

APPENDIX 1

OVERALL PLAN MONTVILLE BEAUTIFICATION LEVY

1. SPECIAL RATE FOR THE IMPROVEMENT OF THE MONTVILLE TOWN CENTRE

During the 2012/2013 financial year Council will undertake works aimed at managing, cleaning, operating, promoting and developing the Montville Town Centre Improvement Project, including works for access to the Montville Town Centre.

2. THE RATEABLE LAND TO WHICH THE SPECIAL RATECHARGE APPLIES

Council has formed the opinion that all rateable properties on Main Street, Montville, between Western Avenue and Hoffman Close, Montville, will gain special benefit from this project and has resolved to levy a Special rate to recover the cost.

3. THE SERVICE TO BE PROVIDED

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

4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

The levy will raise approximately \$30,450 in the 2012/2013 financial year. A Special rate of point one zero two two (0.1022) cents per dollar rateable valuation will be levied on each property within the benefited area, including strata titled units. However, in accordance with Section 28 (2) of the Local Government (Finance, Plans and Reporting) Regulation 2010 Council has imposed a minimum amount of the special rate. For the 2012/2013 financial year the minimum is set at \$248.00 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 2012/2013 financial year.

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 2012/2013. 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 RATEABLE LAND 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, specially benefit from this service. 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 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:

Living Choice Twin Waters Retirement Village	\$1,035.00
All other properties	\$108.00

3. THE SERVICE 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.

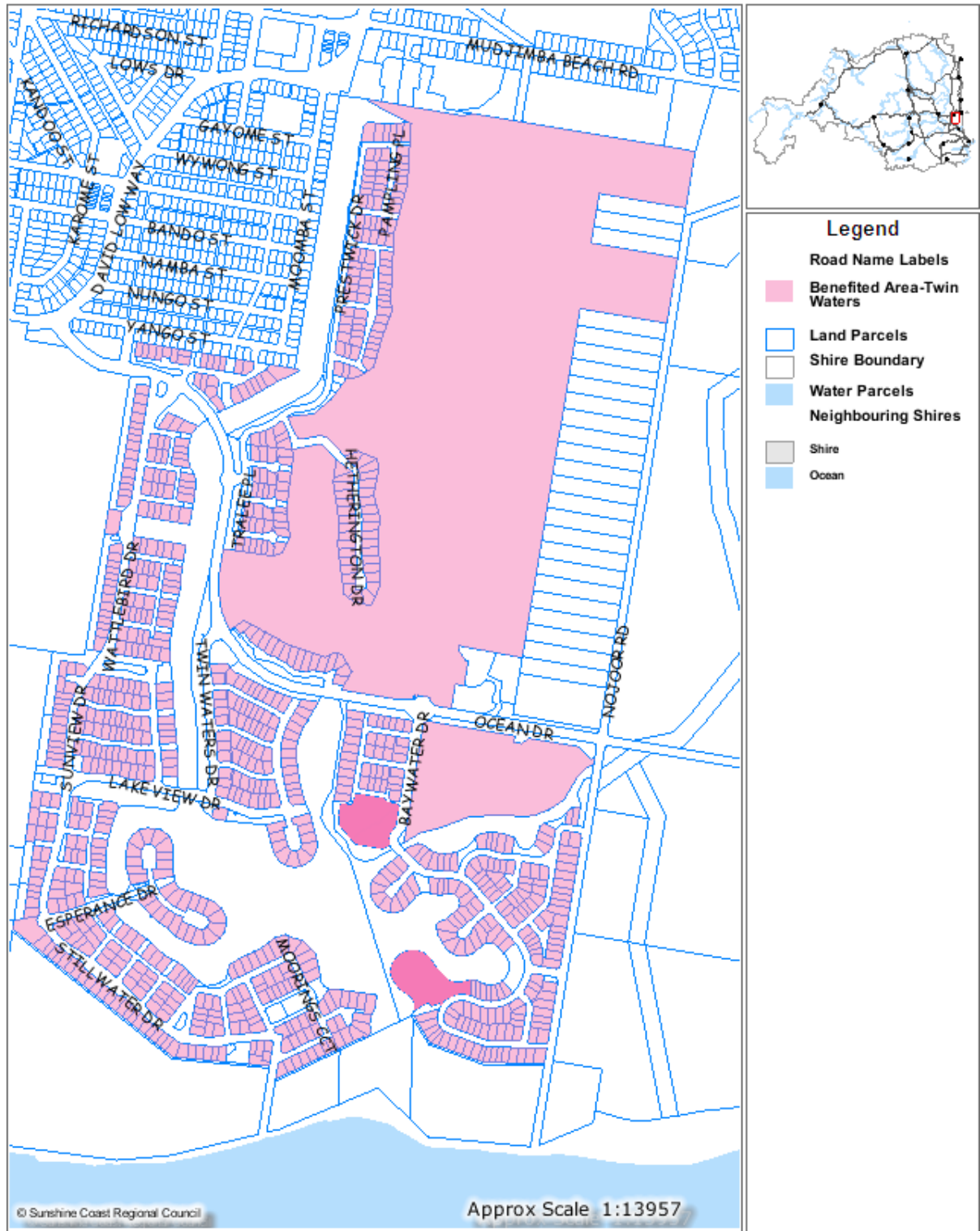
4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

The overall operational costs associated with the provision of the additional Twin Waters Maintenance service for the 2012/2013 financial year has been determined to be approximately \$109,575. The special charge levied on the rateable land will yield a sum of approximately \$109,575 for the 2012/2013 financial year.

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 2012/2013 financial year.

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TWIN WATERS MAINTENANCE BENEFIT AREA

APPENDIX 3

OVERALL PLAN TOURISM LEVY

1. SPECIAL RATE FOR TOURISM PROMOTION IN THE SUNSHINE COAST REGION

As tourism is the Sunshine Coast’s key economic driver the Sunshine Coast Regional Council, together with representatives of tourism, business and community organizations have been collaborating to reform the tourism industry to ensure its long term sustainability. These reforms, which are almost complete, are designed to give the industry control of its own future, reflecting the maturity of the sector on the Sunshine Coast. When the reforms are complete Council’s role will be confined to one of banker, collecting funds but allowing the industry to determine how the money should be invested to best develop the industry in the region. Council will invest in a range of emerging priorities and key strategies that will bring about its vision of becoming Australia’s most sustainable 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 fund key projects identified in the regional economic development strategy.

2. THE RATEABLE LAND TO WHICH THE SPECIAL RATE APPLIES

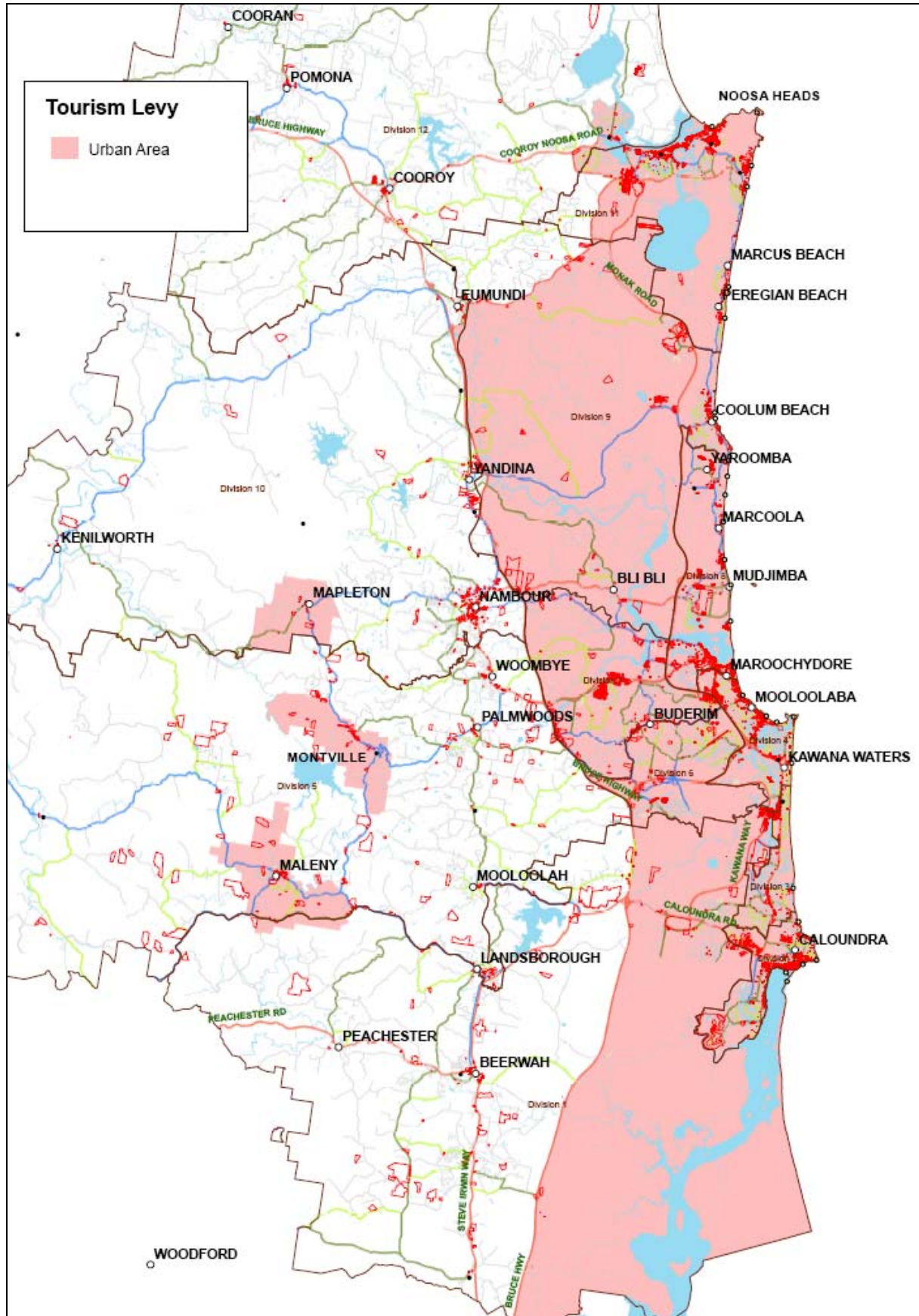
Sunshine Coast Regional Council has agreed to fund the promotion of tourism and related activities through the levying of a special rate for the 2012/2013 financial year upon all rateable land within the Sunshine Coast Regional Council area which has been categorised as Transitory Accommodation – Urban, Transitory Accommodation - Rural, Commercial and Industrial - Urban, Commercial and Industrial - Rural, and Iconic Tourism which will, in Council’s opinion, receive a benefit from tourism, either directly or indirectly, and as either a primary beneficiary or a beneficiary of lesser order. However, in accordance with Section 28 (2) of the Local Government (Finance, Plans and Reporting) Regulation 2010 Council has imposed a minimum amount for each category of the special rate. No Minimum will apply to strata titled mini storage units.

Category	Description	Rate cents per \$/RV	Minimum
A	Transitory Accommodation - Urban	0.2068	\$60.00
B	Transitory Accommodation - Rural	0.1552	\$60.00
C	Commercial and Industrial - Urban	0.1034	\$60.00
D	Commercial and Industrial - Rural	0.0775	\$60.00
E	Iconic Tourism	0.2068	\$60.00

Iconic Tourism includes those parcels of rateable land that are used wholly or partly for Australia Zoo, Big Kart Track, Corbould Park Racetrack, Ettamogah Pub and Aussieworld, Pelican Waters Golf Club, Solothurn Rural Resort, Tranquil Park, Caloundra RSL Club, Nambour RSL Club, Maroochy RSL Club, Sunshine Plaza, Hyatt Regency, Sheraton Noosa, Twin Waters Resort, Ginger Factory, Underwater World, Sunshine Plantation and any new development completed during the 2012/2013 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, being rental for a period of less than 28 days, at any time during the 2012/2013 financial year. 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.

OVERALL PLANS FOR SPECIAL RATES AND CHARGES 2012/2013



3. THE SERVICE TO BE PROVIDED

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 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.

4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

It is anticipated that the Special rate will raise a total of approximately \$6,700,000 in the 2012/2013 financial year.

A prerequisite of a three year funding deed between Council and Sunshine Coast Destination Ltd (SCDL), the Sunshine Coast's regional tourism body, requires SCDL to submit an annual business plan (2012/2013) seeking funding support to Council for consideration. Council will also receive funding requests for major events from external groups or boards, as well as allocating funds to key Council priorities.

Levy funds will be allocated by Council throughout the 2012/2013 financial year and any unexpended funds remaining at the end of the year may be transferred to a subsequent similar plan, if any.

5. ESTIMATED TIME FOR IMPLEMENTING THE OVERALL PLAN

The Overall Plan provides for the costs associated with contributing towards the operation of the tourism service for the 2012/2013 financial year.

APPENDIX 4

OVERALL PLAN NOOSA WATERS LOCK AND WEIR MAINTENANCE LEVY

1. SPECIAL RATE FOR THE MAINTENANCE OF THE NOOSA WATERS LOCK & WEIR

From July 2000, maintenance and operation of the Noosa Waters canal system became the responsibility of the former Noosa Shire Council. With the assistance of consulting engineers, Council has undertaken long term projections in relation to operating and maintaining the lock and weir system at an appropriate level of service and has developed a financial plan to fund this program.

2. THE RATEABLE LAND TO WHICH THE SPECIAL CHARGE APPLIES

Council has formed the opinion that waterfront allotments in the Noosa Waters estate, as delineated in attached plan GIS00071201 will gain special benefit from this program and has resolved to levy a Special rate to recover the cost.



Plan GIS00071201 (Noosa Waters Lock and Weir Maintenance Levy Area)

3. THE SERVICE TO BE PROVIDED

Sunshine Coast Regional Council will operate and maintain the Lock and Weir system at Noosa Waters during the 2012/2013 financial year, as part of an ongoing program to provide the appropriate level of service.

4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

The levy will raise approximately \$55,000 in the 2012/2013 financial year. A Special rate of point zero one three nine (0.0139) cents per dollar rateable valuation will be levied on each property within the benefited area, including strata titled units. However, in accordance with Section 28 (2) of the Local Government (Finance, Plans and Reporting) Regulation 2010 Council has imposed a minimum amount of the special rate. For the 2012/2013 financial year the minimum is set at \$60.00 per property per annum.

5. ESTIMATED TIME FOR IMPLEMENTING THE OVERALL PLAN

The Overall Plan provides for the costs associated with the maintenance of the Noosa Waters Lock and Weir for the 2012/2013 financial year.

APPENDIX 5

OVERALL PLAN NOOSA MAIN BEACH PRECINCT STREETSCAPE LEVY

1. SPECIAL RATE FOR THE NOOSA MAIN BEACH PRECINCT STREETSCAPE LEVY

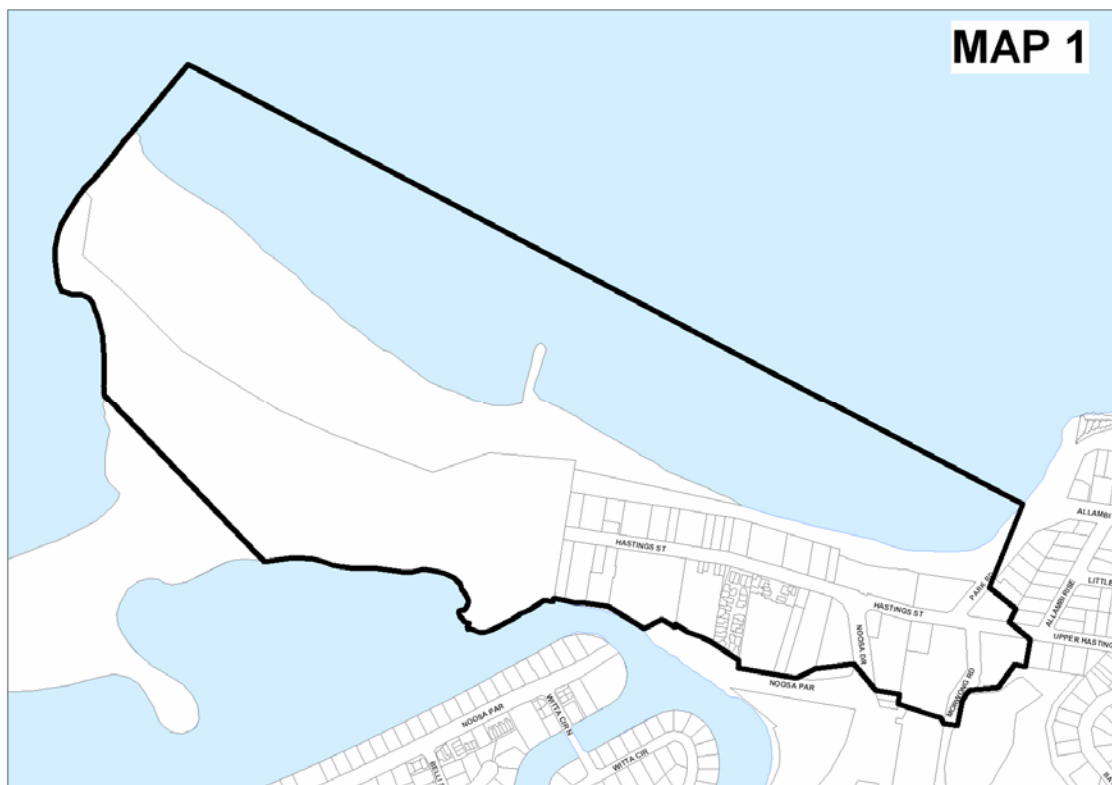
In response to requests from the Hastings Street Association Inc, the former Noosa Shire Council agreed to include in its works program for 2006/2007 and 2007/2008 streetscaping of the Main Beach precinct, following a streetscape design project undertaken in 2004/2005 and 2005/2006 for the Main Beach Precinct. The work commenced in the 2007 calendar year and was completed in 2008.

The costs of the streetscaping totaled approximately \$10.2 million. Of this \$1 million was met by Council, and the remainder was funded by loan raising. The repayments for that loan will be funded as follows:

- 70% by way of a Special rate levied on benefited properties within the Hastings street precinct (as delineated on plan GIS00071202A)
- 30% by way of a Special rate levied on benefited properties in the surrounding areas (as delineated on plans GIS00071202B, GIS00071204 & GIS00071205) for a period of eight years commencing in 2006/2007.

2. THE RATEABLE LAND TO WHICH THE SPECIAL CHARGE APPLIES

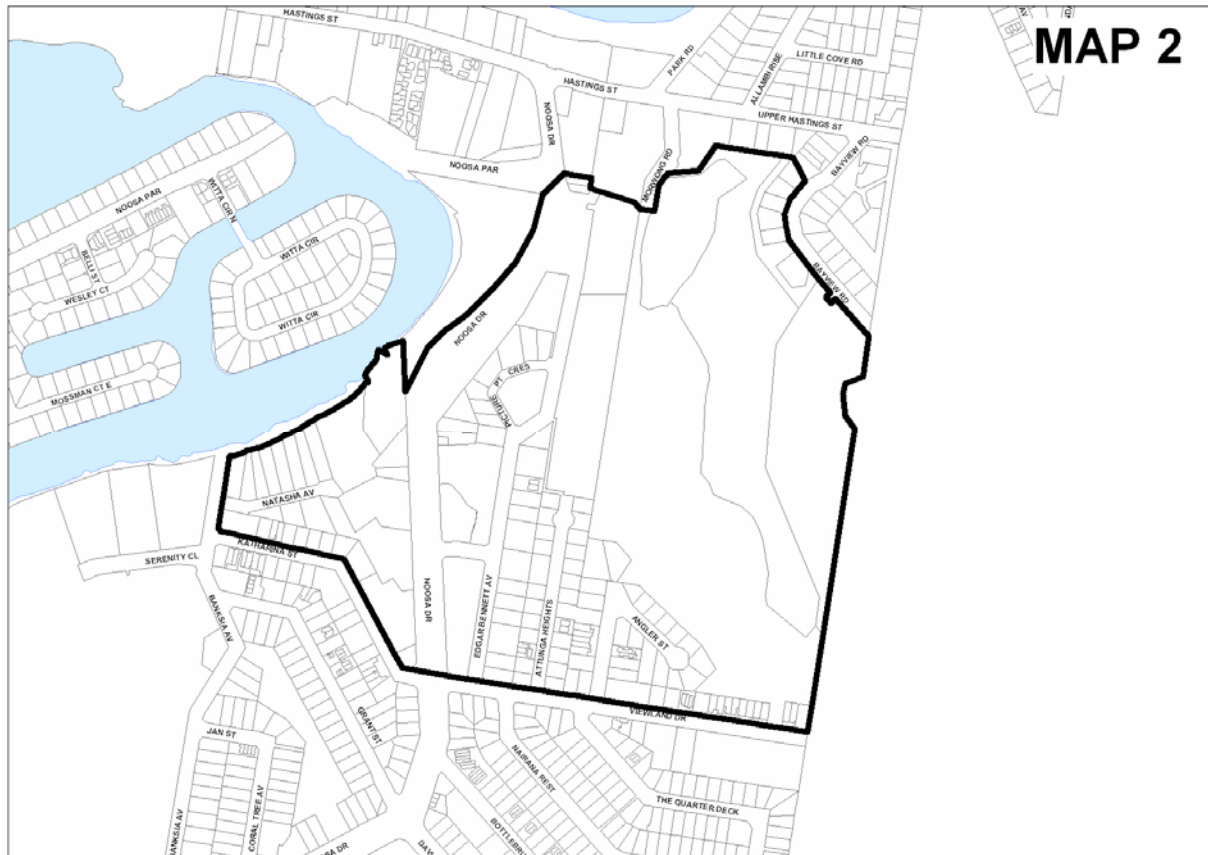
Sunshine Coast Regional Council has formed the opinion that all properties within the Hastings street precinct as delineated on the attached plan GIS00071202A will be specially benefited by streetscaping of the Main Beach precinct, and properties in the surrounding areas as delineated on the attached plans GIS00071202B, GIS00071204 & GIS00071205 that gain benefit from tourist visitation (i.e. occupiers of properties used for commercial and industrial purposes, and transitory accommodation) will also be specially benefited by streetscaping of the Main Beach precinct as this precinct is a primary asset of the tourism industry in Noosa, and has resolved to levy a Special rate to cover the overall costs relating to the streetscaping. For the purposes of this special levy the definition of transitory accommodation is the same as that used for the tourism promotion levy in Appendix 3.



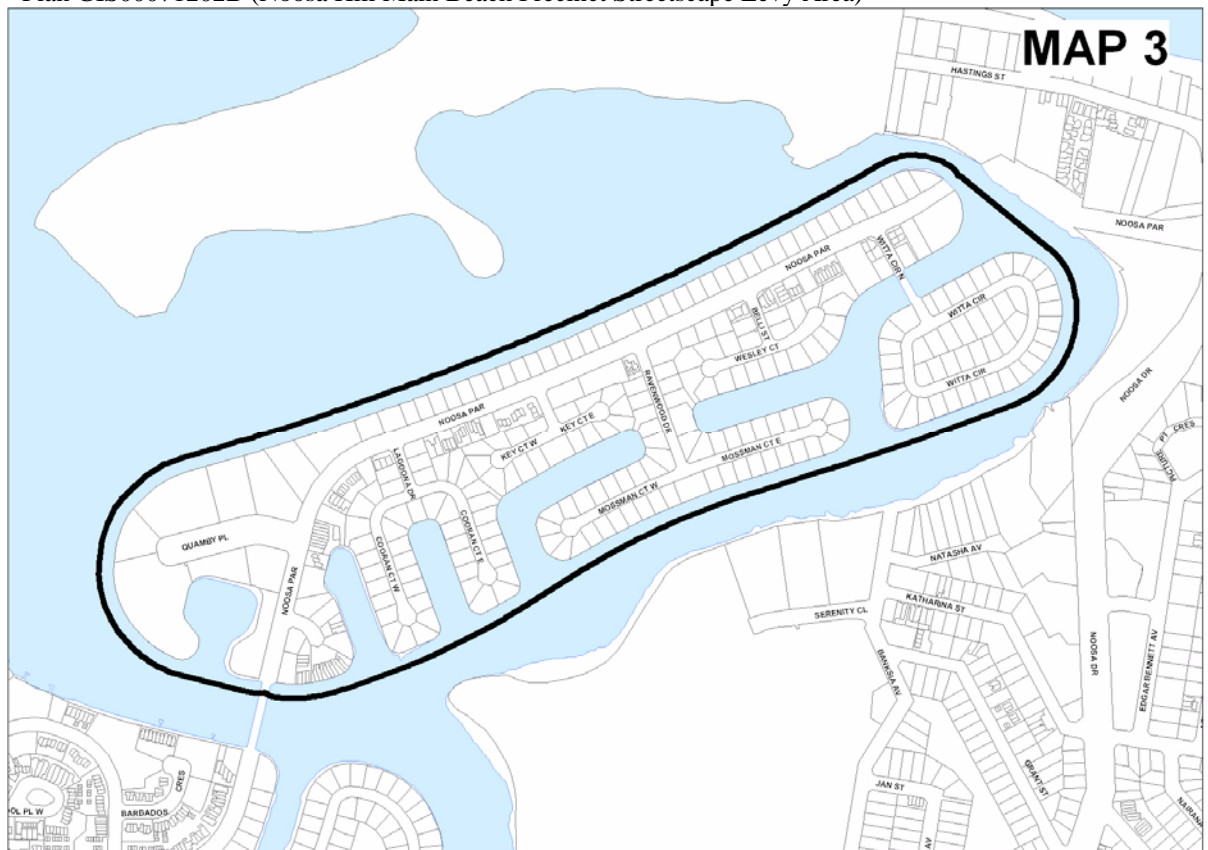
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OVERALL PLANS FOR SPECIAL RATES AND CHARGES 2012/2013

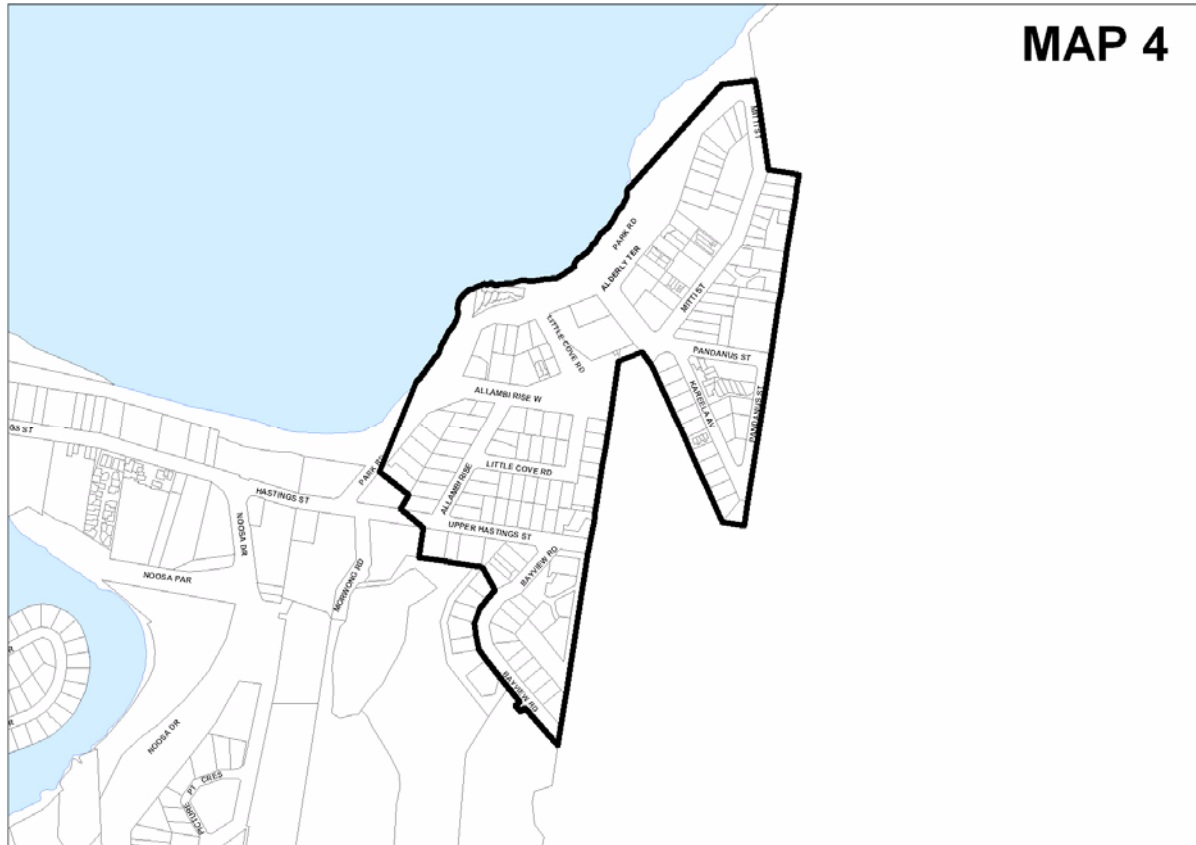
Plan GIS00071202A (Hastings Street Main Beach Precinct Streetscape Levy Area)



Plan GIS00071202B (Noosa Hill Main Beach Precinct Streetscape Levy Area)



Plan GIS00071204 (Noosa Sound Main Beach Precinct Streetscape Levy Area)



Plan GIS00071205 (Little Cove Main Beach Precinct Streetscape Levy Area)

3. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

It is estimated that the Special rate will raise a total of \$1,225,000 in the 2012/2013 financial year. These funds will be expended entirely on repayment of loan interest and redemption and for no other purpose.

For the 2012/2013 financial year, Council will levy a Special rate of point two nine seven nine (0.2979) cents in the dollar on the rateable value of each parcel of land (including strata titled units) within the benefited area delineated on the attached plan GIS 00071202A and a Special Rate of point one zero three three (0.1033) cents in the dollar on the rateable value of each parcel of the land (including strata titled units) that gains benefit from tourist visitation within the benefited areas delineated on the attached plans GIS00071202B, GIS00071204 & GIS00071205 for the purpose of defraying costs of streetscaping of the Main Beach precinct.

4. ESTIMATED TIME FOR IMPLEMENTING THE OVERALL PLAN

The Overall Plan provides for the repayment of the loan associated with Noosa Main Beach Precinct Streetscape project for the 2012/2013 financial year.

APPENDIX 6

**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 2012/2013 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 RATEABLE LAND TO WHICH THE SPECIAL CHARGE 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 & which falls within the Gazetted Rural Fire Brigade area maps for the Rural Fire Brigades listed below.

Rural Fire Brigade Area	Charge - Annual
Belli	\$25.00
Booroobin	\$25.00
Conondale	\$25.00
Coochin Creek	\$25.00
Crystal Waters Village	\$25.00
Eudlo	\$25.00
Eumundi	\$25.00
Glasshouse Mountains	\$25.00
Ilkley	\$25.00
Image Flat Cooloolabin	\$25.00
Keils Mountain	\$25.00
Kenilworth	\$25.00
Kureelpa	\$25.00
Landsborough	\$25.00
Mapleton	\$25.00
Maleny & District	\$25.00
Riverland	\$25.00
Montville	\$25.00
Maroochy River	\$25.00
Obi Obi	\$25.00
Kidamen	\$25.00
Palmwoods	\$25.00
Peachester	\$25.00
Starlight	\$25.00
Stanmore & District	\$25.00
Tanawha	\$25.00
Valdora - Yandina Creek	\$25.00
Verrierdale	\$25.00
West Woombye	\$25.00
Yandina North Arm	\$25.00
Kin Kin	\$25.00

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Rural Fire Brigade Area	Charge - Annual
Federal	\$25.00
Ridgewood	\$25.00
Black Mountain	\$25.00
Tinbeerwah	\$25.00
Boreen Point	\$25.00
Cooroibah	\$25.00
North Shore	\$25.00
Teewah	\$25.00
Doonan	\$25.00

3. THE SERVICE 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 Rescue Service. This will enable the Brigades to direct more time toward:

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

4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

The special charge will raise a total of approximately \$525,000. Council will distribute these funds to the various Rural Fire Brigade Groups in accordance with the following procedures: -

- 4.1 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
- 4.2 The Council makes two rate runs per financial year. Following the first rate run of the year the rural fire levy funds collected by the Council shall be available for payment to each Rural Fire Brigade Group.
- 4.3 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 Rescue Service (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 2011/2012 financial year's operations;
 - (b) estimates (budget) of the 2012/2013 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;
 - (e) details of outstanding equipment requisitioned from the State Government and the anticipated time frame (if applicable).

When the Queensland Fire and Rescue Service (Caloundra Office) Area Director Rural Operations is satisfied that the documentation submitted meets the requirements set out at section 4.3 of this plan,

OVERALL PLANS FOR SPECIAL RATES AND CHARGES 2012/2013

the Area Director will then submit a recommendation by March 2013 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 authorized to consider and approve the forwarding of all of the funds raised by the special charge to the Rural Fire Brigade Group.

- 4.4 The Rural Fire Brigade Groups within the Sunshine Coast Regional Council area are:
- Noosa Rural Fire Brigade Group
 - Maroochy North Rural Fire Brigade Group
 - Maroochy South Rural Fire Brigade Group
 - Caloundra Rural Fire Brigade Group

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

5. 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 2012/2013 financial year.

APPENDIX 7

OVERALL PLAN HASTINGS STREET COMMUNITY SAFETY PROGRAM CHARGE

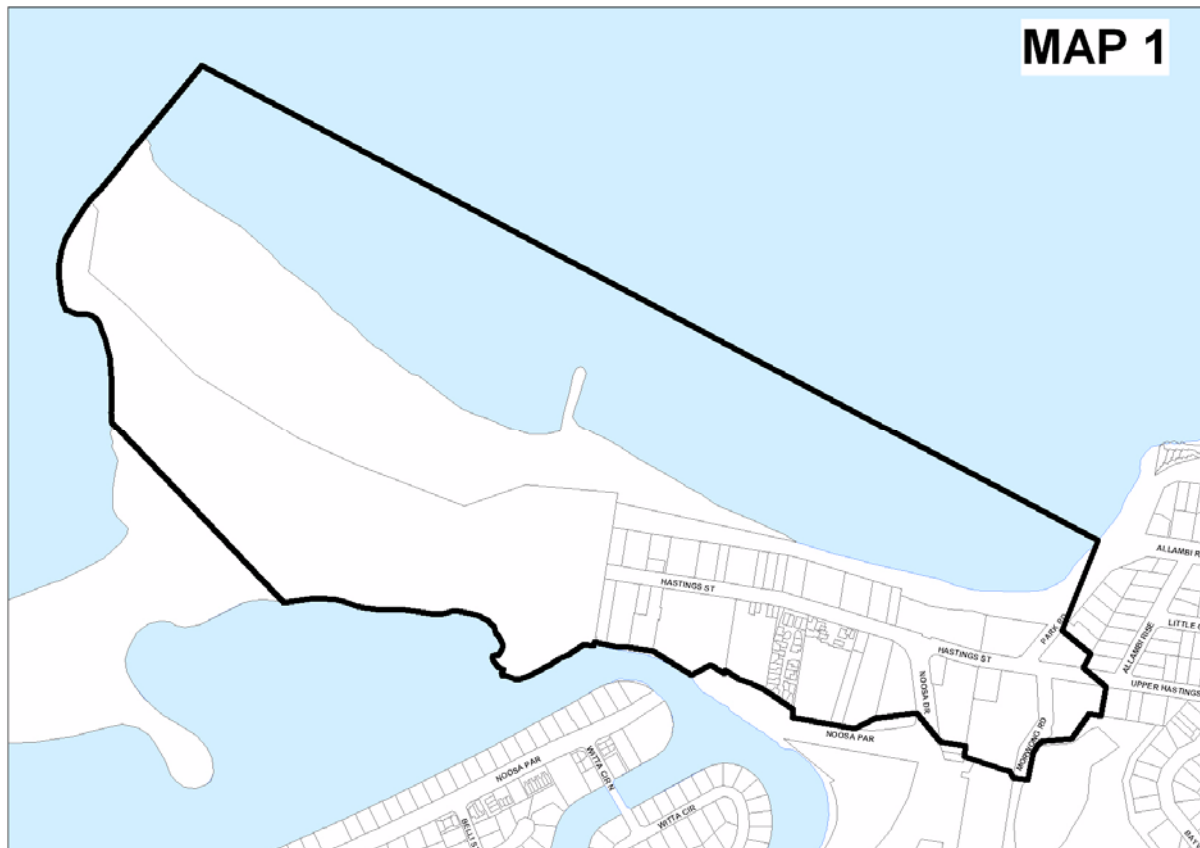
1. SPECIAL CHARGE FOR HASTINGS STREET SECURITY PATROLS

In response to requests from the Hastings Street Association Inc, Sunshine Coast Regional Council has agreed to fund a community safety program, including security patrols and maintenance of the recently installed public area CCTV system, in the Hastings street precinct.

2. THE RATEABLE LAND TO WHICH THE SPECIAL CHARGE APPLIES

Council has formed the opinion that each parcel of land, including strata titled units in the Hastings street precinct will derive special benefit from this activity and has resolved to levy a Special charge to recover the cost.

Properties subject to the Special charge fall within the area delineated on attached plan GIS00071202A.



Plan GIS00071202A (Hastings Street Security Patrol Levy Area)

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:

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OVERALL PLANS FOR SPECIAL RATES AND CHARGES 2012/2013

Category A All lots in a Community Titles Scheme under the provisions of the <i>Body Corporate and Community Management Act 1997, Mixed Use Development Act 1993</i> or similar strata title legislation and all other properties with a site area of up to 600 square meters.	\$125.00
Category B All other properties with a site area between 601 and 1000 square metres	\$786.00
Category C Part Seahaven complex (Rate property number 131308)	\$1,297.00
Category D Sheraton Resort (Rate property number 127470)	\$3,652.00

3. THE SERVICE TO BE PROVIDED

Sunshine Coast Regional Council funds a community safety program in the Hastings street precinct.

4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

It is anticipated that the levy will raise approximately \$114,432 in the 2012/2013 financial year. These funds will be transferred to the Hastings Street Association Inc at quarterly intervals, with \$20,000 held by Council to cover the maintenance on the recently installed public area CCTV system. The cost of the installation of the public CCTV system is Hastings Street was funded as part of Councils Capital Works program. The Association will administer an on-going program of security patrols and will provide a monthly report to Council detailing incidents of note and a quarterly statement of funds expended.

5. ESTIMATED TIME FOR IMPLEMENTING THE OVERALL PLAN

The Overall Plan provides for the costs associated with the community safety program in the Hastings Street Precinct for the 2012/2013 financial year.

Any unexpended funds held by Council at the end of the 2012/2013 financial year may be transferred to a similar plan in the subsequent year.

3. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

Council has formed the opinion that properties in Area A as delineated on plan GIS0004242 will be specially benefited by the provision of electricity to their properties and has resolved to levy Special Charge of One Thousand Three Hundred and Ninety-nine dollars (\$1,399.00) equally on each surveyed lot for the 2012/2013 financial year. It is estimated that the Special charge for Area A will raise a total of \$27,980 in the 2012/2013 financial year. These funds will be expended entirely on repayment of loan interest and redemption.

Council has formed the opinion that properties as delineated in Area B on plan GIS00004242 will be specially benefited by the provision of power to their properties and has resolved to levy a Special charge of One Thousand, Nine Hundred and Ninety-six dollars (\$1,996.00) equally on each surveyed lot for the 2012/2013 financial year. It is estimated that the Special charge for Area B will raise a total of \$23,952 in the 2012/2013 financial year. These funds will be expended entirely on repayment of loan interest and redemption.

4. ESTIMATED TIME FOR IMPLEMENTING THE OVERALL PLAN

The Overall Plan provides for the repayment of the loan associated with provision of power to Noosa North Shore for the 2012/2013 financial year.

APPENDIX 9

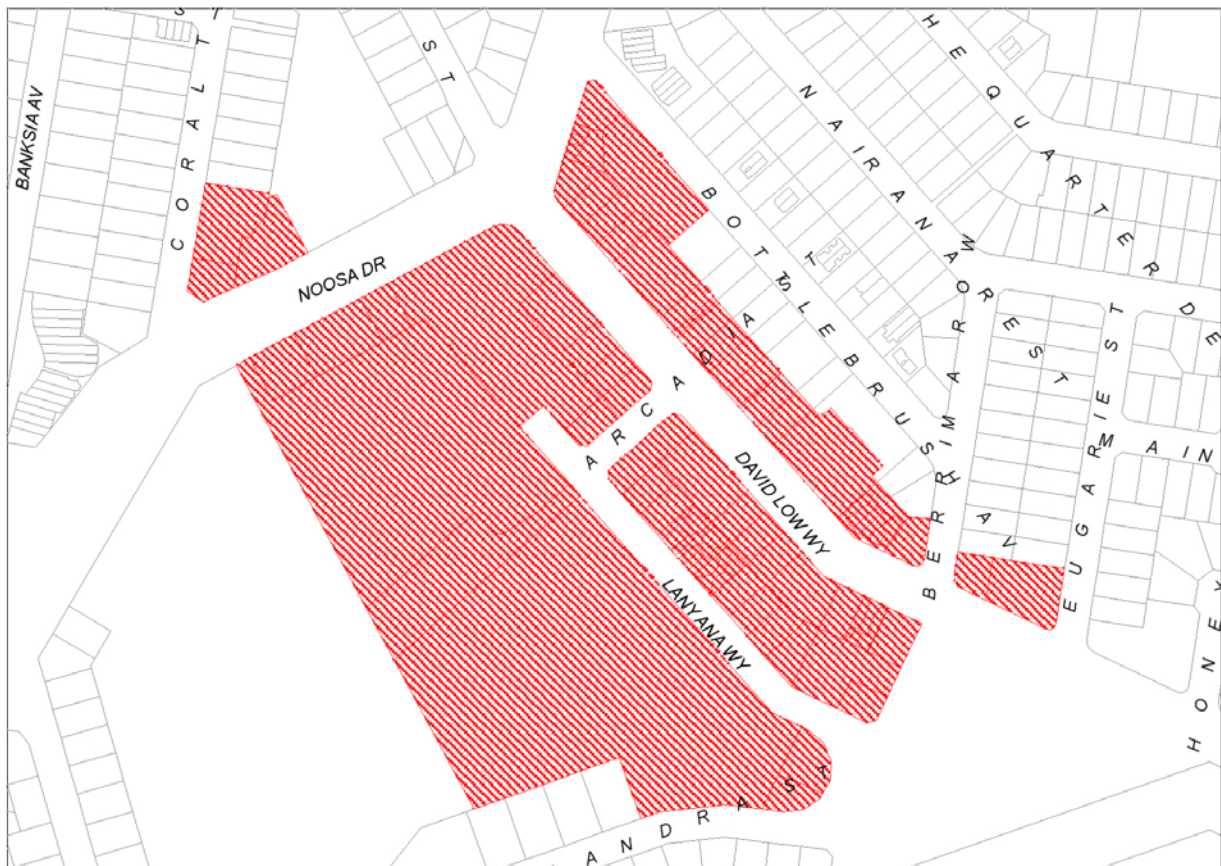
OVERALL PLAN NOOSA JUNCTION LEVY

1. SPECIAL LEVY FOR THE DEVELOPMENT OF A COMMERCIAL STRATEGY FOR NOOSA JUNCTION

Following requests from the Noosa Junction Traders Association and Noosa Junction Property Owners the former Noosa Shire Council agreed to engage consultants to undertake a study and develop a Commercial Strategy for Noosa Junction in 2007/2008. During the 2008/2009 financial year the Noosa Junction Traders Association requested that the Sunshine Coast Regional Council begin to implement the recommendations of the Noosa Junction Commercial and Economic Planning Strategy, and a further request has been received from the Noosa Junction Traders Association that Council continue to fund projects and initiatives as set out in the 2012/2013 Annual Work Plan, as developed by the Noosa Junction Strategic Commercial and Economic Working Group. Council has agreed to this request.

2. THE RATEABLE LAND TO WHICH THE SPECIAL RATE APPLIES

Properties subject to the Special rate fall within the area delineated on plan IT 96034. A Special rate of point two zero five five (0.2055) cents per dollar rateable valuation will be levied on each property within the benefited area, including strata titled properties.



Pan IT 96034 (Noosa Junction Levy Area)

3. THE SERVICE TO BE PROVIDED

Sunshine Coast Regional Council will, in consultation with the Noosa Junction Traders Association, continue to implement projects and initiative as set out in the 2012/2013 Annual Work Plan and endorsed by the Noosa Junction Special Area Levy Working Group, including recommendations of the Noosa Junction Commercial and Economic Planning Strategy (NJCEPS).

4. THE ESTIMATED COST OF IMPLEMENTING THE OVERALL PLAN

The levy will raise \$87,500 in the 2012/2013 financial year. This amount will be insufficient to implement all the recommendations of the NJCEPS so the Noosa Junction Traders Association will seek funding from other sources apart from the Special Levy.

5. ESTIMATED TIME FOR IMPLEMENTING THE OVERALL PLAN

The Overall Plan provides for the costs associated with implementing select recommendations of the Noosa Junction Commercial and Economic Planning Strategy, and projects and initiatives set out in the 2012/2013 Annual Work Plan.

Any unexpended funds held by Council at the end of the 2012/2013 financial year may be transferred to a similar plan in the subsequent year, if adopted by Council.

APPENDIX 10

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 2012/2013 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 RATEABLE LAND 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 the Council's opinion, specially benefit from this service. Charges will commence progressively on each registered plan comprising the Brightwater Estate, two years after the registration of the plan. Registered plans comprising the Brightwater Estate, and therefore subject to the charge in this, or future, financial years fall within the area delineated on the attached plan of the Brightwater Estate.

3. THE SERVICE 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 additional Brightwater Estate landscaping service for the 2012/2013 financial year has been determined to be approximately \$384,165, once Council is fully responsible for maintenance of the estate.

A special charge of \$158.00 for the financial year ended 30 June 2013 for Brightwater Estate Landscaping Charge applies to all rateable properties which will, in the Council's opinion, specially benefit from this service. The charges so made shall be applied to all rateable properties as described in section 2, pro rated and commencing two years after each lot was registered.

For the 2012/2013 financial year the special charge levied on the rateable land will yield a sum of approximately \$85,550.

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 2012/2013 financial year.

