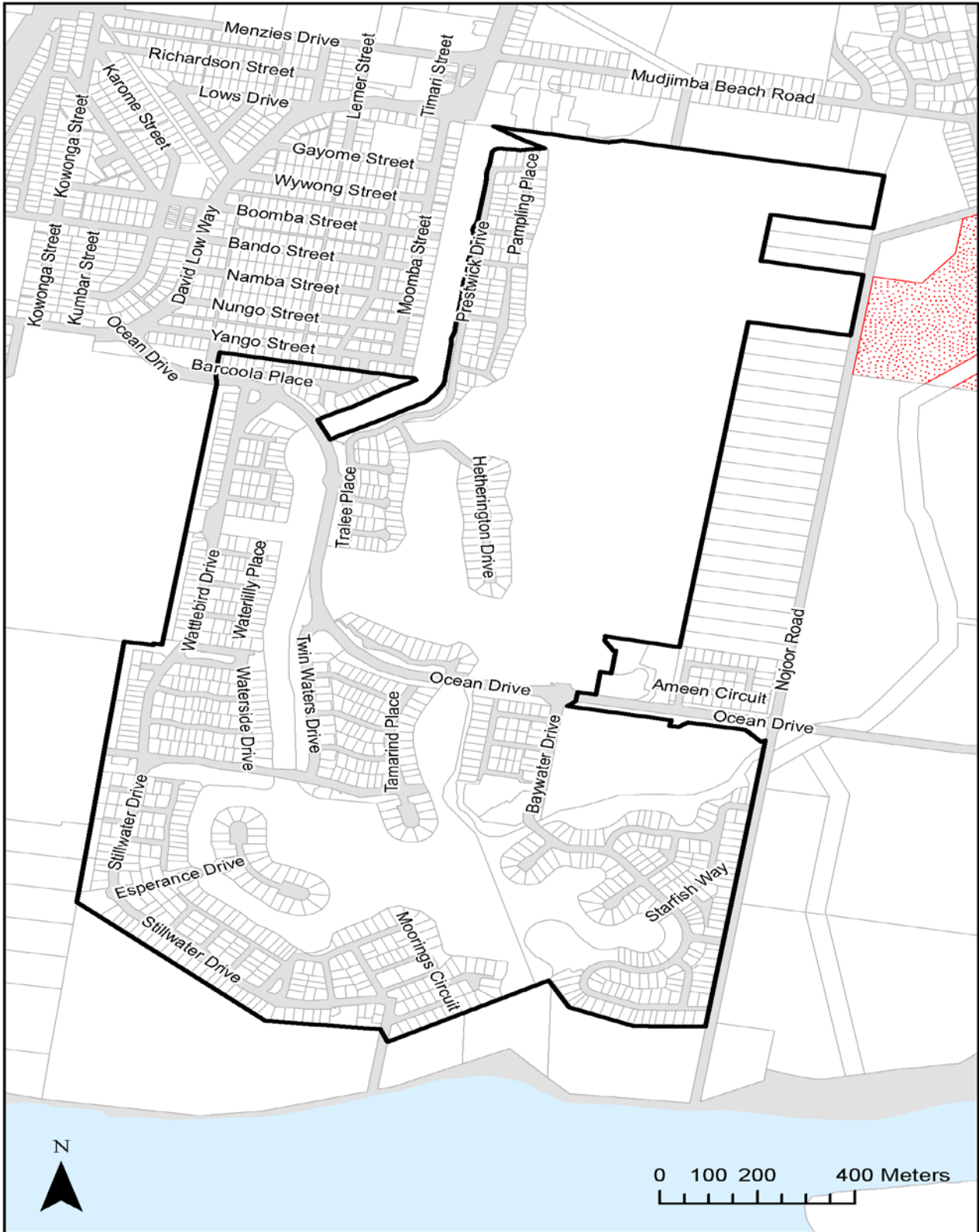
The overall operational costs associated with the provision of the higher level Twin Waters Maintenance service for the 2017/18 financial year has been determined to be approximately \$116,308.

Total maintenance cost 2017/18	\$264,337
Cost for higher level service	\$116,308

#### 5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of Twin Waters Maintenance service for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

### Twin Waters Maintenance Benefit Area



#### Legend

 Twin Waters Maintenance Charge

## APPENDIX 3 - OVERALL PLAN

### Tourism and Major Events Levy

#### 1. Service, Facility or Activity to be Provided

The service, facility or activity for the Overall Plan will be the promotion and advancement of the region through the conduct of the Business Plan developed by the industry representative, Visit Sunshine Coast, and promotion and sponsorship of significant events through the Major and Regional Events Strategy for the Sunshine Coast region. This will include investing in regional tourism destination and tactical marketing, major events of economic significance - sponsorship, research, visitor information centres and product and industry skills development. Council will also consider funding key projects identified in the regional economic development strategy.

#### 2. The Benefited Area to Which the Special Rate Applies

Council has formed the opinion that businesses and accommodation properties offered for short term rental in the region will gain benefit from increased visitation resulting from tourism promotion and major events activities funded by Council and carried out by approved agencies, and that benefits will accrue both directly from expenditures by tourists and tourism service businesses, and indirectly through incomes generated by the community from employment in the tourism industry.

A special rate for the 2017/18 financial year will be levied upon all rateable land within the Sunshine Coast Regional Council area which will, in council's opinion, have specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided, either directly or indirectly, and as either a primary beneficiary or a beneficiary of lesser order. These rateable lands are categorised as Transitory Accommodation - Urban, Transitory Accommodation - Rural, Commercial and Industrial - Urban, Commercial and Industrial - Rural, and Iconic Tourism. The rateable lands subject to the Special Rate or Charge are those properties identified as "current levy properties" on the map appearing in the Overall Plan and all other rateable properties that can be categorised as one of the following:

- Transitory Accommodation - Urban
- Transitory Accommodation - Rural
- Commercial and Industrial - Urban
- Commercial and Industrial - Rural
- Iconic Tourism.

In accordance with Section 94(10) of the *Local Government Regulation 2012* council has imposed a minimum amount for each category of the special rate. No Minimum will apply to strata titled mini storage units.

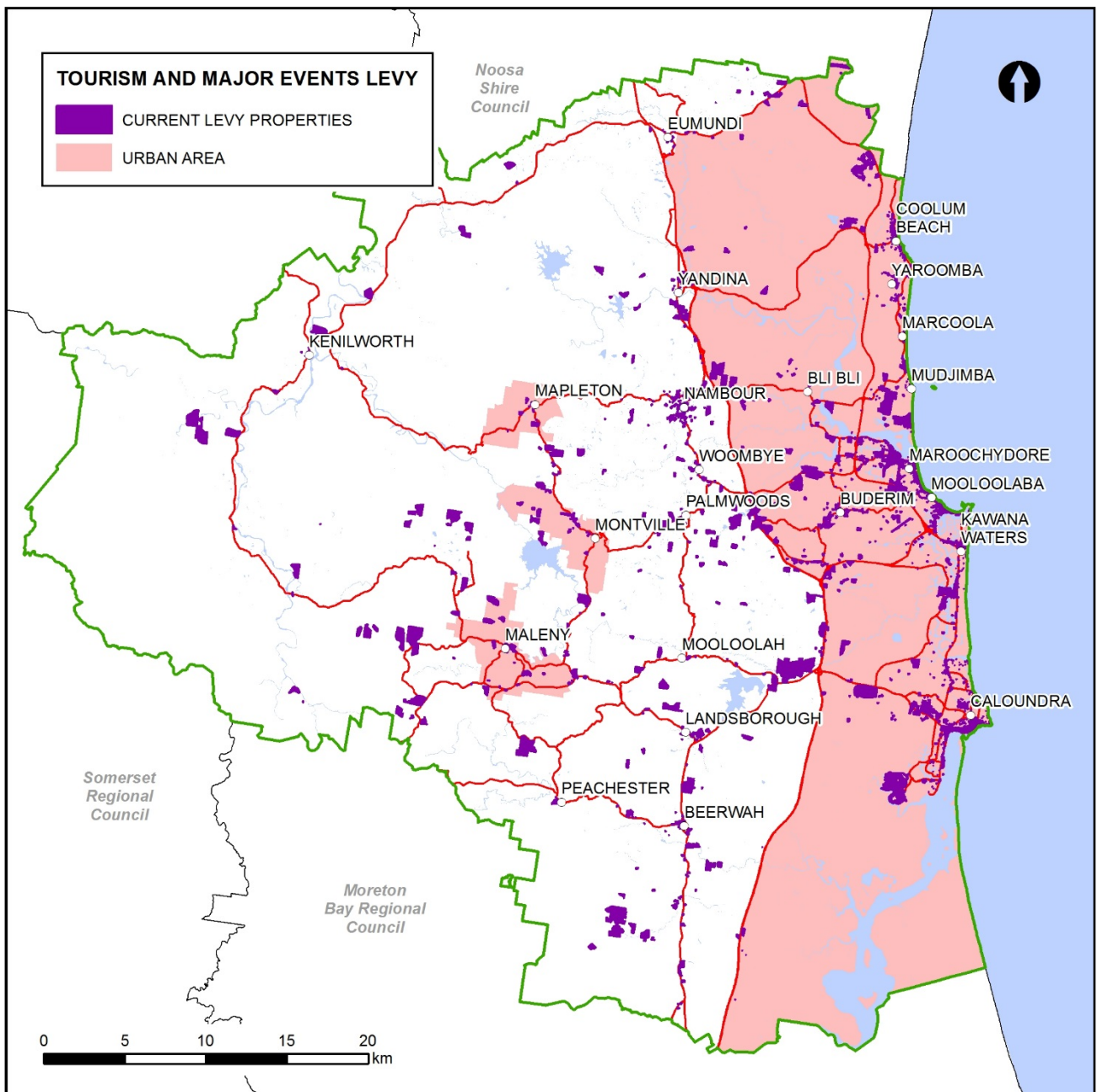
Description of Land	Special Rate - Cents per dollar of Rateable Value	Minimum
A. Transitory Accommodation - Urban	0.3117	\$95
B. Transitory Accommodation - Rural	0.2338	\$95
C. Commercial and Industrial - Urban	0.1559	\$95
D. Commercial and Industrial - Rural	0.1169	\$95
E. Iconic Tourism	0.3117	\$95

Iconic Tourism includes those parcels of rateable land that are used wholly or partly for Australia Zoo, Big Kart Track, Corbould Park Racetrack, Aussie World, Pelican Waters Golf Club, Tranquil Park, Caloundra RSL Club, Nambour RSL Club, Maroochy RSL Club, Sunshine Plaza, Palmer Coolum Resort, Twin Waters Resort, Ginger Factory, Underwater World Sealife Mooloolaba, The Big Pineapple and any new development completed during the 2017/18 financial year that council considers to be an iconic tourist attraction.

Transitory Accommodation is defined as properties which are offered for short term residential rental, of a nature generally associated with holiday rental letting, typically for a period or periods of less than 28 consecutive days at any one time during the 2017/18 financial year. Properties identified as within Land Use Code 07 (Appendix 8 - Land Use Codes 2017/18 refers) by the nature of their usage are categorised as Transitory Accommodation. The properties to be included in the urban areas for the purpose of determining both transitory accommodation and commercial and industrial categories is shown on the attached map. All properties not falling within the urban area as shown will be designated as rural.

Commercial and Industrial is defined as properties as defined in the Revenue Statement's Table 1 – Differential General Rates, under categories 2,3,4,5,24,25 and mini storage units with the exception of those properties that fall into land use code 07 that by the nature of their usage are categorised as Transitory Accommodation.

**Tourism and Major Events Levy**



### **3. The Estimated Cost of Implementing the Overall Plan**

It is anticipated that the cost of implementing the Overall Plan will be \$6.1 million in the 2017/18 financial year. Levy funds will be allocated by council throughout the 2017/18 financial year.

### **4. Estimated Time for Implementing the Overall Plan**

The Overall Plan provides for the costs associated with contributing towards the operation of the tourism and major & regional events service for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

## APPENDIX 4 - 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 2017/18 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

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.

### Rural Fire Charge

Rural Fire Board 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
Keils Mountain	\$25
Kenilworth	\$25
Kureelpa	\$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



### **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 and Emergency Services. This will enable the Brigades to direct more time toward:

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

### **3. The Estimated Cost of Implementing the Overall Plan**

The special charge will raise a total of approximately \$409,000. Council will distribute these funds to the various Rural Fire Brigade Groups in accordance with the following procedures:

- 3.1 Each Rural Fire Brigade Group (listed below at section 4.4 of this plan) is to determine the proposed distribution calculation of Levy Funds in consultation with the Sunshine Coast Rural Fire Brigade Finance Committee;
- 3.2 The council generates two rate runs per financial year. Following the first rate run of the year the rural fire levy funds collected by the council will be available for payment to each Rural Fire Brigade Group; and
- 3.3 To obtain the full amount of the moneys levied by the Sunshine Coast Regional Council by way of the special charge, the full amount being available following the second rate run of the year, each Rural Fire Brigade must submit to the Queensland Fire and Emergency Services (Caloundra Office) Area Director Rural Operations and their Rural Fire Brigade Group (listed below at section 4.4) the following:
  - (a) audited statements of expenditure and receipts from the Rural Fire Brigade for the 2016/17 financial year's operations;
  - (b) estimates (budget) of the 2017/18 financial year's operations for the Rural Fire Brigade, being part of a three year rolling plan;
  - (c) details of the composition of the Brigade;
  - (d) minutes of the annual meeting of the Rural Fire Brigade; and
  - (e) details of outstanding equipment requisitioned from the State Government and the anticipated time frame (if applicable).

When the Queensland Fire and Emergency Services (Caloundra Office) Area Director Rural Operations is satisfied that the documentation submitted meets the requirements set out at section 3.3 of this plan, the Area Director will then submit a recommendation by March 2018 to the Manager Finance of the council to distribute all of the funds raised by the special charge.

Upon receipt of the above recommendation, the Manager Finance of the council is authorised to consider and approve the forwarding of all of the funds raised by the special charge to the Rural Fire Brigade Group.

- 3.4 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.

### **4. Estimated Time for Implementing the Overall Plan**

This Overall Plan provides for the costs associated with contributing towards the purchase of equipment, for operational costs and training initiatives by the Rural Fire Brigades and Rural Fire Brigade Groups for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

## APPENDIX 5 - OVERALL PLAN

### Brightwater Estate Landscaping Charge

#### 1. Special Charge for Brightwater Estate Landscaping

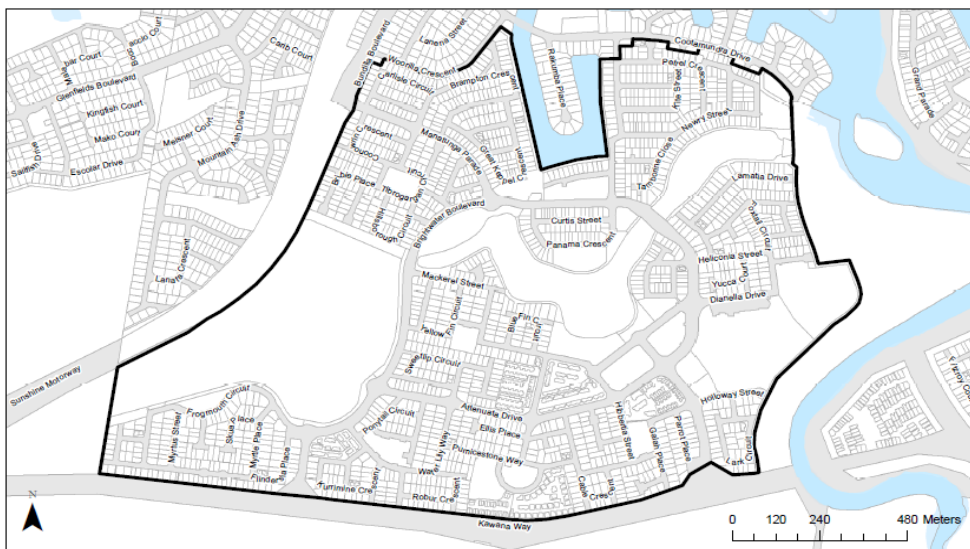
Additional responsibility for the maintenance of the Brightwater Estate is being transferred to council progressively through the 2017/18 financial year. Sunshine Coast Regional Council and the developer, Stockland, determined how the maintenance for the Brightwater Estate would be carried out into the 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.

#### 2. The Benefitted Area to Which the Special Charge Applies

The special charge for Brightwater Estate Landscaping applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in council's opinion, have specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided. Charges will commence progressively on each registered plan comprising the Brightwater Estate two years after the date of registration of the plan with the Registrar of Titles. All rateable lots on the registered plans within the area delineated on the attached plan of the Brightwater Estate are subject to this charge.


The special charge will be levied according to the degree of benefit to which the occupier of the land is deemed to derive. The charges so made will be applied to all rateable properties pro-rated and commencing two years after each lot was registered. The charge will be levied on the following basis:

Brightwater Shopping Centre (Property number 232054)	\$4056
Brightwater Hotel (Property number 232595)	\$2028
All other properties	\$156



**Legend**

**Levy Name**

 Brightwater Estate Landscaping Charge

#### 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 the regional council.

#### **4. The Estimated Cost of Implementing the Overall Plan**

The overall operational costs associated with the provision of the higher level Brightwater Estate landscaping service for the 2017/18 financial year has been determined to be approximately \$265,342.

Total maintenance cost 2017/18	\$564,557
Cost for higher level service	\$265,342

#### **5. Estimated Time for Implementing the Overall Plan**

The Overall Plan provides for the costs associated with contributing towards the operation of Brightwater Estate Landscaping service for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

## APPENDIX 6 - OVERALL PLAN

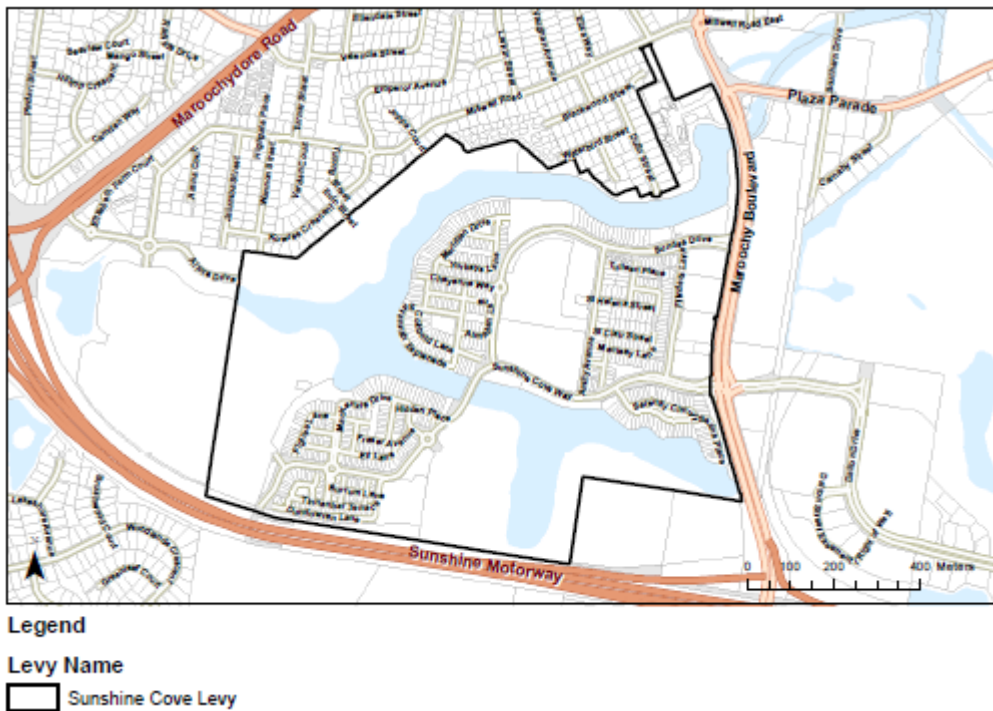
### Sunshine Cove Maintenance Charge

#### 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 on 17 March 2011. Sunshine Coast 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.

#### 2. The Benefitted Area to Which the Special Charge Applies

The special charge for Sunshine Cove Maintenance applies to all rateable land within the Sunshine Coast Regional Council local government area which will, in the council's opinion, have specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided. Properties subject to the special charge fall within the area delineated on the attached map. As new lots are registered within the Sunshine Cove Development they will be subject to the charge in this financial year if they fall within the area delineated on the attached plan of the Sunshine Cove Development. The annual charge will be pro-rated and commence from the date of registration of the lot.



The special charge will be levied on all properties within the defined benefited area at differential levels according to the degree of benefit to which the occupier of the land is deemed to derive. The charge will be levied on the following basis:

Sunshine Cove Retirement Village (future)	\$1107
All other properties	\$126

#### 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 the regional 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 for the 2017/18 financial year has been determined to be approximately \$162,860.

Total maintenance cost 2017/18	\$429,709
Cost for higher level service	\$162,860

#### **5. Estimated Time for Implementing the Overall Plan**

The Overall Plan provides for the costs associated with contributing towards the operation of Sunshine Cove Maintenance service for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

## APPENDIX 7 - OVERALL PLAN

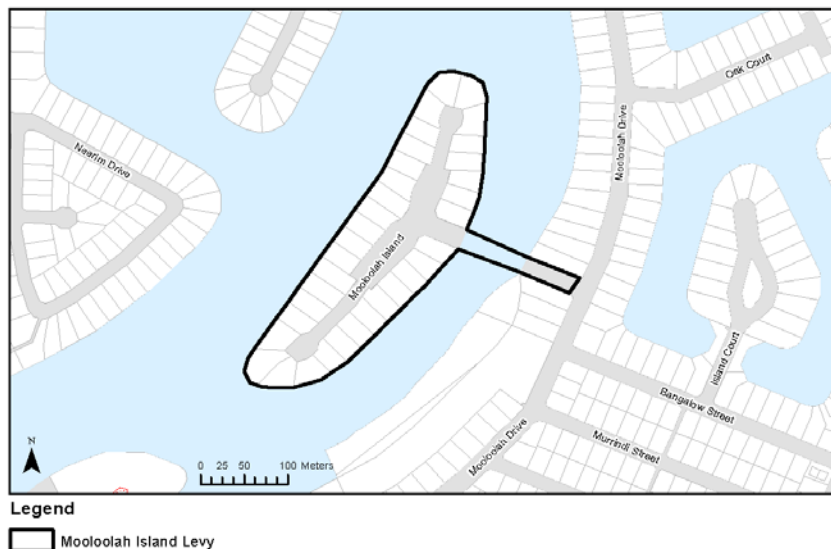
### Mooloolah Island Maintenance Charge

#### 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 properties 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 within the Sunshine Coast Regional Council local government area which will, in the council's opinion, have specially benefited or will specially benefit, or has or will have special access to, the service, facility or activity supplied or provided. Properties subject to the special charge fall within the area delineated on the attached map.



A special charge of one hundred and sixty five dollars (\$165) for the financial year ended 30 June 2018 for Mooloolah Island Maintenance Charge applies to all rateable properties which will, in the council's opinion, specially benefit from this service.

#### 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 the regional 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 2017/18 financial year has been determined to be approximately \$5,328.

Total Maintenance Cost 2017/18	\$10,655
Cost for Higher Level Service	\$ 5,328

#### 5. Estimated Time for Implementing the Overall Plan

The Overall Plan provides for the costs associated with contributing towards the operation of Mooloolah Island maintenance service for the 2017/18 financial year. The estimated time for carrying out the Overall Plan is one year concluding on 30 June 2018.

**APPENDIX 8 – 2017/18 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 or single dwelling
10	Combined multiple dwelling and shop
11	Shop (single)
12	Shops – shopping group (more than 6 shops)
13	Shops – shopping group (2 to 6 shops)
14	Shops - main retail or Shops - main retail (where the rateable value is less than \$3 million)
15	Shops - secondary retail or Shops - secondary retail (where the rateable value is less than \$3 million)
16	Drive-in shopping centres or Drive in shopping centres (where the rateable value is less than \$3 million)
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)
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
32	Wharf
33	Builders yard & contractors yard
34	Cold stores & ice works
35	General industry

Land Use Code*	Land Use Code Title
36	Light industry
37	Noxious/offensive industry
38	Advertising hoarding
39	Harbour industry
40	Extractive
41	Child care 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
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
70	Cream
71	Oil seeds
72	Vacant land – valuation discounted subdivided land
73	Grains
74	Turf farms
75	Sugar cane
76	Tobacco
77	Cotton



Land Use Code*	Land Use Code Title
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
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 Council, based on the Land Use Codes provided by the Department of Natural Resources and Mines.

## APPENDIX 9 – Development Types – Maroochydore City Centre Priority Development Area - Waste Management Charge

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

Defined Uses	Development Type
Resort complex	Non-residential - Type 2
Retirement facility	Non-residential - Type 2
Rooming accommodation	Non-residential - Type 2
Sales office	Non-residential - Type 2
Service industry	Non-residential - Type 2
Service station	Non-residential - Type 2
Shop	Non-residential - Type 2
Shopping centre	Non-residential - Type 2
Short term accommodation (other than a Motel)	Non-residential - Type 2
Showroom	Non-residential - Type 2
Telecommunications facility	Non-residential - Type 2
Theatre	Non-residential - Type 2
Tourist attraction	Non-residential - Type 2
Utility installation	Non-residential - Type 2
Veterinary services	Non-residential - Type 2

