

Minutes Appendices

Ordinary Meeting

Thursday, 24 July 2025

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Minutes

Ordinary Meeting

Thursday, 19 June 2025

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore





ORDINARY MEETING MINUTES

19 JUNE 2025

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Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Council.

ORDINARY MEETING MINUTES

19 JUNE 2025

1 DECLARATION OF OPENING

The Chair declared the meeting open at 9:00am.

2 WELCOME AND OPENING

Councillor J Natoli acknowledged the Traditional Custodians of the land on which the meeting took place.

Pastor Hayden Walsh from Chancellor Church read a prayer.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

COUNCILLORS

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

COUNCIL OFFICERS

Chief Executive Officer
 Acting Group Executive Built Infrastructure
 Acting Group Executive Business Performance
 Acting Group Executive Civic Governance
 Group Executive Customer and Planning Services
 Group Executive Economic and Community Development
 Group Executive Liveability and Natural Assets
 Chief Financial Officer
 Coordinator Meeting Management
 Lead Senior Development Planner
 Development Planner
 Coordinator Financial Services
 Manager Business and Innovation
 Coordinator Commercial Analysis
 Acting Manager Governance and Executive Services
 Manager Strategy and Policy
 Manager Audit, Assurance and Risk Advisory Services
 Coordinator Strategic Property

ORDINARY MEETING MINUTES

19 JUNE 2025

PROCEDURAL MOTION

Council Resolution

Moved: Councillor E Hungerford

Seconded: Councillor C Dickson

That Council approve leave of absence for Councillor E Hungerford for the Special Meeting (Budget Adoption) to be held on Monday 7 July 2025 and the Ordinary Meeting to be held on 24 July 2025 should he have technology or travel issues prohibiting his attendance.

Carried unanimously.

4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor J Natoli

Seconded: Councillor T Burns

That the Minutes of the Ordinary Meeting held on 21 May 2025 be received and confirmed.

Carried unanimously.

5 MAYORAL MINUTE

NIL

ORDINARY MEETING MINUTES

19 JUNE 2025

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

Councillor T Bunnag notified Council of a Prescribed Conflict of Interest in relation to Item 8.1 Development Permit for Material Change of Use of Premises to Establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore.

6.2 DECLARABLE CONFLICTS OF INTEREST

Councillor R Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.1 Development Permit for Material Change of Use of Premises to Establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore.

Councillor J Natoli notified Council of a Declarable Conflict of Interest in relation to Item 8.1 Development Permit for Material Change of Use of Premises to Establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore.

ORDINARY MEETING MINUTES

19 JUNE 2025

7 PRESENTATIONS / COUNCILLOR REPORTS

7.1 PRESENTATION - LOCAL GOVERNMENT MANAGERS AUSTRALIA AWARDS - EXCELLENCE IN WORKPLACE WELLBEING CATEGORY - THE DIVERSITY AND INCLUSION PROJECT

Council Resolution

Moved: Councillor J Broderick

Seconded: Councillor M Suarez

That Council recognise the achievement of the Diversity and Inclusion Project winning the Excellence in Workplace Wellbeing Category at the Local Government Managers Australia Awards 2025.

Carried unanimously.

7.2 PRESENTATION - LOCAL GOVERNMENT MANAGERS AUSTRALIA AWARDS - AUSTRALASIAN MANAGEMENT TEAM CHALLENGE - LIGHTNING LINEUP

Council Resolution

Moved: Councillor J Broderick

Seconded: Councillor J Natoli

That Council recognise the achievement of the Lightning Lineup Team placing third in the Australasian Management Team Challenge.

Carried unanimously.

7.3 PRESENTATION - 2025 DIGITAL BUILT AUSTRALIA AWARDS - PROGRAM LEADERSHIP

Council Resolution

Moved: Councillor J Broderick

Seconded: Councillor W Johnston

That Council recognise the achievement of Sunshine Coast Council being awarded the top award for its Integrated Smart City Framework at the 2025 Digital Built Australia Awards - Program Leadership.

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8 REPORTS DIRECT TO COUNCIL

8.1 DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE OF PREMISES
TO ESTABLISH MULTIPLE DWELLING UNITS (116 UNITS) AT SUNRISE
DRIVE, MAROOCHYDORE

File No: MCU22/0111

Author: Development Planner
Customer & Planning Services Group

Appendices: App A - Recommended Conditions of Approval

Attachments: Att 1 - Detailed Officer Report
Att 2 - Proposal Plans

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor R Natoli gave notice of a Declarable Conflict of Interest.

*I, Councillor Rosanna Natoli, notify that I have a **Declarable Conflict of Interest** in Item 8.1 Development Permit for Material Change of Use of premises to establish multiple dwelling units (116 units) at Sunrise Drive, Maroochydore to be considered at the Ordinary Meeting on Thursday, 19 June 2025 due to the fact that a submitter to the item being discussed, Mr Doug Fry, participated in my election campaign.*

I attended a community meeting in relation to a development at Sunshine Cove in my capacity as mayoral candidate which Mr Fry facilitated. Mr Fry assisted me during my mayoral election campaign by handing out How to Vote cards over a number of days.

In addition, Councillor Joe Natoli, who is a related party of mine, was assisted by Mr Fry during his election campaign.

Councillor R Natoli informed the Meeting that she would voluntarily not participate in the decision and left the place at which the meeting was being held, including any area set aside for the public and stayed away while the matter was considered and voted on.

The Mayor vacated the Chair at this time.

The Deputy Mayor took the Chair at this time.

ORDINARY MEETING MINUTES

19 JUNE 2025

NOTIFICATION OF INTEREST

In accordance with s150EL(3)(b)(i) of the *Local Government Act 2009* Councillor T Bunnag gave notice of a Prescribed Conflict of Interest.

*I, Councillor Taylor Bunnag, notify that I have a **Prescribed Conflict of Interest** in Item 8.1, Development Application, Reference Number MCU22/0111, in relation to an impact assessable development proposed at Lot 904, Sunrise Drive, Maroochydore to be considered at the Ordinary Meeting on 19 June 2025.*

I originally notified Councillors of this Prescribed Conflict of Interest at the Ordinary Meeting held on 24 April 2024.

The Prescribed Conflict of Interest arises due to the fact that on 19 February 2024, I made a written submission to Council objecting to this development application, before the application had been decided.

These circumstances provide the basis for a Prescribed Conflict of Interest, as defined in section 150EI (c) (ii) of the Act.

In accordance with section 150EK of the Local Government Act 2009, I will exclude myself from any meeting, discussion or communication in relation to making a decision on this matter.

In accordance with s150EK(1) of the *Local Government Act 2009*, Councillor T Bunnag left the place at which the meeting was being held, including the area set aside for the public and stayed away while the matter was considered and voted on.

NOTIFICATION OF INTEREST

In accordance with s150EQ(3)(b) of the *Local Government Act 2009* Councillor J Natoli gave notice of a Declarable Conflict of Interest.

*I, Councillor Giuseppe (Joe) Natoli, notify that I have a **Declarable Conflict of Interest** in Item 8.1 Development Permit for Material Change of Use of premises to establish multiple dwelling units (116 units) at Sunrise Drive, Maroochydore to be considered at the Ordinary Meeting on Thursday, 19 June 2025.*

Councillor Rosanna Natoli, a related party of mine, was assisted in her campaign by Mr Fry, and attended a community meeting in relation to a development at Sunshine Cove in her capacity as mayoral candidate, which Mr Fry facilitated.

Mr Fry may have handed out my how to vote cards whilst assisting the campaign of Councillor Rosanna Natoli.

I have no ongoing relationship with Mr Fry.

Councillor J Natoli informed the Meeting that he would voluntarily not participate in the decision and left the place at which the meeting was being held, including any area set aside for the public and stayed away while the matter was considered and voted on.

ORDINARY MEETING MINUTES

19 JUNE 2025

Council Resolution (OM25/49)

Moved: Councillor C Dickson
Seconded: Councillor T Landsberg

That Council:

- (a) receive and note the report titled "Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore" and
- (b) APPROVE Application No. MCU22/0111 for a Development Permit for Material Change of Use of Premises to establish Multiple Dwelling Units (116 Units) at Sunrise Drive, Maroochydore, subject to the imposition of conditions identified in Appendix A.

Carried unanimously.

Council Resolution

Moved: Councillor W Johnston
Seconded: Councillor C Dickson

That Council grant Councillor E Hungerford an extension of time for five minutes to speak further to the motion.

Carried unanimously.

Councillor R Natoli, Councillor J Natoli and Councillor T Bunnag were absent for the discussion and vote on this item.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.2 MAY 2025 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Coordinator Financial Services
Business Performance Group

Attachments: Att 1 - May 2025 Financial Performance Report
Att 2 - May 2025 Capital Grant Funded Project Report

Council Resolution (OM25/50)

Moved: Councillor E Hungerford

Seconded: Councillor J Broderick

That Council receive and note the report titled "May 2025 Financial Performance Report".

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.3 UPDATE AND AMENDMENT OF 2024-25 CONTRACTING PLAN

File No: Council Meetings

Author: Acting Manager Business and Innovation
Business Performance Group

Appendices: App A - Amended 2024-25 Contracting Plan

Council Resolution (OM25/51)

Moved: Councillor J Natoli

Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "Update and Amendment of 2024-25 Contracting Plan" and
- (b) adopt the amended 2024-25 Contracting Plan (Appendix A).

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.4 APPLICATION OF NATIONAL COMPETITION POLICY 2025-26

File No: Council Meetings
Author: Coordinator Commercial Analysis
 Business Performance Group
Appendices: App A - Justification for not applying the Code of Competitive Conduct
Attachments: Att 1 - Legislative Requirements 2025-26
 Att 2 - Business Activity Identification 2025-26
 Att 3 - Full Cost Performance 2023-24

Council Resolution (OM25/52)

Moved: Councillor W Johnston
Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "Application of National Competition Policy 2025-26"
- (b) apply Full Cost Pricing to the Waste and Resource Management significant business activity for the 2025-26 financial year in accordance with section 44(1)(b) of the Local Government Act 2009
- (c) undertake a public benefit assessment to determine the reform option to apply to Sunshine Coast Holiday Parks for the 2026-27 financial year, in accordance with section 46(2) of the Local Government Act 2009
- (d) apply the Code of Competitive Conduct to the following business activities, for the 2025-26 financial year, in accordance with section 47 of the Local Government Act 2009:
 - (i) Sunshine Coast Holiday Parks and
 - (ii) Quarries and
- (e) not apply the Code of Competitive Conduct to the following, in accordance with section 47 of the Local Government Act 2009 for the reasons referred to in Appendix A justification for not applying the Code of Competitive Conduct to certain prescribed business activities:
 - (i) Aquatic Centres
 - (ii) Caloundra Indoor Stadium
 - (iii) Caloundra Regional Gallery
 - (iv) Cemeteries
 - (v) Festivals
 - (vi) Multisport Complexes and Showgrounds

Sunshine Coast Regional Council

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- (vii) *Off-street Parking*
- (viii) *Retail Electricity Strategy and Sunshine Coast Solar Farm*
- (ix) *Sunshine Coast Stadium and Kawana Sports Precinct and*
- (x) *Venue 114 and Community Spaces.*

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.5 DELEGATION TO THE CHIEF EXECUTIVE OFFICER - ANNUAL REVIEW

File No: Council Meetings

Author: Acting Manager Governance and Executive Services
Civic Governance Group

Appendices: App A - 2016-73 (V10) Delegation to the Chief Executive Officer

Attachments: Att 1 - 2016-73 (V10) Delegation to the Chief Executive Officer
Tracked Changes

Council Resolution (OM25/53)

Moved: Councillor E Hungerford

Seconded: Councillor W Johnston

That Council:

- (a) receive and note the report titled "Delegation to the Chief Executive Officer - Annual Review"
- (b) adopt Delegation 2016-73 (V10), Delegation to the Chief Executive Officer (Appendix A), noting that this Delegation replaces and supersedes Delegation 2016-73 (v9) Delegation to the Chief Executive Officer adopted by Council on 20 June 2024 and
- (c) note that all other specific and individual delegations of authority to the Chief Executive Officer which have been authorised by Council through previous resolutions, are retained.

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.6 COUNCIL PORTFOLIO SYSTEM 2025

File No: Council Meetings
Author: Manager Strategy and Policy
 Civic Governance Group
Appendices: App A - Sunshine Coast Council 2025 Portfolio Responsibilities
 App B - Sunshine Coast Council 2025 Portfolio System and
 Protocols

Council Resolution (OM25/54)

Moved: Councillor M Suarez

Seconded: Councillor T Burns

That Council:

- (a) receive and note the report titled "Council Portfolio System 2025"
- (b) approve the following allocation of Sunshine Coast Regional Council portfolios to Councillors (Appendix A):
 - Region Shaping Projects, Regional Advocacy and Intergovernmental Relations – Councillor Rosanna Natoli
 - Strong Community – Councillor David Law and Councillor Taylor Bunnag
 - Environment and Liveability – Councillor Maria Suarez and Councillor Tim Burns
 - Resilient Economy – Councillor Terry Landsberg and Councillor Joe Natoli
 - Managing for Growth – Councillor Winston Johnston and Councillor Christian Dickson
 - Organisational Excellence – Councillor Ted Hungerford and Councillor Jenny Broderick and
- (c) approve the Sunshine Coast Council 2025 Portfolio System and Protocols (Appendix B).

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.7 AUDIT COMMITTEE MEETING - 19 MAY 2025

File No: Council Meetings

Author: Manager Audit, Assurance and Risk Advisory Services
Civic Governance Group

Appendices: App A - Minutes of the Audit Committee meeting of 19 May 2025
App B - 2025 – 2026 Internal Audit Program of Work

Council Resolution (OM25/55)

Moved: Councillor J Broderick

Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "Audit Committee Meeting - 19 May 2025"
- (b) endorse the Minutes of the Audit Committee meeting of 19 May 2025 at Appendix A to this report, and
- (c) accept the recommendation of the Audit Committee dated 19 May 2025 and in doing so, approve the 2025 – 2026 Internal Audit Program of Work at Appendix B.

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.8 DISPOSAL OF MULTIPLE LEASE LOTS - CALOUNDRA AEROSPACE PARK

File No: F2024/42266

Author: Senior Property Officer
Business Performance Group

Attachments: Att 1 - Proposed Lease Lots - Caloundra Aerospace Park

Council Resolution (OM25/56)

Moved: Councillor J Broderick

Seconded: Councillor T Landsberg

That Council:

- (a) *receive and note the report titled "Disposal of Multiple Lease Lots - Caloundra Aerospace Park" and*
- (b) *subject to any lots not being secured as part of the tender/negotiation process which closed 12 November 2024:*
 - (i) *appoint a real estate agency to market the lease lots on the open market seeking a private treaty agreement provided that:*
 - (1) *it complies with Section 236 of the Local Government Regulation 2012 and*
 - (2) *the consideration for the disposal is equal to or greater than the market value of the interest in land and*
 - (ii) *resolve, pursuant to Section 236(1)(e) and (2) of the Local Government Regulation 2012 that an exception to dispose of an interest (lease) in land located at Caloundra Aerospace Park located at 14 Caloundra Road, Caloundra West applies over any remaining lots as the lots have been offered to the market via public tender.*

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

8.9 DISPOSAL (LEASE): THE PAVILION - 37 ESPLANADE HEADLAND KINGS BEACH

File No: F15/00129
Author: Senior Property Officer
 Business Performance Group
Attachments: Att 1 - Aerial Plan
 Att 2 - Survey Plan - Leased Area
 Att 3 - Proposed Terms - *Confidential*

Council Resolution (OM25/57)

Moved: Councillor T Landsberg
Seconded: Councillor T Burns

That Council:

- (a) *receive and note the report titled "Disposal (Lease): The Pavilion - 37 Esplanade Headland Kings Beach "*
- (b) *resolve that in accordance with Section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies as per section 236(1)(c) (iii) the Metropolitan Caloundra Surf Life Saving Club Incorporated is the existing tenant of part of the land at 37 Esplanade Headland Kings Beach and*
- (c) *authorise the Chief Executive Officer to publicly release details relating to the Trustee Lease upon execution of the Lease.*

Carried unanimously.

ORDINARY MEETING MINUTES

19 JUNE 2025

9 NOTIFIED MOTIONS

NIL

ORDINARY MEETING MINUTES

19 JUNE 2025

10 TABLING OF PETITIONS

10.1 PETITION - MOFFAT BEACH SEAWALL SEWERAGE OUTFALL PIPE

Council Resolution (OM25/58)

Moved: Councillor T Landsberg

Seconded: Councillor J Natoli

That the petition tabled by Councillor T Landsberg relating to the Moffat Beach Seawall Outfall Pipe be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

10.2 PETITION - OBJECTION TO PROPOSED FOOTPATH DESIGN ON CENTENARY DRIVE, MALENY

Council Resolution (OM25/59)

Moved: Councillor W Johnston

Seconded: Councillor T Bunnag

That the petition tabled by Councillor W Johnston relating to the Objection to the Proposed Footpath Design on Centenary Drive, Maleny be received and referred to the Chief Executive Officer to determine appropriate action.

Carried unanimously.

10.3 PETITION - REQUEST AN INDEPENDENT REVIEW OF THE CALOUNDRA TRANSPORT CORRIDOR UPGRADE PROJECT

Council Resolution (OM25/60)

Moved: Councillor D Law

Seconded: Councillor T Burns

That the petition tabled by Councillor D Law relating to the request for an independent review of the Caloundra Transport Corridor Upgrade Project be received and referred to the Chief Executive Officer to determine appropriate action.

For: Councillor R Natoli, Councillor J Broderick, Councillor T Burns, Councillor J Natoli, Councillor T Bunnag, Councillor M Suarez and Councillor D Law.

Against: Councillor T Landsberg, Councillor W Johnston, Councillor C Dickson and Councillor E Hungerford.

Carried.

ORDINARY MEETING MINUTES

19 JUNE 2025

11 CONFIDENTIAL SESSION

NIL

12 NEXT MEETING

The next Ordinary Meeting will be held on 24 July 2025 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

13 MEETING CLOSURE

The meeting closed at 11:49am.

Confirmed 24 July 2025.



CHAIR

Minutes

Special Meeting (Budget Adoption)

Monday, 7 July 2025

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore





SPECIAL MEETING MINUTES

7 JULY 2025

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Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Council.

SPECIAL MEETING MINUTES

7 JULY 2025

1 DECLARATION OF OPENING

The Chair declared the meeting open at 9:00am.

2 WELCOME AND OPENING

Councillor T Burns acknowledged the Traditional Custodians on the land on which the meeting took place.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

COUNCILLORS

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6
Councillor E Hungerford	Division 7 (Via Teams)
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

COUNCIL OFFICERS

Chief Executive Officer
 Acting Group Executive Built Infrastructure
 Acting Group Executive Business Performance
 Acting Group Executive Civic Governance
 Group Executive Customer and Planning Services
 Acting Group Executive Economic and Community Development
 Acting Group Executive Liveability and Natural Assets
 Chief Financial Officer
 Coordinator Meeting Management
 Manager Strategy and Policy

SPECIAL MEETING MINUTES

7 JULY 2025

4 INFORMING OF CONFLICT OF INTEREST

4.1 PRESCRIBED CONFLICTS OF INTEREST

NIL

4.2 DECLARABLE CONFLICT OF INTEREST

NIL

SPECIAL MEETING MINUTES

7 JULY 2025

5 REPORTS DIRECT TO COUNCIL

5.1 OPERATIONAL PLAN 2025-26

File No: Council Meetings
Author: Manager Strategy and Policy
Civic Governance Group
Appendices: App A - Operational Plan 2025-26

Council Resolution (SM25/1)

Moved: Councillor J Broderick
Seconded: Councillor T Bunnag

That Council:

- (a) receive and note the report titled "Operational Plan 2025-26" and
- (b) adopt the Operational Plan 2025-26 (Appendix A).

Carried unanimously.

SPECIAL MEETING MINUTES

7 JULY 2025

5.2 AMENDED COMMERCIAL CHARGES 2025-26

File No: Council Meetings

Author: Coordinator Financial Services
Business Performance Group

Appendices: App A - Amended Commercial Charges 2025-26
App B - Amended Commercial Charges Explanatory Notes 2025-26

Council Resolution (SM25/2)

Moved: Councillor J Broderick

Seconded: Councillor W Johnston

That Council:

- (a) *receive and note the report titled "Amended Commercial Charges 2025-26" and*
- (b) *adopt the amended commercial charges as detailed in*
 - (i) *Amended Commercial Charges 2025-26 (Appendix A) and,*
 - (ii) *Amended Commercial Charges Explanatory Notes 2025-26 (Appendix B),**to commence from the Effective Date outlined in this report.*

Carried unanimously.

SPECIAL MEETING MINUTES

7 JULY 2025

5.3 2025-26 POLICIES AND OTHER MATTERS

File No: Council Meetings

Author: Coordinator Financial Services
Business Performance Group

Appendices: App A - 2025-26 Debt Policy
App B - 2025-26 Environment Levy Policy
App C - 2025-26 Arts and Heritage Levy Policy
App D - 2025-26 Transport Levy Policy
App E - Prescribed Services Charge Plan No 3 2025-26

Attachments: Att 1 - 2025-26 Environment Levy Program
Att 2 - 2025-26 Arts and Heritage Levy Program
Att 3 - 2025-26 Transport Levy Program

Council Resolution (SM25/3)

Moved: Councillor J Broderick

Seconded: Councillor W Johnston

That Council:

- (a) receive and note the report titled "2025-26 Policies and Other Matters"
- (b) adopt the 2025-26 Debt Policy (Appendix A)
- (c) adopt the 2025-26 Environment Levy Policy (Appendix B) and note supporting program included in the 2025-26 budget (Attachment 1)
- (d) adopt the 2025-26 Arts and Heritage Levy Policy (Appendix C) and note supporting program included in the 2025-26 budget (Attachment 2)
- (e) adopt the 2025-26 Transport Levy Policy (Appendix D) and note supporting program included in the 2025-26 budget (Attachment 3), and
- (f) adopt the Prescribed Services Charge Plan (No. 3) 2025-26.

Carried unanimously.

SPECIAL MEETING MINUTES

7 JULY 2025

5.4 2025-26 BUDGET ADOPTION

File No: Council Meetings
 Author: Coordinator Financial Services
 Business Performance Group
 Appendices: App A - 2025-26 Budget Adoption Papers
 Attachments: Att 1 - 2024-25 Statement of Estimated Financial Position
 Att 2 - 2025-26 Financial Statements - Core and Maroochydhore
 City Centre

Council Resolution (SM25/4)

Moved: Councillor R Natoli
 Seconded: Councillor M Suarez

1. STATEMENT OF ESTIMATED FINANCIAL POSITION

That Council receive and note the statement of estimated financial operations and financial position of the Council in respect to the 2024-25 financial year as set out in Attachment 1 pursuant to section 205 of the Local Government Regulation 2012.

2. DIFFERENTIAL GENERAL RATES

(a) For the 2025-26 financial year, and pursuant to section 81 of the Local Government Regulation 2012, the categories into which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 81(5) of the Local Government Regulation 2012, the method by which land is to be identified and included in its appropriate category is as follows:

Column 1 - Category	Column 2 - Description	Column 3 - Identification*
1. Agricultural		
1	This category will apply where the land is: a. used for primary production purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of primary production purposes; and b. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes.	Land to which the following land use codes apply: 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

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		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 & fodder non-irrigated 85 pigs 86 horses 87 poultry 88 forestry and logs 89 animals (special) 93 peanuts
2RN. Rural Commercial & Industrial with a rateable value from \$0 to \$195,700		
2RN	This category will apply where the land has a rateable value from \$0 to \$195,700 and is: a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and b. not included in category 4I, and c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.	Land to which the following land use codes apply: 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home

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		<p>(medical care)</p> <p>28 warehouse and bulk store</p> <p>29 transport terminal</p> <p>30 service station</p> <p>31 oil depot</p> <p>32 wharf</p> <p>33 builder's yard/contractor's yard</p> <p>34 cold store/ice works</p> <p>35 general industry</p> <p>36 light industry</p> <p>37 noxious/offensive industry</p> <p>38 advertising – hoarding</p> <p>39 harbour industry</p> <p>41 childcare centre</p> <p>42 hotel/tavern</p> <p>43 motel</p> <p>44 nursery/garden centre</p> <p>45 theatres/cinemas</p> <p>46 drive-in theatres</p> <p>47 licensed club</p> <p>48 sports club/facilities</p> <p>49 caravan park</p> <p>50 other club (non-business)</p> <p>52 cemetery</p> <p>58 educational</p> <p>89 animals (special), boarding kennels/cattery</p> <p>91 transformers/utility installation</p>
2UN. Urban Commercial & Industrial with a rateable value from \$0 to \$195,700		
2UN	<p>This category will apply where the land has a rateable value from \$0 to \$195,700 and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 4I, and</p> <p>c. located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</p>	<p>Land to which the following land use codes apply:</p> <p>07 guest house/private hotel/hostel/bed and breakfast</p> <p>08 community title scheme unit(s)</p> <p>09 group title multi dwelling or group title vacant land</p> <p>10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</p> <p>11 shop/office (single) with or without accommodation</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops main retail</p> <p>15 shop secondary retail</p> <p>16 drive-in shopping centre</p> <p>17 restaurant/fast food outlet</p>

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		18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
2R. Rural Commercial & Industrial with a rateable value from \$195,701 to \$399,000		
2R	This category will apply where the land has a rateable value from \$195,701 to \$399,000 and is: a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and b. not included in category 4I, and c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26	Land to which the following land use codes apply: 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet

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	Revenue Statement.	11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
2U. Urban Commercial & Industrial with a rateable value from \$195,701 to \$399,000		
2U	This category will apply where the land has a rateable value from \$195,701 to \$399,000 and	Land to which the following land use codes apply:

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	<p>is:</p> <p>a. <i>used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</i></p> <p>b. <i>not included in category 4l, and</i></p> <p>c. <i>located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i></p>	<p>07 <i>guest house/private hotel/hostel/bed and breakfast</i></p> <p>08 <i>community title scheme unit(s)</i></p> <p>09 <i>group title multi dwelling or group title vacant land</i></p> <p>10 <i>combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</i></p> <p>11 <i>shop/office (single) with or without accommodation</i></p> <p>12 <i>shops – shopping group (more than 6 shops)</i></p> <p>13 <i>shops – shopping group (2 to 6 shops)</i></p> <p>14 <i>shops main retail</i></p> <p>15 <i>shop secondary retail</i></p> <p>16 <i>drive-in shopping centre</i></p> <p>17 <i>restaurant/fast food outlet</i></p> <p>18 <i>special tourist attraction</i></p> <p>19 <i>walkway/ramp</i></p> <p>20 <i>marina</i></p> <p>22 <i>car park</i></p> <p>23 <i>retail warehouse</i></p> <p>24 <i>sales area</i></p> <p>25 <i>office(s)</i></p> <p>26 <i>funeral parlour</i></p> <p>27 <i>private hospital/convalescent home (medical care)</i></p> <p>28 <i>warehouse and bulk store</i></p> <p>29 <i>transport terminal</i></p> <p>30 <i>service station</i></p> <p>31 <i>oil depot</i></p> <p>32 <i>wharf</i></p> <p>33 <i>builder's yard/contractor's yard</i></p> <p>34 <i>cold store/ice works</i></p> <p>35 <i>general industry</i></p> <p>36 <i>light industry</i></p> <p>37 <i>noxious/offensive industry</i></p> <p>38 <i>advertising – hoarding</i></p> <p>39 <i>harbour industry</i></p> <p>41 <i>childcare centre</i></p> <p>42 <i>hotel/tavern</i></p> <p>43 <i>motel</i></p> <p>44 <i>nursery/garden centre</i></p> <p>45 <i>theatres/cinemas</i></p> <p>46 <i>drive-in theatres</i></p> <p>47 <i>licensed club</i></p> <p>48 <i>sports club/facilities</i></p> <p>49 <i>caravan park</i></p> <p>50 <i>other club (non-business)</i></p> <p>52 <i>cemetery</i></p>
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		58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
3R. Rural Commercial & Industrial with a rateable value from \$399,001 to \$950,000		
3R	<p><i>This category will apply where the land has a rateable value from \$399,001 to \$950,000 and is:</i></p> <p><i>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</i></p> <p><i>b. not included in category 4I, and</i></p> <p><i>c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i></p>	<p><i>Land to which the following land use codes apply:</i></p> <p>07 guest house/private hotel/hostel/bed and breakfast</p> <p>08 community title scheme unit(s)</p> <p>09 group title multi dwelling or group title vacant land</p> <p>10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet</p> <p>11 shop/office (single) with or without accommodation</p> <p>12 shops – shopping group (more than 6 shops)</p> <p>13 shops – shopping group (2 to 6 shops)</p> <p>14 shops main retail</p> <p>15 shop secondary retail</p> <p>16 drive-in shopping centre</p> <p>17 restaurant/fast food outlet</p> <p>18 special tourist attraction</p> <p>19 walkway/ramp</p> <p>20 marina</p> <p>22 car park</p> <p>23 retail warehouse</p> <p>24 sales area</p> <p>25 office(s)</p> <p>26 funeral parlour</p> <p>27 private hospital/convalescent home (medical care)</p> <p>28 warehouse and bulk store</p> <p>29 transport terminal</p> <p>30 service station</p> <p>31 oil depot</p> <p>32 wharf</p> <p>33 builder's yard/contractor's yard</p> <p>34 cold store/ice works</p> <p>35 general industry</p> <p>36 light industry</p> <p>37 noxious/offensive industry</p> <p>38 advertising – hoarding</p> <p>39 harbour industry</p> <p>41 childcare centre</p> <p>42 hotel/tavern</p>

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		43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
3U. Urban Commercial & Industrial with a rateable value from \$399,001 to \$950,000		
3U	<p><i>This category will apply where the land has a rateable value from \$399,001 to \$950,000 and is:</i></p> <p><i>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</i></p> <p><i>b. not included in category 4I, and</i></p> <p><i>c. located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i></p>	<p><i>Land to which the following land use codes apply:</i></p> 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop /office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/ fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf

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		33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
4R. Rural Commercial & Industrial with a rateable value greater than \$950,000		
4R	<p><i>This category will apply where the land has a rateable value greater than \$950,000; or, for land used for shops main retail, shop secondary retail, drive in shopping centre or retail warehouse (land use codes 14, 15, 16, 23 refer) where the land has a rateable value greater than \$950,000 and less than \$3,000,000; and is:</i></p> <p><i>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</i></p> <p><i>b. not included in category 1, 4I, 24, 25, 25A, 25B, 26; and</i></p> <p><i>c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i></p>	<p><i>Land to which the following land use codes apply:</i></p> 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail 15 shop secondary retail 16 drive-in shopping centre 17 restaurant/ fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area

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		25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
4U. Urban Commercial & Industrial with a rateable value greater than \$950,000		
4U	<p>This category will apply where the land has a rateable value greater than \$950,000; or, for land used for shops main retail, shop secondary retail, drive in shopping centre or retail warehouse (land use codes 14, 15, 16, 23 refer) where the land has a rateable value greater than \$950,000 and less than \$3,000,000; and is:</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. not included in category 1, 4I, 24, 25, 25A, 25B, 26; and</p> <p>c. located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26</p>	<p>Land to which the following land use codes apply:</p> 07 guest house/private hotel/hostel/bed and breakfast 08 community title scheme unit(s) 09 group title multi dwelling or group title vacant land 10 combination of single or multiple dwellings/residential with single or multiple commercial/shop/office/food outlet 11 shop/office (single) with or without accommodation 12 shops – shopping group (more than 6 shops) 13 shops – shopping group (2 to 6 shops) 14 shops main retail

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	Revenue Statement.	15 shop secondary retail 16 drive-in shopping centre 17 restaurant/ fast food outlet 18 special tourist attraction 19 walkway/ramp 20 marina 22 car park 23 retail warehouse 24 sales area 25 office(s) 26 funeral parlour 27 private hospital/convalescent home (medical care) 28 warehouse and bulk store 29 transport terminal 30 service station 31 oil depot 32 wharf 33 builder's yard/contractor's yard 34 cold store/ice works 35 general industry 36 light industry 37 noxious/offensive industry 38 advertising – hoarding 39 harbour industry 41 childcare centre 42 hotel/tavern 43 motel 44 nursery/garden centre 45 theatres/cinemas 46 drive-in theatres 47 licensed club 48 sports club/facilities 49 caravan park 50 other club (non-business) 52 cemetery 58 educational 89 animals (special), boarding kennels/cattery 91 transformers/utility installation
4I. Iconic Tourism, Entertainment / Leisure or Tourism Attraction related industry		
4I	This category will apply where the land is; used for special tourism attraction purposes (land use code 18 refers) and has a rateable value greater than \$850,000; used for sports club/facility purposes (land use code 48 refers) and has a rateable value greater than \$4,900,000; used for race course purposes (land use code 56 refers) with a rateable value	Land to which one of the following land use codes apply 18 special tourist attraction 48 sports club/facilities 56 race course and one of the following property numbers apply; property number 166386 Big Kart Track, property number 239029 The Big

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	<p>over \$3,200,000; and is;</p> <p>a. used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. used for iconic tourism activities or entertainment/leisure activities, or tourism attraction activities or tourism related industry purposes or entertainment/leisure related industry purposes or tourism attraction related industry purposes.</p>	<p>Pineapple, property number 43000 Sea Life Sunshine Coast, property number 29377 The Ginger Factory, property number 221819 Sunshine Coast Turf Club, property number 171510 Aussie World and The Pub, property number 233443 Australia Zoo, property number 14232 Palmer Cooloom Resort and property number 122307 Twin Waters Resort.</p>
5. Extractive Industries		
5	<p>a. This category will apply where the land is used for non-residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of non-residential purposes; and</p> <p>b. is used for extractive industry purposes.</p>	<p>Land to which the following land use codes apply:</p> <p>40 extractive industry</p>
6. Residential/Vacant Land/Other with a rateable value from \$0 to \$560,500		
6	<p>Applies to land with a rateable value from \$0 to \$560,500, not otherwise included in the following categories:</p> <p>1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.</p>	
7. Residential/Vacant Land/Other with a rateable value from \$560,501 to \$850,000		
7	<p>Applies to land with a rateable value from \$560,501 to \$850,000, not otherwise included in the following categories:</p> <p>1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.</p>	
8. Residential/Vacant Land/Other with a rateable value from \$850,001 to \$1,085,400		
8	<p>Applies to land with a rateable value from \$850,001 to \$1,085,400, not otherwise included in the following categories:</p> <p>1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.</p>	

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<i>9. Residential/Vacant Land/Other with a rateable value from \$1,085,401 to \$1,246,200</i>		
9	Applies to land with a rateable value from \$1,085,401 to \$1,246,200 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
<i>10. Residential/Vacant Land/Other with a rateable value from \$1,246,201 to \$1,447,200</i>		
10	Applies to land with a rateable value from \$1,246,201 to \$1,447,200 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
<i>11. Residential/Vacant Land/Other with a rateable value from \$1,447,201 to \$1,608,000</i>		
11	Applies to land with a rateable value from \$1,447,201 to \$1,608,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
<i>12. Residential/Vacant Land/Other with a rateable value from \$1,608,001 to \$1,943,000</i>		
12	Applies to land with a rateable value from \$1,608,001 to \$1,943,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
<i>13. Residential/Vacant Land/Other with a rateable value from \$1,943,001 to \$2,362,500</i>		
13	Applies to land with a rateable value from \$1,943,001 to \$2,362,500 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	

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<i>14. Residential/Vacant Land/Other with a rateable value from \$2,362,501 to \$4,300,000</i>		
14	Applies to land with a rateable value from \$2,362,501 to \$4,300,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
<i>15. Residential/Vacant Land/Other with a rateable value over \$4,300,000</i>		
15	Applies to land with a rateable value over \$4,300,000 not otherwise included in the following categories: 1, 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 20, 21, 22, 23, 24, 25, 25A, 25B, 26, 27, 27T, 28, 29, 29T, 30 or 31.	
<i>16. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$0 to \$810,000</i>		
16	This category will apply where the land has a rateable value from \$0 to \$810,000 and is: a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. not used as a principal place of residence and; c. does not fall into category 16RT or 16UT.	Land, to which the following land use codes apply: 02 single dwelling, 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling, 09 group title multi dwelling or group title single dwelling.
<i>16RT. Residential - Rural Transitory Accommodation with a rateable value from \$0 to \$810,000</i>		
16RT	This category will apply where the land has a rateable value from \$0 to \$810,000 and is: a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and b. is defined as transitory accommodation; and c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.	Land to which the following land use codes apply: 02 single dwelling 03 multi dwelling (dual occupancy, secondary dwelling or flats) 05 large homesite - dwelling 09 group title multi dwelling or group title single dwelling
<i>16UT. Residential - Urban Transitory Accommodation with a rateable value from \$0 to \$810,000</i>		
16UT	This category will apply where the land has a rateable value from \$0 to \$810,000 and is: a. used for residential purposes, or has the potential predominant use by virtue of its	Land to which the following land use codes apply: 02 single dwelling 03 multi dwelling (dual occupancy,

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	<p>improvements or activities conducted upon the land of residential purposes; and</p> <p>b. is defined as transitory accommodation; and</p> <p>c. located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</p>	<p>secondary dwelling or flats)</p> <p>05 large homesite - dwelling</p> <p>09 group title multi dwelling or group title single dwelling</p>
17. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$810,001 to \$1,010,000		
17	<p>This category will apply where the land has a rateable value from \$810,001 to \$1,010,000 and is:</p> <p>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</p> <p>b. not used as a principal place of residence and;</p> <p>c. does not fall into category 17RT or 17UT.</p>	<p>Land to which the following land use codes apply:</p> <p>02 single dwelling</p> <p>03 multi dwelling (dual occupancy, secondary dwelling or flats)</p> <p>05 large homesite - dwelling</p> <p>09 group title multi dwelling or group title single dwelling</p>
17RT. Residential - Rural Transitory Accommodation with a rateable value from \$810,001 to \$999,385		
17RT	<p>This category will apply where the land has a rateable value from \$810,001 to \$999,385 and is:</p> <p>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</p> <p>b. is defined as transitory accommodation; and</p> <p>c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</p>	<p>Land to which the following land use codes apply:</p> <p>02 single dwelling</p> <p>03 multi dwelling (dual occupancy, secondary dwelling or flats)</p> <p>05 large homesite - dwelling</p> <p>09 group title multi dwelling or group title single dwelling</p>
17UT. Residential - Urban Transitory Accommodation with a rateable value from \$810,001 to \$999,385		
17UT	<p>This category will apply where the land has a rateable value from \$810,001 to \$999,385 and is:</p> <p>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</p> <p>b. is defined as transitory accommodation; and</p> <p>c. located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26</p>	<p>Land to which the following land use codes apply:</p> <p>02 single dwelling</p> <p>03 multi dwelling (dual occupancy, secondary dwelling or flats)</p> <p>05 large homesite - dwelling</p> <p>09 group title multi dwelling or group title single dwelling</p>

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	Revenue Statement.	
18. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value from \$1,010,001 to \$1,485,200		
18	<p><i>This category will apply where the land has a rateable value from \$1,010,001 to \$1,485,200 and is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. not used as a principal place of residence and;</i> <i>c. does not fall into category 18RT or 18UT.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>02 single dwelling</i> <i>03 multi dwelling (dual occupancy, secondary dwelling or flats)</i> <i>05 large homesite - dwelling</i> <i>09 group title multi dwelling or group title single dwelling</i>
18RT. Residential - Rural Transitory Accommodation with a rateable value from \$999,386 to \$1,485,200		
18RT	<p><i>This category will apply where the land has a rateable value from \$999,386 to \$1,485,200 and is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. is defined as transitory accommodation; and</i> <i>c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>02 single dwelling</i> <i>03 multi dwelling (dual occupancy, secondary dwelling or flats)</i> <i>05 large homesite - dwelling</i> <i>09 group title multi dwelling or group title single dwelling</i>
18UT. Residential - Urban Transitory Accommodation with a rateable value from \$999,386 to \$1,485,200		
18UT	<p><i>This category will apply where the land has a rateable value from \$999,386 to \$1,485,200 and is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. is defined as transitory accommodation; and</i> <i>c. located in an urban area as defined in Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>02 single dwelling</i> <i>03 multi dwelling (dual occupancy, secondary dwelling or flats)</i> <i>05 large homesite - dwelling</i> <i>09 group title multi dwelling or group title single dwelling</i>

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<i>19. Residential - Not Principal Place of Residence/Multi Dwelling with a rateable value over \$1,485,200</i>		
19	<p><i>This category will apply where the land has a rateable value over \$1,485,200 and is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. not used as a principal place of residence and;</i> <i>c. does not fall into category 19RT or 19UT.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>02 single dwelling</i> <i>03 multi dwelling (dual occupancy, secondary dwelling or flats)</i> <i>05 large homesite - dwelling</i> <i>09 group title multi dwelling or group title single dwelling</i>
<i>19RT. Residential - Rural Transitory Accommodation with a rateable value over \$1,485,200</i>		
19RT	<p><i>This category will apply where the land has a rateable value over \$1,485,200 and is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. is defined as transitory accommodation; and</i> <i>c. located in a rural area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>02 single dwelling</i> <i>03 multi dwelling (dual occupancy, secondary dwelling or flats)</i> <i>05 large homesite - dwelling</i> <i>09 group title multi dwelling or group title single dwelling</i>
<i>19UT. Residential - Urban Transitory Accommodation with a rateable value over \$1,485,200</i>		
19UT	<p><i>This category will apply where the land has a rateable value over \$1,485,200 and is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. is defined as transitory accommodation; and</i> <i>c. located in an urban area as delineated on Map 2 in section 2.8 of the 2025-26 Revenue Statement.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>02 single dwelling</i> <i>03 multi dwelling (dual occupancy, secondary dwelling or flats)</i> <i>05 large homesite - dwelling</i> <i>09 group title multi dwelling or group title single dwelling</i>
<i>20. Vacant Land with a rateable value over \$1,300,000 and total area greater than 1500 square metres</i>		
20	<p><i>This category will apply where one or more parcels of land that is valued together and is vacant land with a total area greater than 1500 square metres and the rateable value is greater than \$1,300,000.</i></p>	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>01 vacant land</i> <i>04 large homesite - vacant</i> <i>06 outbuildings</i>

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<i>21. Lots less than 20 square metres, Pump Stations, Stock Grazing Permit, Strata Garage</i>		
21	<i>This category will apply where the land is: a. subject to a Stock Grazing Permit; b. a Pump Station; or c. a small lot or strata garage less than 20 square metres.</i>	
<i>22. Land Subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the Land Valuation Act 2010</i>		
22	<i>This category will apply where the land is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the Land Valuation Act 2010.</i>	<i>Land to which the following land use codes apply: 72 vacant land – valuation discounted subdivided land.</i>
<i>23. Retirement Villages & Nursing Homes</i>		
23	<i>This category will apply where the land is used for retirement village purposes or retirement lifestyle village purposes or nursing home purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land.</i>	<i>Land to which the following land use codes apply: 21 retirement village, aged people home (non-medical care or mixed medical and non-medical care). 211 retirement lifestyle village</i>
<i>24. Shopping Centres with a rateable value from \$3,000,000 to \$6,750,000</i>		
24	<i>This category will apply where the land has a rateable value from \$3,000,000 to \$6,750,000 and is used for shopping centre purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes.</i>	<i>Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse</i>
<i>25. Shopping Centres with a rateable value from \$6,750,001 to \$10,999,998</i>		
25	<i>This category will apply where the land has a rateable value from \$6,750,001 to \$10,999,998 and is used for shopping centre purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes.</i>	<i>Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse</i>
<i>25A. Shopping Centres with a rateable value from \$10,999,999 to \$22,500,000</i>		
25A	<i>This category will apply where the land has a rateable value from \$10,999,999 to \$22,500,000 and is used for shopping centre purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of shopping centre purposes.</i>	<i>Land to which the following land use codes apply: 14 shops main retail 15 shop (secondary retail) 16 drive-in shopping centre 23 retail warehouse</i>

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

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<i>28. High-rise Units - Principal Place of Residence</i>		
28	<p><i>This category will apply where the land is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. part of a community title scheme with a high rise unit or group title multi dwelling with a high rise unit; and</i> <i>c. used as a principal place of residence.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>08 community title scheme unit(s)</i> <i>09 group title multi dwelling unit</i>
<i>29. Low-rise Units - Not Principal Place of Residence/Multi Dwelling</i>		
29	<p><i>This category will apply where the land is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. part of a community title scheme with a low rise unit or group title multi dwelling with a low rise unit; and</i> <i>c. not used as a principal place of residence; and</i> <i>d. does not fall into category 29T.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>08 community title scheme unit(s)</i> <i>09 group title multi dwelling unit</i>
<i>29T. Low-rise Units - Transitory Accommodation</i>		
29T	<p><i>This category will apply where the land is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. part of a community title scheme with a low rise unit or group title multi dwelling with a low rise unit; and</i> <i>c. is defined as transitory accommodation.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>08 community title scheme unit(s)</i> <i>09 group title multi dwelling unit</i>
<i>30. Low-rise Units - Principal Place of Residence</i>		
30	<p><i>This category will apply where the land is:</i></p> <ul style="list-style-type: none"> <i>a. used for residential purposes, or has the potential predominant use by virtue of its improvements or activities conducted upon the land of residential purposes; and</i> <i>b. part of a community title scheme with a low rise unit or group title multi dwelling with a low rise unit; and</i> <i>c. used as a principal place of residence.</i> 	<p><i>Land to which the following land use codes apply:</i></p> <ul style="list-style-type: none"> <i>08 community title scheme unit(s)</i> <i>09 group title multi dwelling unit</i>

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31. Other Significant Commercial & Industrial		
31	This category will apply where the land is located within the Sunshine Coast Airport Precinct and is used for an airport or other significant industry or non-residential purposes.	Land to which the following land use codes apply: 100 Sunshine Coast Airport, Sunshine Coast Airport Precinct
Definitions of terms used in the above table are detailed in section 2.8 of the 2025-26 Revenue Statement.		

- (b) Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of the Local Government Regulation 2012, to identify the rating category to which each parcel of rateable land belongs. In doing so, the Chief Executive Officer may have regard to, but is not necessarily bound by, the identification data appearing in Column 3 - Identification* above.
- (c) For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 80 of the Local Government Regulation 2012, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the Local Government Regulation 2012, the minimum differential general rate to be made and levied for each differential general rate category, is as follows:

Category		Differential General Rate cents in dollar	Minimum Differential General Rate
1	Agricultural	0.2249	\$1,586.30
2RN	Rural Commercial & Industrial - \$0 to \$195,700 RV*	1.0493	\$1,723.00
2UN	Urban Commercial & Industrial - \$0 to \$195,700 RV	1.0595	\$1,726.00
2R	Rural Commercial & Industrial - \$195,701 to \$399,000 RV	0.7578	\$2,054.00
2U	Urban Commercial & Industrial - \$195,701 to \$399,000 RV	0.7579	\$2,074.00
3R	Rural Commercial & Industrial - \$399,001 to \$950,000 RV	0.7065	\$3,024.00
3U	Urban Commercial & Industrial - \$399,001 to \$950,000 RV	0.7387	\$3,025.00
4R	Rural Commercial & Industrial - over \$950,000 RV	0.6327	\$6,712.00
4U	Urban Commercial & Industrial - over \$950,000 RV	0.7139	\$7,018.00
4I	Iconic Tourism, Entertainment / Leisure or Tourism Attraction related industry	0.9399	\$12,377.00
5	Extractive Industries	0.5170	\$2,323.00
6	Residential/Vacant Land/Other - \$0 to \$560,500 RV	0.3140	\$1,586.30
7	Residential/Vacant Land/Other - \$560,501 to \$850,000 RV	0.2602	\$1,760.00

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8	Residential/Vacant Land/Other - \$850,001 to \$1,085,400 RV	0.2476	\$2,212.00
9	Residential/Vacant Land/Other - \$1,085,401 to \$1,246,200 RV	0.2435	\$2,688.00
10	Residential/Vacant Land/Other - \$1,246,201 to \$1,447,200 RV	0.2396	\$3,035.00
11	Residential/Vacant Land/Other - \$1,447,201 to \$1,608,000 RV	0.2327	\$3,468.00
12	Residential/Vacant Land/Other - \$1,608,001 to \$1,943,000 RV	0.2169	\$3,742.00
13	Residential/Vacant Land/Other - \$1,943,001 to \$2,362,500 RV	0.1907	\$4,215.00
14	Residential/Vacant Land/Other - \$2,362,500 to \$4,300,000 RV	0.1841	\$4,506.00
15	Residential/Vacant Land/Other - over \$4,300,000 RV	0.0903	\$7,917.00
16	Residential - Not Principal Place of Residence/Multi Dwelling - \$0 to \$810,000 RV	0.3482	\$1,904.00
16RT	Residential - Rural Transitory Accommodation - \$0 to \$810,000 RV	0.8232	\$3,465.00
16UT	Residential - Urban Transitory Accommodation - \$0 to \$810,000 RV	0.8711	\$3,810.00
17	Residential - Not Principal Place of Residence/Multi Dwelling - \$810,001 to \$1,010,000 RV	0.2967	\$2,821.00
17RT	Residential - Rural Transitory Accommodation - \$810,001 to \$999,385 RV	0.7701	\$6,668.00
17UT	Residential - Urban Transitory Accommodation - \$810,001 to \$999,385 RV	0.7731	\$7,056.00
18	Residential - Not Principal Place of Residence/Multi Dwelling - \$1,010,001 to \$1,485,200 RV	0.2966	\$2,997.00
18RT	Residential - Rural Transitory Accommodation - \$999,386 to \$1,485,200 RV	0.7700	\$7,697.00
18UT	Residential - Urban Transitory Accommodation - \$999,386 to \$1,485,200 RV	0.7458	\$7,727.00
19	Residential - Not Principal Place of Residence/Multi Dwelling - over \$1,485,200 RV	0.2623	\$4,406.00
19RT	Residential - Rural Transitory Accommodation - over \$1,485,200 RV	0.7696	\$11,437.00
19UT	Residential - Urban Transitory Accommodation - over \$1,485,200 RV	0.6558	\$11,077.00
20	Vacant Land with a rateable value over \$1,300,000 and total area greater than 1500 square metres	0.5557	\$10,415.00

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21	Stock Grazing Permits, Pump Stations and small lots less than 20 square metres	0.7423	\$234.00
22	Land which is subject to Chapter 2, Part 2, Division 5, Subdivision 3 of the Land Valuation Act 2010	0.1884	No Minimum
23	Retirement Villages & Nursing Homes	0.6027	\$1,586.30
24	Shopping Centres - \$3,000,000 to \$6,750,000 RV	1.5878	\$62,445.00
25	Shopping Centres - \$6,750,001 to \$10,999,998 RV	1.5732	\$107,178.00
25A	Shopping Centres - \$10,999,999 to \$22,500,000 RV	2.0751	\$228,261.00
25B	Shopping Centres - \$22,500,001 to \$45 million RV	2.0784	\$530,097.00
26	Shopping Centres - over \$45 million RV	3.5699	\$2,479,739.00
27	High-rise Units - Not Principal Place of Residence/Multi Dwelling	0.9355	\$2,937.00
27T	High-rise Units - Transitory Accommodation	1.9785	\$4,865.00
28	High-rise Units - Principal Place of Residence	0.8402	\$2,433.00
29	Low-rise Units - Not Principal Place of Residence/Multi Dwelling	0.5295	\$1,904.00
29T	Low-rise Units - Transitory Accommodation	1.2913	\$3,173.00
30	Low-rise Units - Principal Place of Residence	0.4459	\$1,586.30
31	Other Significant Commercial & Industrial	0.2797	No Minimum
*RV = Rateable Valuation			

3. SEPARATE CHARGES

Environment Levy

For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 103 of the Local Government Regulation 2012, Council make and levy a separate charge, to be known as the "Environment Levy", in the sum of \$82 per rateable assessment, to be levied equally on all rateable land in the region, for the purposes of funding a range of strategic environmental management initiatives in accordance with Council's Environment Levy Policy.

Arts and Heritage Levy

For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 103 of the Local Government Regulation 2012, Council make and levy a separate charge, to be known as the "Arts and Heritage Levy", in the sum of \$20 per rateable assessment, to be levied equally on all rateable land in the region, for the purposes of funding a range of arts and cultural heritage initiatives in accordance with the goals and strategies endorsed within the Sunshine Coast Heritage Plan 2021-2031, the Sunshine Coast

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Creative Arts Plan 2023-2038, in accordance with Council's Arts and Heritage Levy Policy.

Transport Levy

For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 103 of the Local Government Regulation 2012, Council make and levy a separate charge, to be known as the "Transport Levy", in the sum of \$43.92 per rateable assessment, to be levied equally on all rateable land in the region, for the purposes of funding strategic transport infrastructure, services and initiatives, including major initiatives in the region in accordance with Council's Transport Levy Policy.

4. SPECIAL RATES AND CHARGES

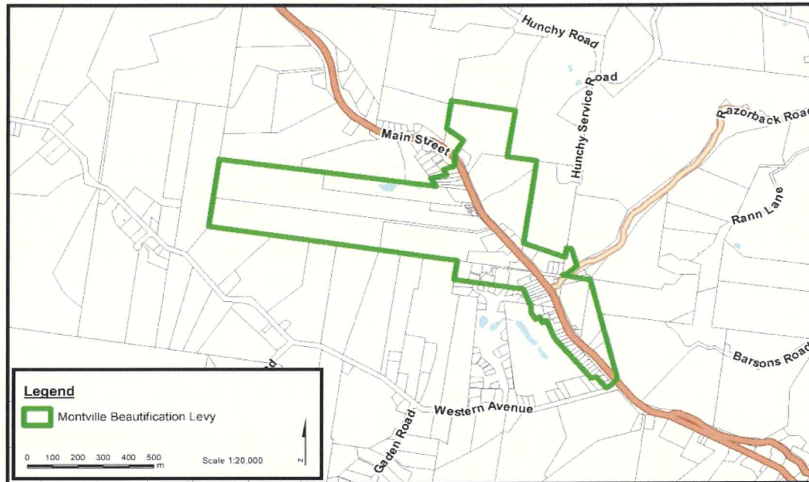
Montville Beautification Levy

- (a) *For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, Council make and levy a special rate to be known as the "Montville Beautification Levy" of 0.0851 cents in the dollar of rateable valuation with a minimum of \$292 per annum, on all rateable land to which the overall plan applies (as delineated on Map 1 below), to fund the development, management and operation of the Montville Town Centre Beautification and Improvement Project.*
- (b) *The overall plan for the Montville Beautification Levy was first adopted by Council at its 2021-2022 budget meeting. This overall plan was amended by Council at its 2022-2023 budget meeting and at the 2023-2024 budget meeting. The service, facility or activity for which the overall plan is made is mentioned in Appendix 1 of the 2025-26 Revenue Statement incorporating the 2022-2023 and 2023-2024 amendments. The estimated time for carrying out the overall plan is five years concluding on 30 June 2026 and the estimated cost of carrying out the overall plan is \$240,337.*
- (c) *The rateable land to which the plan applies (as delineated on Map 1 below) or its occupier specially benefits from the service, facility or activity funded by the special rate because the additional works and improvements to the Montville Town Centre provide increased accessibility and amenity over and above the standard level of service applied by Council.*

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Map 1 - Montville Beautification Levy Benefit Area



(d) For the 2025-26 financial year, the annual implementation plan is as follows:

The actions or process to be undertaken pursuant to the overall plan include:

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

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

Twin Waters Maintenance Charge

- (a) For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, Council make and levy a special charge to be known as the "Twin Waters Maintenance Charge", of \$1344 for Living Choice Twin Waters Retirement Village (property number 89200), \$647 for the Twin Waters Aged Care Home (property number 247510), and \$130 for all other rateable land to which the overall plan applies (as delineated on Map 2 below), to fund a landscaping and maintenance service to the Twin Waters Residential Community over and above the standard level of service applied by Council.
- (b) The overall plan for the Twin Waters Maintenance Charge was first adopted by Council at its 2021-2022 budget meeting. This overall plan was amended by Council at its 2022-2023 budget meeting and at the 2023-2024 budget meeting. For 2025-26 the overall plan is further amended by way of increasing the estimated cost of carrying out the overall plan to \$1,337,893 and extending the estimated time for implementing the overall plan by 5 years to 30 June 2031. The service, facility or activity for which the overall plan is made is mentioned in Appendix 2 of the 2025-26 Revenue

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Statement incorporating the 2022-2023, the 2023-2024 amendment and the 2025-26 amendment. The estimated time for carrying out the overall plan is ten years concluding on 30 June 2031 and the estimated cost of carrying out the overall plan is \$1,337,893.

- (c) *The rateable land to which the plan applies (as delineated on Map 2 below) or its occupier specially benefits from the service, facility or activity funded by the special charge as they reside in the area delineated on Map 2 (below) where the service, facility or activities undertaken provide a landscaping and maintenance service to the Twin Waters Residential Community over and above the standard level of service applied by Council. Further, due to their size and number of residents, the amount of the special charge applicable to the Living Choice Twin Waters Retirement Village (property number 89200) and to the Twin Waters Aged Care Home (property number 247510) is larger than the special charge payable by all other rateable land to which the overall plan applies.*

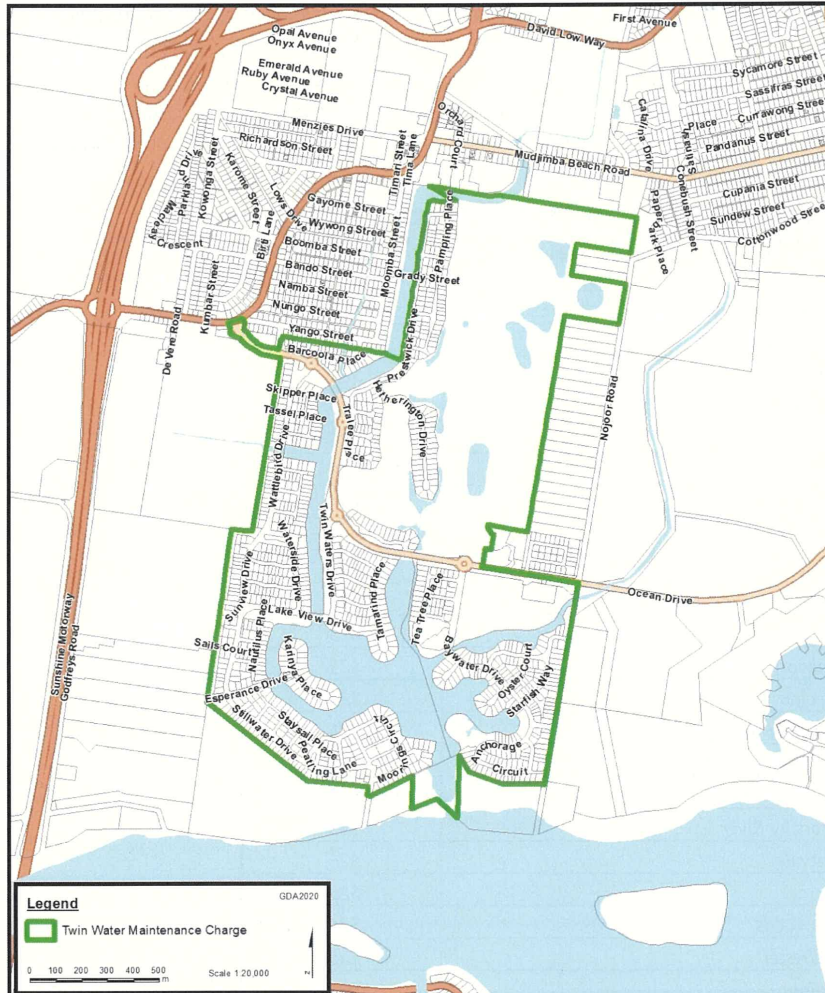
- (d) *For the 2025-26 financial year, the annual implementation plan is as follows:*

The actions or process to be undertaken include providing a landscaping and maintenance service within the Twin Waters Maintenance Charge Benefit Area (Map 2 below refers) over and above the standard level of landscaping and maintenance services applied by Council. The estimated cost of the Annual Implementation Plan for 2025-26 is \$123,672.

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Map 2 - Twin Waters Maintenance Charge Benefit Area



Rural Fire Charge

- (a) For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, Council make and levy a special charge to be known as the "Rural Fire Charge" of \$25, on all rateable land to which the overall plan applies, to fund rural fire brigades within Sunshine Coast Regional Council local government area to meet their operational costs and to acquire and maintain the necessary equipment to conduct their activities.
- (b) The overall plan for the Rural Fire Charge is as follows:
- The service, facility or activity for which the overall plan is made is mentioned in Appendix 3 of the

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2025-26 Revenue Statement and is to fund rural fire 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 Rural Fire Service Queensland.

- ii. The rateable land to which the overall plan applies is mentioned in Appendix 3 of the 2025-26 Revenue Statement and applies to all rateable land 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 in the table below.

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

- iii. The estimated cost of carrying out the overall plan is \$674,125.

- iv. The estimated time for carrying out the overall plan is one year concluding on 30 June 2026.

- (c) The rateable land or its occupier specially benefits from the fire emergency response capability that is provided by the Rural Fire Brigades, whose capability would be substantially or completely diminished if the Rural Fire Brigades did not receive the funding provided to them by Council as a direct consequence of the levying of the special charge.

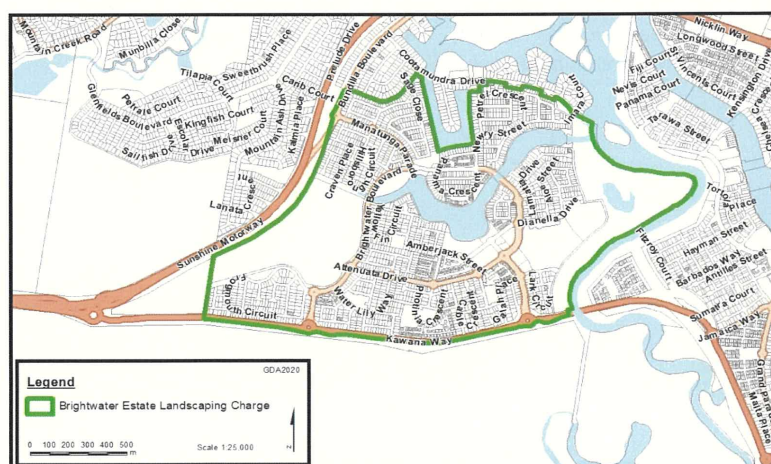
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Brightwater Estate Landscaping Charge

- (a) For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, Council make and levy a special charge to be known as the "Brightwater Estate Landscaping Charge" of \$2496 for Brightwater Shopping Centre (property number 232054), \$1248 for Brightwater Hotel (property number 232595), and \$96 for all other properties, on all rateable land to which the overall plan applies (as delineated on Map 3 below), to fund a landscaping and maintenance service to the Brightwater Estate over and above the standard level of service applied by Council.
- (b) The overall plan for the Brightwater Estate Landscaping Charge was first adopted by Council at its 2021-2022 budget meeting. This overall plan was amended by Council at its 2022-2023 budget and at the 2023-2024 budget meeting. For 2025-26 the overall plan is further amended by way of increasing the estimated cost of carrying out the overall plan to \$2,398,769 and extending the estimated time for implementing the overall plan by 5 years to 30 June 2031. The service, facility or activity for which the overall plan is made is mentioned in Appendix 4 of the 2025-26 Revenue Statement incorporating the 2022-2023, the 2023-2024 amendments and 2025-26 amendments. The estimated time for carrying out the overall plan is ten years concluding on 30 June 2031 and the estimated cost of carrying out the overall plan is \$2,398,769.
- (c) The rateable land to which the plan applies (as delineated on Map 3 below) or its occupier specially benefits from the service, facility or activity funded by the special charge as they reside in the area delineated on Map 3 (below) where the service, facility or activities undertaken provide a landscaping and maintenance service to the Brightwater Estate, over and above the standard level of service applied by Council. Further, due to size and patronage, the amount of the special charge applicable to the Brightwater Shopping Centre (property number 232054) and Brightwater Hotel (property number 232595) is larger than the special charge payable by all other rateable land to which the overall plan applies.

Map 3 - Brightwater Estate Landscaping Charge Benefit Area



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- (d) For the 2025-26 financial year, the annual implementation plan is as follows:

The actions or process to be undertaken include providing a landscaping and maintenance service within the Brightwater Estate Landscaping Charge Benefit Area (Map 3 above refers) over and above the standard level of landscaping and maintenance services applied by Council. The estimated cost of the Annual Implementation Plan for 2025-26 is \$231,615.

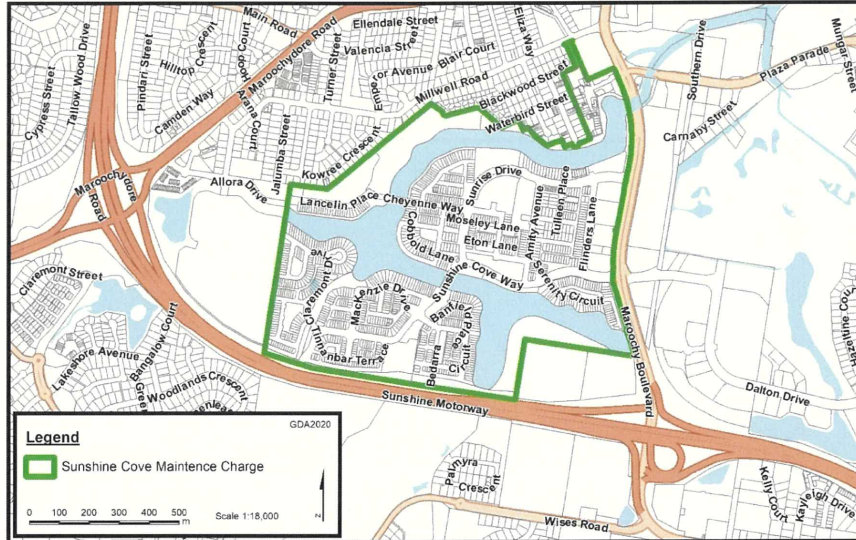
Sunshine Cove Maintenance Charge

- (a) For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, Council make and levy a special charge to be known as the "Sunshine Cove Maintenance Charge" of \$1359 for Sunshine Cove Retirement Village (future), \$679 for the Aged Care Home located at Sunshine Cove (property number 232868), and \$156 for all other properties, on all rateable land to which the overall plan applies (as delineated on Map 4 below), to fund a landscaping and maintenance service to the Sunshine Cove community over and above the standard level of service applied by Council.
- (b) The overall plan for the Sunshine Cove Maintenance Charge was first adopted by Council at its 2021-2022 budget meeting. This overall plan was amended by Council at its 2022-2023 budget meeting and at the 2023-2024 budget meeting. For 2025-26 the overall plan is further amended by way of increasing the estimated cost of carrying out the overall plan to \$1,911,463 and extending the estimated time for implementing the overall plan by 5 years to 30 June 2031. The service, facility or activity for which the overall plan is made is mentioned in Appendix 5 of the 2025-26 Revenue Statement incorporating the 2022-2023 amendment, 2023-2024 amendment and the 2025-26 amendment. The estimated time for carrying out the overall plan is ten years concluding on 30 June 2031 and the estimated cost of carrying out the overall plan is \$1,911,463,
- (c) The rateable land to which the plan applies (as delineated on Map 4 below) or its occupier specially benefits from the service, facility or activity funded by the special charge as they reside in the area delineated on Map 4 (below) where the service, facility or activities undertaken provide a landscaping and maintenance service to the Sunshine Cove Residential community, over and above the standard level of service applied by Council. Further, due to its size and number of residents, the amount of the special charge applicable to the Sunshine Cove Retirement Village (future) and the Aged Care Home located at Sunshine Cove (property number 232868) is larger than the special charge payable by all other rateable land to which the overall plan applies.

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Map 4 - Sunshine Cove Maintenance Charge Benefit Area



(d) For the 2025-26 financial year, the annual implementation plan is as follows:

The actions or process to be undertaken include providing a landscaping and maintenance service within the Sunshine Cove Maintenance Charge Benefit Area (Map 4 above refers) over and above the standard level of landscaping and maintenance services applied by Council. The estimated cost of the Annual Implementation Plan for 2025-26 is \$187,093.

Mooloolah Island Maintenance Charge

- (a) For the 2025-26 financial year, and pursuant to section 94 of the Local Government Act 2009 and section 94 of the Local Government Regulation 2012, Council make and levy a special charge, to be known as the "Mooloolah Island Maintenance Charge", of \$154, on all rateable land to which the overall plan applies (as delineated on Map 5 below), to fund a landscaping and maintenance service to the Mooloolah Island residents over and above the standard level of service applied by Council.
- (b) The overall plan for the Mooloolah Island Maintenance Charge is as follows:
- The service, facility or activity for which the overall plan is made is mentioned in Appendix 6 of the 2025-26 Revenue Statement and is a landscaping and maintenance service to the Mooloolah Island residents over and above the standard level of service applied by Council.
 - The rateable land to which the overall plan applies is mentioned in Appendix 6 of the 2025-26 Revenue Statement and this is all rateable land within the area delineated on Map 5 below.
 - The estimated cost of carrying out the overall plan is \$5236.
 - The estimated time for carrying out the overall plan is one year concluding on 30 June 2026.
- (c) The rateable land to which the plan applies (as delineated on Map 5 below) or its occupier specially benefits from the service, facility or activity funded by the special charge as they reside in the area

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- iv. Domestic clean-up waste, non-putrescible, dry and inoffensive waste, other than garden organics or recyclable waste, produced as a result of a clean-up of domestic premises.
 - v. Domestic waste is waste other than, domestic clean-up waste, garden organics, recyclable waste, interceptor waste or waste discharged to a sewer produced as a result of the ordinary use or occupation of domestic premises.
 - vi. General waste is waste other than regulated waste; and any of the following, commercial waste, domestic waste, recyclable waste or garden organics.
- (b) Council identifies the following approved standard waste containers and categories of waste that may be stored within them as follows:
- 140 litre waste container for domestic waste
 - 240 litre waste container for domestic or commercial waste or garden organics
 - 660 litre low noise waste container for domestic or commercial waste
 - 1100 litre low noise waste container for domestic or commercial waste
 - 1m³ waste container for domestic or commercial waste
 - 1.5m³ waste container for domestic or commercial waste
 - 2m³ waste container for domestic or commercial waste
 - 3m³ waste container for domestic or commercial waste
 - 4.5m³ waste container for commercial waste
 - 17m³ compactor waste container for commercial waste
 - 19m³ compactor waste container for commercial waste
 - 23m³ compactor waste container for commercial waste
 - 240 litre waste container for garden organics
 - 660 litre low noise waste container for garden organics
 - 1100 litre low noise waste container for garden organics
 - 240 litre waste container for recyclable waste
 - 360 litre waste container for recyclable waste
 - 660 litre low noise waste container for recyclable waste
 - 1100 litre low noise waste container for recyclable waste
 - 1m³ waste container for recyclable waste
 - 1.5m³ waste container for recyclable waste
 - 2m³ waste container for recyclable waste
 - 3m³ waste container for recyclable waste
 - 4.5m³ waste container for recyclable waste
 - 23m³ compactor waste container for recyclable waste

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- 1m³ waste container for recyclable waste (but limited to cardboard)*
- 1.5m³ waste container for recyclable waste (but limited to cardboard)*
- 2m³ waste container for recyclable waste (but limited to cardboard)*
- 3m³ waste container for recyclable waste (but limited to cardboard)*
- 4.5m³ waste container for recyclable waste (but limited to cardboard)*
- 38m³ compactor waste container for recyclable waste (but limited to cardboard)*

- (c) Council make and levy waste management utility charges, for the supply of waste management services by the Council, as follows:
- i. A Waste Management Facility Charge of \$201.60 per annum shall apply to all rateable land within the local government area of Council if the land is used for domestic premises and:
 - (A) does not currently receive a waste management collection service; and
 - (B) is not levied with a waste management utility charge in accordance with section 5.1.11 or section 5.2.7 of the 2025-26 Revenue Statement and as detailed below in Table 1 and Table 3, excluding vacant land, as defined in section 2.8 of the 2025-26 Revenue Statement, or rateable land recorded under the differential general rate categories 20, 21 or 22 as shown in section 3 of the 2025-26 Revenue Statement.
 - ii. A Waste Management Service Availability Charge of \$501 per annum shall apply to all rateable land within the local government area of Council if the land is used for commercial premises and:
 - (A) does not currently receive a waste management collection service; and
 - (B) is not levied with a waste management utility charge in accordance with section 5.1.12 or section 5.2.8 of the 2025-26 Revenue Statement and as detailed below in Table 2 and Table 4, excluding vacant land, as defined in section 2.8 of the 2025-26 Revenue Statement, or rateable land recorded under the differential general rate categories 20, 21 or 22 as shown in section 3 of the 2025-26 Revenue Statement.
 - iii. The charges detailed below in Table 1 apply to domestic premises, other than those located within the Maroochydore City Centre Priority Development Area, which for the calculation of waste management utility charges, is land that is recorded under one of the differential general rate categories 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 16RT, 16UT, 17, 17RT, 17UT, 18, 18RT, 18UT, 19, 19RT, 19UT, 23, 27, 27T, 28, 29, 29T or 30 as shown in section 3 of the 2025-26 Revenue Statement and detailed above under clause 2 Differential General Rates, or land used for domestic purposes that is not rateable land and where Council has been requested to provide the service.

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Table 1 – Waste Management Utility Charges for Domestic Premises

Waste management utility charge for each waste container per service	Total Annual Charge
140 litre waste container for domestic waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly*	\$471.00
240 litre waste container for domestic waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly*	\$501.00
140 litre waste container for domestic waste (infirm) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (infirm)*	\$471.00
240 litre waste container for domestic waste (infirm) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (infirm)*	\$501.00
140 litre waste container for domestic waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (on property)*	\$593.80
240 litre waste container for domestic waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste serviced fortnightly (on property)*	\$623.80
660 litre low noise waste container for domestic waste serviced weekly + 660 litre waste container for recyclable waste serviced fortnightly*	\$1,950.10
1100 litre low noise waste container for domestic waste serviced weekly + 1100 litre waste container for recyclable waste serviced fortnightly*	\$2,988.50
1m ³ waste container for domestic waste serviced weekly + 1m ³ waste container for recyclable waste serviced fortnightly*	\$2,484.90
1.5m ³ waste container for domestic waste serviced weekly + 1.5m ³ waste container for recyclable waste serviced fortnightly*	\$3,693.00
2m ³ waste container for domestic waste serviced weekly + 2m ³ waste container for recyclable waste serviced fortnightly*	\$4,898.70
3m ³ waste container for domestic waste serviced weekly + 3m ³ waste container for recyclable waste serviced fortnightly*	\$7,312.50
*Waste services to which; section 5.1.7 in the 2025-26 Revenue Statement applies; and section 5.1.9 in the 2025-26 Revenue Statement applies a Minimum Charge of \$471.	
240 litre waste container for garden organics serviced weekly	\$96.00**
240 litre waste container for garden organics (on property) serviced weekly	\$126.00**
660 litre low noise waste container for garden organics serviced weekly***	\$258.00**
1100 litre low noise waste container for garden organics serviced weekly*** (current services only)	\$426.00**
**Waste containers for the collection of garden organics are serviced fortnightly therefore only 50% of annual charge applies.	
***Low noise waste containers for garden waste not available to premises with a 140 litre or 240 litre waste container for domestic waste.	
Definitions of the terms used in the above table are detailed in section 5.3 of the 2025-26 Revenue Statement.	

- iv. The charges detailed below in Table 2 apply to commercial premises, other than those located within the Maroochydore City Centre Priority Development Area, which for the calculation of waste management utility charges, is land that is recorded under one of the differential general rate categories 2RN, 2UN, 2R, 2U, 3R, 3U, 4R, 4U, 4I, 5, 24, 25, 25A, 25B, 26 or 31 as shown in section 3 of the 2025-26 Revenue Statement and detailed above under clause 2 Differential General Rates, or land used for commercial purposes that is not rateable land and where Council has been requested to

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provide the service.

Table 2 – Waste Management Utility Charges for Commercial Premises

Waste management utility charge for each waste container per service	Total Annual Charge
140 litre waste container for commercial waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste* (current services only)	\$588.20
240 litre waste container for commercial waste serviced weekly + 240 litre or 360 litre waste container for recyclable waste*	\$618.20
140 litre waste container for commercial waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste (on property)* (current services only)	\$710.20
240 litre waste container for commercial waste (on property) serviced weekly + 240 litre or 360 litre waste container for recyclable waste (on property)*	\$740.20
660 litre low noise waste container for commercial waste serviced weekly*	\$1,819.10
1100 litre low noise waste container for commercial waste serviced weekly*	\$2,865.30
1m ³ waste container for commercial waste serviced weekly*	\$2,608.70
1.5m ³ waste container for commercial waste serviced weekly*	\$3,809.00
2m ³ waste container for commercial waste serviced weekly*	\$5,080.20
3m ³ waste container for commercial waste serviced weekly*	\$7,621.20
4.5m ³ waste container for commercial waste serviced weekly* (current services only)	\$11,315.40
17m ³ compactor waste container for commercial waste serviced weekly*	\$93,517.30
19m ³ compactor waste container for commercial waste serviced weekly*	\$104,284.30
23m ³ compactor waste container for commercial waste serviced weekly*	\$125,139.10
*Waste services to which; section 5.1.8 in the 2025-26 Revenue Statement applies; and section 5.1.10 in the 2025-26 Revenue Statement applies a Minimum Charge of \$618.20.	
240 litre waste container for garden organics serviced weekly**	\$96.00**
240 litre waste container for garden organics serviced weekly (on property)**	\$126.00**
660 litre low noise waste container for garden organics serviced weekly**	\$258.00**
1100 litre low noise waste container for garden organics serviced weekly** (current services only)	\$426.00**
**Waste containers for garden organics are serviced fortnightly therefore only 50% of annual charge applies.	
240 litre waste container for recyclable waste serviced weekly	\$62.00
240 litre waste container for recyclable waste (on property) serviced weekly	\$77.50
360 litre waste container for recyclable waste serviced weekly	\$85.20
360 litre waste container for recyclable waste (on property) serviced weekly	\$105.30
660 litre low noise waste container for recyclable waste serviced weekly	\$483.30
1100 litre low noise waste container for recyclable waste serviced weekly	\$644.10
1m ³ waste container for recyclable waste serviced weekly	\$526.60
1.5m ³ waste container for recyclable waste serviced weekly	\$782.60
2m ³ waste container for recyclable waste serviced weekly	\$1,038.50
3m ³ waste container for recyclable waste serviced weekly	\$1,551.30

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4.5m ³ waste container for recyclable waste serviced weekly (current services only)	\$2,271.70
23m ³ compactor waste container for recyclable waste serviced weekly	\$23,834.80
1m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$279.40
1.5m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$410.60
2m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$542.90
3m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$820.30
4.5m ³ waste container for recyclable waste (but limited to cardboard) serviced weekly *** (current services only)	\$1,230.50
38m ³ compactor waste container for recyclable waste (but limited to cardboard) serviced weekly ***	\$18,577.00
*** Each collection service for the collection of recyclable waste (but limited to cardboard) must be authorised by Waste and Resource Management (of Sunshine Coast Regional Council)	
Definitions of the terms used in the above table are detailed in section 5.3 of the 2025-26 Revenue Statement.	

- v. The charges detailed below in Table 3 shall apply to domestic premises and the charges detailed below in Table 4 shall apply to commercial premises within the Maroochydore City Centre Priority Development Area which are directly or indirectly connected to the Automated Waste Collection Service (AWCS) of Council. The commercial premises and domestic premises subject to the Maroochydore City Centre Priority Development Area Waste Management Utility Charge fall within the area delineated on Map 6 below and as also detailed in section 5.2 of the 2025-26 Revenue Statement. The waste management utility charges, which apply to commercial premises and domestic premises within the Maroochydore City Centre Priority Development Area are in lieu of waste management utility charges calculated in accordance with Table 1 and Table 2 above, except as outlined in section 5.2.3 of the 2025-26 Revenue Statement. A minimum charge of \$964.60 per annum per premises will apply if the premises are commercial premises Type 1 within the Maroochydore City Centre Priority Development Area. A minimum charge of \$297.40 per annum per premises will apply if the premises are commercial premises Type 2 within the Maroochydore City Centre Priority Development Area. Appendix 8 in the 2025-26 Revenue Statement defines Type 1 and Type 2 commercial premises.

Table 3. Maroochydore City Centre Priority Development Area – Waste Management Utility Charge – Domestic Premises

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

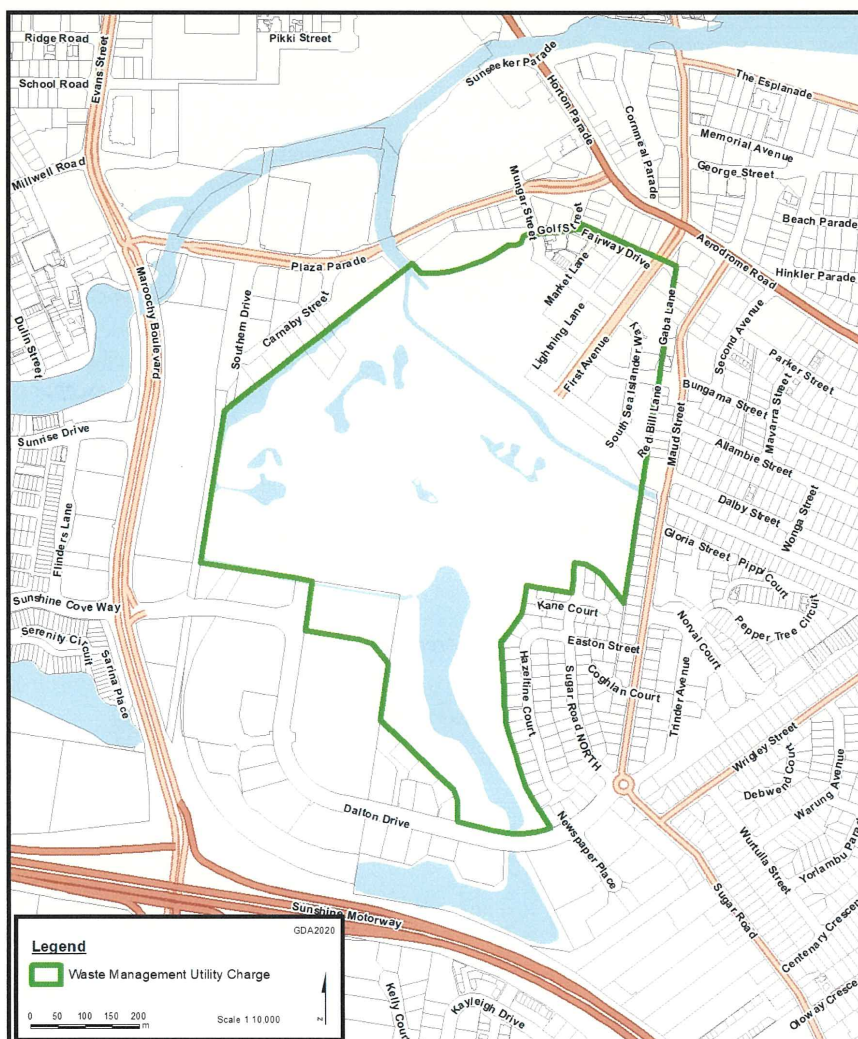
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Table 4. Maroochydore City Centre Priority Development Area – Waste Management Utility Charge – Commercial Premises

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

Map 6 - Maroochydore City Centre Priority Development Area



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6. INTEREST

Pursuant to section 133 of the Local Government Regulation 2012, compound interest on daily rests at the rate of eight per cent (8%) per annum is to be charged on all overdue rates or charges for a day on and from 1 July 2025 until 30 June 2026.

7. LEVY AND PAYMENT

Pursuant to section 107 of the Local Government Regulation 2012 and section 152O of the Fire Services Act 1990, Council's rates and charges, and the State Government's Emergency Management Levy be levied:

for the half year 1 July to 31 December - in July and

for the half year 1 January to 30 June - in January.

Pursuant to section 118 of the Local Government Regulation 2012, that Council's rates and charges, and the State Government's Emergency Management Levy, be paid within 31 days after the date of issue of the rate notice.

8. PAYING RATES AND CHARGES BY INSTALMENTS

Pursuant to section 129 of the Local Government Regulation 2012, Council will allow rates and charges for each six month rating period during the 2025-26 financial year to be paid by fortnightly or monthly instalments during the relevant rating period, subject to the requirements in section 2.6.2 of the 2025-26 Revenue Statement.

9. CONCESSIONS

- (a) Pursuant to sections 120, 121 and 122 of the Local Government Regulation 2012, Council grants a concession, subject to the conditions set out in section 2.3 in the 2025-26 Revenue Statement, by way of a rebate of part of the differential general rate levied for the amounts detailed in Table 6 (below) in accordance with criteria detailed in Table 6 below and detailed in section 2.3 in the 2025-26 Revenue Statement, for those ratepayers who qualify for the Queensland Government Pensioner Rate Subsidy.

Table 6 – Pensioner Rate Concession

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

- (b) Pursuant to section 120, 121 and 122 of the Local Government Regulation 2012, Council grants a concession by way of an agreement to defer payment of rates and charges levied to a ratepayer for a

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property within rating categories 1, 6 to 15, 28 and 30, if Council are satisfied the criteria in section 2.4.1 in the 2025-26 Revenue Statement have been met upon assessment of the required application and subject to the conditions set out in section 2.4.1 in the 2025-26 Revenue Statement.

- (c) *Pursuant to section 120, 121 and 122 of the Local Government Regulation 2012, Council grants a concession by way of an agreement to defer payment of differential general rates levied for those ratepayers who meet the qualifying criteria detailed in section 2.4.2.1 in the 2025-26 Revenue Statement for a property within rating categories 1, 6 to 15, 28 and 30, if Council are satisfied the criteria in the 2025-26 Revenue Statement have been met upon assessment of the required application and subject to the conditions set out in section 2.4.2 in the 2025-26 Revenue Statement.*
- (d) *Pursuant to section 120, 121 and 122 of the Local Government Regulation 2012, Council grants a concession by way of an agreement to defer payment of differential general rates levied for those ratepayers who meet the qualifying criteria detailed in section 2.4.2.2 in the 2025-26 Revenue Statement, if Council are satisfied the criteria in the 2025-26 Revenue Statement have been met upon assessment of the required application and subject to the conditions set out in section 2.4.2 in the 2025-26 Revenue Statement.*
- (e) *Pursuant to section 120, 121 and 122 of the Local Government Regulation 2012, Council grants a concession subject to the conditions set out in section 2.4.3 in the 2025-26 Revenue Statement by way of a rebate of the differential general rates levied where land is owned and directly used by an entity whose objects do not include making a profit or owned and directly used by an entity that provides assistance or encouragement for arts or cultural development, if Council are satisfied the criteria and conditions in section 2.4.3 in the 2025-26 Revenue Statement have been met upon assessment of the required application and the entity 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.*

10. ADOPTION OF BUDGET

That Council adopt Appendix A as tabled, pursuant to sections 169 and 170 of the *Local Government Regulation 2012*, as Council's budget for 2025-26 financial year incorporating:

- i. the statement of income and expenditure
- ii. the statement of financial position
- iii. the statement of changes in equity
- iv. the statement of cash flow

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- v. the relevant measures of financial sustainability
- vi. the significant business activity statement
- vii. the long-term financial forecast, as detailed in items 10(i) to 10(iv) above
- viii. the Revenue Policy (adopted by Council resolution on 21 May 2025)
- ix. the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget
- x. the Revenue Statement for the period 1 July 2025 to 30 June 2026
- xi. Council's 2025-26 Capital Works Program, endorsing the indicative four-year program for the period 2027 to 2030, and noting the five-year program for the period 2031 to 2035
- xii. the rates and charges to be levied for the 2025-26 financial year and other matters as detailed above in clauses 2 to 9; and
- xiii. the 2025-26 Minor Capital Works Program.

For: **Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg, Councillor T Burns, Councillor J Natoli, Councillor W Johnston, Councillor T Bunnag, Councillor M Suarez and Councillor D Law.**

Against: **Councillor C Dickson and Councillor E Hungerford.**

Carried.

Council Resolution

Moved: **Councillor T Bunnag**

Seconded: **Councillor T Burns**

That Council grant Councillor D Law an extension of time for five minutes to speak further to the motion.

Carried unanimously.

Council Resolution

Moved: **Councillor T Bunnag**

Seconded: **Councillor T Landsberg**

That Council grant Councillor J Natoli an extension of time for five minutes to speak further to the motion.

Carried unanimously.

SPECIAL MEETING MINUTES

7 JULY 2025

6 NEXT MEETING

The next Ordinary Meeting will be held on 24 July 2025 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore.

7 MEETING CLOSURE

The meeting closed at 11:34am.

Confirmed 24 July 2025.



CHAIR
