

Agenda

**Ordinary Meeting
Thursday, 29 January 2026**

commencing at 9:00am

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

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ORDINARY MEETING

NOTICE

16 January 2026

Dear Councillors, Directors and relevant staff,

In accordance with Section 254C(2) of the *Local Government Regulation 2012*, I wish to advise that an Ordinary Meeting has been convened for

29 January 2026

commencing at 9.00am.

A handwritten signature in black ink that reads "John Baker".

John Baker | Chief Executive Officer

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Chair will declare the meeting open.

2 WELCOME AND OPENING**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****4 RECEIPT AND CONFIRMATION OF MINUTES****5 MAYORAL MINUTE****6 INFORMING OF CONFLICTS OF INTEREST****6.1 PRESCRIBED CONFLICTS OF INTEREST**

Pursuant to section 150EL of the *Local Government Act 2009* (the Act), a Councillor who has a prescribed conflict of interest in an issue to be considered at a meeting of the local government must –

- (a) immediately inform the meeting of the prescribed conflict of interest including the particulars stated in section 150EL(4) of the Act and
- (b) pursuant to section 150EM(2) of the Act must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is being discussed and voted on.

6.2 DECLARABLE CONFLICTS OF INTEREST

Pursuant to section 150EQ of the *Local Government Act 2009*, a Councillor who has a declarable conflict of interest in a matter to be considered at a meeting of the local government, must stop participating in the meeting and immediately inform the meeting of the declarable conflict of interest including the particulars stated in section 150EQ(4) of the Act.

If the Councillor with a declarable conflict of interest does not voluntarily decide not to participate in the decision, pursuant to section 150ES(3)(a) of the Act the eligible Councillors must, by resolution, decide

- (a) whether the Councillor may participate in the decision despite the Councillor's conflict of interest or
- (b) that the Councillor must not participate in the decision and must leave the place at which the meeting is being held, including any area set aside for the public and stay away while the eligible Councillors discuss and vote on the matter.

The Councillor with the declarable conflict of interest must comply with any conditions the eligible Councillors impose per section 150ES(4) and (5) of the Act.

7 PRESENTATIONS / COUNCILLOR REPORTS

8 REPORTS DIRECT TO COUNCIL**8.1 DECEMBER 2025 FINANCIAL PERFORMANCE REPORT**

File No:	Council Meetings
Author:	Coordinator Financial Services Finance and Commercial Partnerships
Attachments:	Att 1 - December 2025 Financial Performance Report13 Download Att 2 - December 2025 Capital Grant Funded Project Report ..27 Download

PURPOSE

To meet Council's legislative obligations, a monthly report must be presented to Council on its financial performance and investments.

EXECUTIVE SUMMARY

This monthly financial performance report provides Council with a summary of performance against budget as at 31 December 2025, in terms of the operating result and delivery of the capital program.

Operating Performance**Table 1: Operating Budget as at 31 December 2025**

	Original Budget \$'000	Current Budget \$'000
Total Operating Revenue	711,026	714,209
Total Operating Expenses	710,315	713,498
Operating Result	711	711

	Year to Date Budget December 2025 \$'000	Year to Date Actuals December 2025 \$'000
Total Operating Revenue	352,563	355,571
Total Operating Expenses	344,280	344,576
Operating Result	8,283	10,994
Total Cash Balance (including Trust)	185,806	210,016

Details of the monthly financial report are contained in **Attachment 1**.

OFFICER RECOMMENDATION

That Council receive and note the report titled “December 2025 Financial Performance Report”.

FINANCE AND RESOURCING

This report sets out the details of Council's financial performance and investments for the month ending 31 December 2025 and meets Council's legislative reporting requirements.

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S31 - Financial Management - Strategic management of Council's finances, assets, procurement and contracts that support effective supplier relationship, resource allocation and financial sustainability.

CONSULTATION**Councillor Consultation**

Consultation has been undertaken with the Organisational Excellence Portfolio Councillors, E Hungerford and J Broderick.

Internal Consultation

This report has been written in conjunction with advice from:

- Chief Financial Officer
- Executive Leadership Team

External Consultation

No external consultation is required for this report.

Community Engagement

No community engagement is required for this report.

Legal

This report ensures that Council complies with its legislative obligations with respect to financial reporting in accordance with Section 204 of the *Local Government Regulation 2012*.

Investment of funds is in accordance with the provisions of the *Statutory Bodies Financial Arrangements Act 1982* and the associated Regulations and the *Local Government Act 2009*.

Policy

Sunshine Coast Council's 2025-26 Investment Policy, and

Sunshine Coast Council's 2025-26 Debt Policy.

Risk

The 2025-26 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following key elements of the 2025-26 budget are based on management estimates and assumptions:

- Rates and charges revenue includes population and property growth forecasts
- Interest revenue and finance costs includes interest rate forecasts
- Depreciation includes asset valuation, useful life, asset condition estimates
- Recurrent capital expenditure includes capitalisation estimates

Management has used its best endeavours and judgment to determine suitable estimates and assumptions based on the available data, with reference to independent sources and relevant historic information where possible. There is a risk that the actual results may vary from the estimates. Material variances will be monitored and reported to Council through the Monthly Financial Performance Report and periodic budget reviews.

Council's operating result includes savings initiatives of \$13.0 million, with \$7.5 million attributed to the Employee Vacancy Rate.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.

Previous Council Resolution**Ordinary Meeting 18 September 2025 (OM25/82)**

That Council:

- (a) *receive and note the report titled "Budget Review 1" and*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2025-26 financial year incorporating:*
 - (i) *the statement of income and expense*
 - (ii) *the statement of financial position*
 - (iii) *the statement of changes in equity*
 - (iv) *the statement of cash flow*
 - (v) *the relevant measures of financial sustainability*
 - (vi) *the long term financial forecast*
 - (vii) *Council's 2025-26 Capital Works Program, endorse the indicative four-year program for the period 2027 to 2030, and note the five-year program for the period 2031 to 2035.*
 - (viii) *Debt Policy*
- (c) *note the following documentation applies as adopted 7 July 2025*
 - (i) *Revenue Policy*

- (ii) the total value of 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
- (iii) the Revenue Statement
- (iv) the rates and charges to be levied for the 2025-26 financial year and other matters as adopted 7 July 2025
- (v) the Strategic Environment Levy Policy
- (vi) the Strategic Arts and Heritage Levy Policy
- (vii) the Strategic Transport Levy Policy
- (viii) Prescribed Services Charge Plan (No. 2) 2025-26 Financial Year and
- (d) endorse the Minor Capital Works Program (Appendix B).

Special Meeting 7 July 2025 (SM25/4) in part**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.

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
- 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.

Related Documentation

2025-26 Adopted Budget

Critical Dates

There are no critical dates for this report.

Implementation

There are no implementation details to include in this report.

2025-26 BUDGET

Financial Performance Report

December 2025



Statement of Income and Expenses



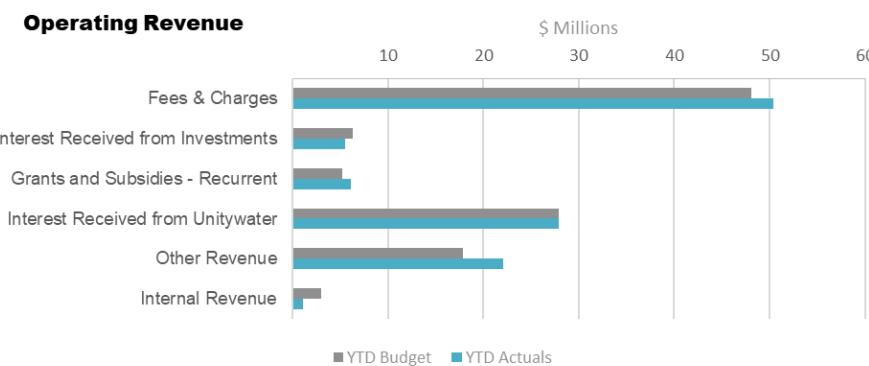
		December 2025					
		Annual		YTD			Annual
		Original Budget \$000	Current Budget \$000	Current Budget \$000	Actuals \$000	Variance \$000	Variance %
Operating Revenue							
General Rates	348,378	348,378	173,427	172,277	(1,150)	(0.7%)	348,378
Cleansing Charges	121,541	121,541	58,553	58,053	(500)	(0.9%)	121,541
Levies	23,634	23,634	11,733	11,807	74	0.6%	23,634
Fees and Charges	90,134	90,134	48,128	50,406	2,278	4.7%	90,134
Interest Received from Investments	11,500	11,500	6,348	5,515	(833)	(13.1%)	11,500
Operating Grants and Subsidies	23,230	23,800	5,206	6,109	903	17.3%	23,800
Operating Contributions	327	327	304	279	(25)	(8.2%)	327
Unitywater Participation	52,500	52,500	27,948	27,948	0	0.0%	52,500
Other Revenue	32,904	35,517	17,881	22,120	4,239	23.7%	35,517
Internal Sales/Recoveries	6,879	6,879	3,035	1,058	(1,976)	(65.1%)	6,879
Total Operating Revenue	711,026	714,209	352,563	355,571	3,008	0.9%	714,209
Operating Expenses							
Employee Costs	203,701	203,973	98,891	96,905	(1,986)	(2.0%)	203,973
Materials and Services	282,455	285,397	133,286	131,827	(1,459)	(1.1%)	285,397
Finance Costs	12,766	12,766	6,165	6,272	107	1.7%	12,766
Company Contributions	4,190	4,190	4,190	4,190	0	0.0%	4,190
Depreciation Expense	170,053	170,053	85,026	87,117	2,091	2.5%	174,234
Other Expenses	32,150	32,120	14,627	15,700	1,073	7.3%	32,120
Recurrent Capital Expenses	5,000	5,000	2,094	2,566	472	22.5%	5,000
Total Operating Expenses	710,315	713,498	344,280	344,576	296	0.1%	717,679
Operating Result	711	711	8,283	10,994	2,712	32.7%	(3,470)
Capital Revenue							
Capital Grants and Subsidies	47,809	58,853	28,453	38,872	10,419	36.6%	58,853
Capital Contributions - Cash	28,500	28,500	14,323	10,105	(4,218)	(29.4%)	28,500
Capital Contributions - Fixed Assets	87,380	87,370	-	-	-	-	87,370
Total Capital Revenue	163,689	174,723	42,776	48,978	6,201	14.5%	174,723
Non-recurrent Expenses							
Profit/Loss on disposal, revaluation & impairment	-	-	-	8	8	-	8
Movements in landfill and quarry provisions	3,056	3,056	1,528	1,528	-	-	3,056
Recurrent Capital Expenses - Prior Year	-	-	-	3,612	3,612	-	3,612
Assets Transferred to Third Parties	-	-	-	-	-	-	-
Total Non-recurrent Expenses	3,056	3,056	1,528	5,148	3,620	236.9%	6,676
Net Result	161,345	172,378	49,531	54,824	5,293	10.7%	164,577

Operating Result - Revenue

\$355.6 million in operating revenue has been received which is \$3.0 million (0.9%) higher than year to date budget

- Net General Rates \$1.2 million below budget
- Fees and Charges higher than budget \$2.3 million
 - Plumbing Services Applications \$715,000
 - Park Smart Parking Infringements \$697,000
 - Holiday Parks \$621,000
 - Sunshine Coast Stadium \$392,000
 - Quarry Sales \$368,000
 - Community Land Permits \$341,000
 - Venue 114 \$247,000
 - Animal Registrations \$188,000
- lower than budget***
 - Waste Refuse Tip Fees \$601,000 (*offset by other revenue higher than budget*)
 - General Infringements \$281,000
 - Parking Fees \$237,000 (*offset by expenditure lower than budget \$140,000*)
 - Beach Patrol Infringements \$224,000

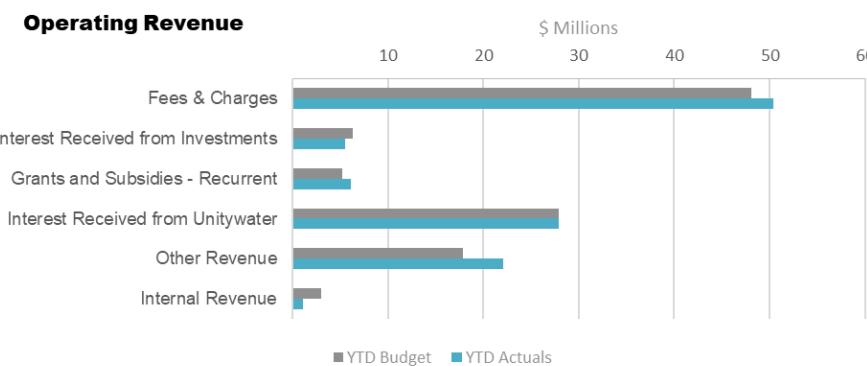
	Operating Summary		December 2025			
	Annual		YTD			
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %
Operating Revenue	711,026	714,209	352,563	355,571	3,008	0.9%
Operating Expenses	705,315	708,498	342,186	342,011	(175)	(0.1%)
Recurrent Capital Expenses	5,000	5,000	2,094	2,566	472	22.5%
Operating Result	711	711	8,283	10,994	2,712	32.7%
Capital Revenue	163,689	174,723	42,776	48,978	6,201	14.5%
Non-recurrent Expenses	3,056	3,056	1,528	5,148	3,620	236.9%
Net Result	161,345	172,378	49,531	54,824	5,293	10.7%



Operating Result – Revenue (con't)

- Interest Received from Investments \$833,000 lower than budget
- Operating Subsidies \$903,000 higher than budget
 - Tropical Cyclone Alfred reimbursement \$713,000
- Other Revenue \$4.2 million higher than budget
 - Transport Main Roads reimbursement \$1.2 million
 - Revegetation Offset Revenue \$827,000
 - Customer Response recoupment \$346,000
 - Stadium Events \$281,000
 - Aquatic Centre recoupment \$61,000
 - Waste Carbon Credits Revenue \$255,000
 - Waste Container Refund Scheme \$184,000
 - Waste Miscellaneous \$379,000
 - Bond Recall \$221,000
 - Lease Revenue \$234,000
- Internal Sales Quarry below budget \$1.4 million - offset some by \$368,000 in external sales.

	Operating Summary		December 2025			
	Annual		YTD			Variance
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	
Operating Revenue	711,026	714,209	352,563	355,571	3,008	0.9%
Operating Expenses	705,315	708,498	342,186	342,011	(175)	(0.1%)
Recurrent Capital Expenses	5,000	5,000	2,094	2,566	472	22.5%
Operating Result	711	711	8,283	10,994	2,712	32.7%
Capital Revenue	163,689	174,723	42,776	48,978	6,201	14.5%
Non-recurrent Expenses	3,056	3,056	1,528	5,148	3,620	236.9%
Net Result	161,345	172,378	49,531	54,824	5,293	10.7%



Operating Result - Expenses

\$342.0 million in operating expenses has been incurred which is \$175,000 (0.1%) lower than year to date budget

Employee Costs \$2.0 million lower than year to date budget due to vacancies across Council.

Core Materials and Services below budget \$803,000

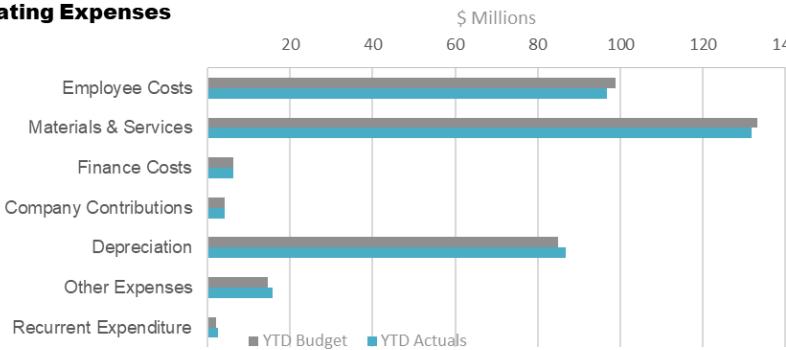
- Quarry \$910,000
- Property Management \$846,000
- Transport Network Management \$326,000
- Fuel \$519,000
- higher than budget***
 - Appeals Legal Fees \$608,000
 - Waste \$518,000
 - Civil Operations \$468,000

Levy Programs below budget \$659,000

- Transport Levy \$449,000
- Environment Levy \$212,000

	Operating Summary December 2025					
	Annual		YTD			
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %
Operating Revenue	711,026	714,209	352,563	355,571	3,008	0.9%
Operating Expenses	705,315	708,498	342,186	342,011	(175)	(0.1%)
Recurrent Capital Expenses	5,000	5,000	2,094	2,566	472	22.5%
Operating Result	711	711	8,283	10,994	2,712	32.7%
Capital Revenue	163,689	174,723	42,776	48,978	6,201	14.5%
Non-recurrent Expenses	3,056	3,056	1,528	5,148	3,620	236.9%
Net Result	161,345	172,378	49,531	54,824	5,293	10.7%

Operating Expenses

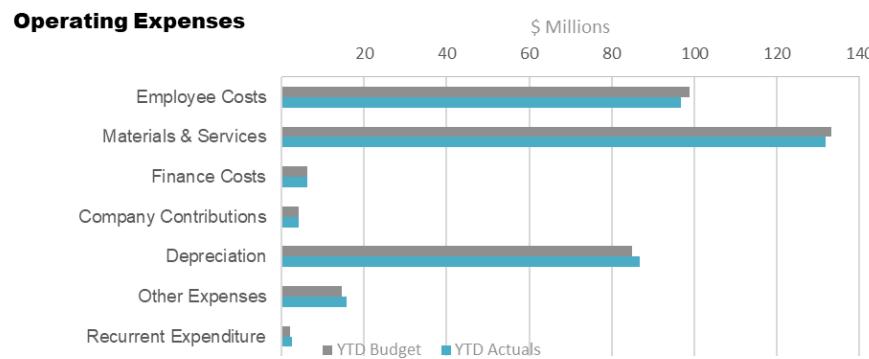


Operating Result – Expenses (con't)

Depreciation \$2.1 million higher than year to date budget

Non-recurrent Expenses \$3.6 million relating to prior-year capital project costs that are operational in nature with no budget allocated due to the uncertainty of the amount that will be recognised each year.

	Operating Summary		December 2025			
	Annual		YTD			
	Original Budget \$000s	Current Budget \$000s	Current Budget \$000s	Actuals \$000s	Variance \$000s	Variance %
Operating Revenue	711,026	714,209	352,563	355,571	3,008	0.9%
Operating Expenses	705,315	708,498	342,186	342,011	(175)	(0.1%)
Recurrent Capital Expenses	5,000	5,000	2,094	2,566	472	22.5%
Operating Result	711	711	8,283	10,994	2,712	32.7%
Capital Revenue	163,689	174,723	42,776	48,978	6,201	14.5%
Non-recurrent Expenses	3,056	3,056	1,528	5,148	3,620	236.9%
Net Result	161,345	172,378	49,531	54,824	5,293	10.7%



Capital Expenditure

The overall program has reached 36.3% completion.

\$105.0 million of Council's total capital works budget has been expensed which is \$1.5 million (1.4%) lower than year to date budget.

The Core Capital Program has expensed \$70.2 million, \$1.8 million (2.6%) higher than year to date budget.

	Capital Expenditure					December 2025		
	Annual		YTD		Variance %	Annual		
	Original Budget \$000s	Current Budget \$000s	Budget \$000s	Actuals \$000s		% spend Annual Budget	Forecast Year End Actual	
Core Capital Works Program								
Aerodromes	2,274	2,389	380	387	102.0%	16.2%	1,297	(1,091)
Buildings and Facilities	21,164	16,800	3,221	3,740	116.1%	22.3%	13,392	(3,407)
Coast and Canals	9,899	9,557	3,903	3,072	78.7%	32.1%	7,879	(1,678)
Environmental Assets	6,574	3,094	306	269	87.7%	8.7%	2,897	(197)
Minor Works	5,365	7,356	1,552	2,259	145.5%	30.7%	6,591	(765)
Holiday Parks	4,126	3,410	644	529	82.2%	15.5%	3,418	9
Parks and Gardens	11,248	11,588	3,190	3,144	98.5%	27.1%	13,689	2,101
Sports Facilities	20,731	24,929	10,288	10,747	104.5%	43.1%	25,052	123
Quarries	-	-	-	0	-	-	0	0
Stormwater	17,352	16,616	3,184	3,870	121.6%	23.3%	8,025	(8,592)
Transportation	117,766	119,065	41,730	42,182	101.1%	35.4%	106,955	(12,111)
Total SCC Core Capital Program	216,498	214,803	68,398	70,201	102.6%	32.7%	189,195	(25,608)
Disaster Recovery Funding Arrangements	3,888	13,708	11,965	10,979	91.8%	80.1%	12,646	(1,062)
Fleet	3,000	6,000	-	769	-	12.8%	6,466	466
Waste	25,841	28,370	12,629	10,023	79.4%	35.3%	24,055	(4,316)
Corporate Major Projects	9,085	7,897	3,494	3,225	92.3%	40.8%	5,201	(2,696)
Strategic Land and Commercial Properties	3,417	18,732	10,000	9,835	98.3%	52.5%	19,013	281
Total Other Capital Program	45,231	74,708	38,089	34,831	91.4%	46.6%	67,381	(7,327)
TOTAL	261,729	289,511	106,487	105,032	98.6%	36.3%	256,575	(32,935)

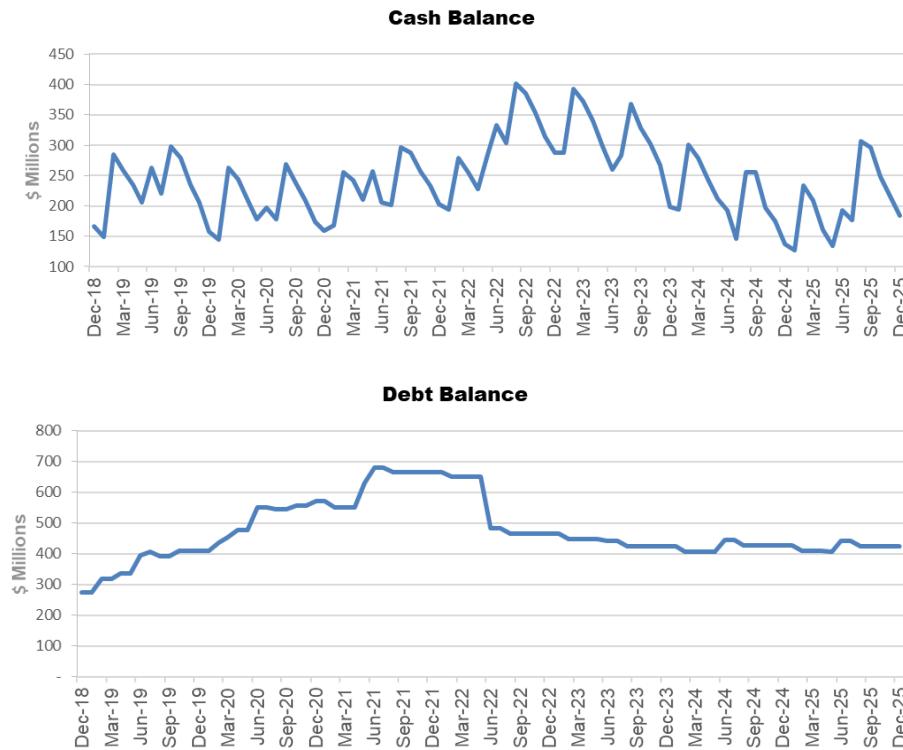
The above program of works includes recurrent and non-recurrent expenditure, as reporting in the operating statement

Recurrent Expenses	5,000	5,000	2,094	2,566	122.5%
Non-Recurrent Expenses	-	-	-	-	-

Cash Flows and Balance Sheet

- Cash balance at 31 December was \$185.2 million excluding Trust
- Debt balance at 31 December was \$428.0 million

Cash and Balance Sheet		December 2025		
		Current Budget \$000s	YTD Budget \$000s	YTD Actuals \$000s
CASH FLOWS				
Opening Cash including Trust		216,764	230,573	241,845
Net Cash Inflow/(Outflows) from:				
Operating Activities		128,046	2,822	8,565
Investing Activities		(84,910)	(33,485)	(26,290)
Financing Activities		38,598	(14,104)	(14,104)
Net Increase/(decrease) in Cash Held		81,734	(44,767)	(31,829)
Closing Cash including Trust		298,498	185,806	210,016
BALANCE SHEET				
Current Assets		378,413		
Non Current Assets		9,369,274		
Total Assets		9,747,687		
Current Liabilities		242,957		
Non Current Liabilities		522,193		
Total Liabilities		765,150		
Net Community Assets/Total Community Equity		8,982,537		



Debt

Council's current debt balance is \$428 million.

Sunshine Coast Council's debt program is governed by the 2025-26 Debt Policy, which was adopted with the Original Budget adoption on 7 July 2025.

Planned new borrowings are undertaken in accordance with the Queensland Treasury Corporation Guidelines, the Statutory Bodies Financial Arrangements Act 1982 and Section 192 of the Local Government Regulation 2012.

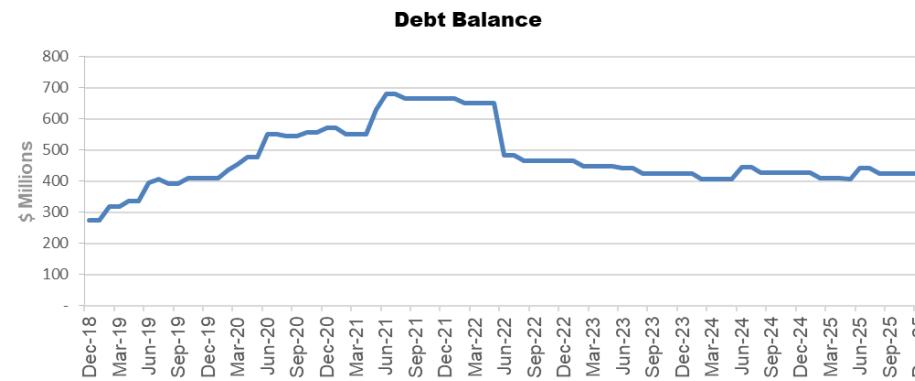
Council's planned new borrowings for the 2025-26 financial year totalling \$66.8 million will be drawn down later in the financial year.

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

Council's borrowing application has been submitted.

Debt - 2025-26

	Opening Balance \$000	Debt Redemption \$000	Planned New Borrowings \$000	Forecast Closing Balance \$000
Sunshine Coast Council Core	346,649	22,330	66,805	391,124
Maroochydore City Centre	95,504	5,877	-	89,627
Total	442,153	28,207	66,805	480,751



Investment Performance

At 31 December Council had \$185.2 million cash (excluding Trust funds), with an average interest rate of 4.15%, being 0.37% above benchmark. This is compared to the same period last year with \$139 million cash (excluding Trust funds) with an average interest rate of 4.9%, being 0.25% above benchmark.

The benchmark used to measure performance of cash funds is the Bloomberg AusBond Bank Bill Index (BAUBIL).

All investment parameters remain within the guidelines established by the Investment Policy.

Investment Performance			December 2025	
Liquidity as at:		31/12/2025	Term deposits maturing:	
	\$'000's		\$'000's	Count
At-call accounts				
QTC + CBA (excl. trust)	135,164	64.36%	within 30 days	20,000
Maturities within 7 days	-	0.00%	30-59 days	20,000
Total at-call	135,164	64.36%	60-89 days	-
Investment Policy Target		10.00%	90-179 days	-
			180-364 days	10,000
			1 year - 3 years	-
			Total	50,000
				3

INVESTMENT SUMMARY (including Trust) as at:					Investment Policy	
	31/12/2025	30/09/2025	31/12/2024		Individual Limit	Group Limits
A1+ (QTC)	104,597	50%	118,053	36.7%	102,201	62.4%
A1+ (Other)	105,419	50%	203,591	63.3%	61,600	37.6%
A1	-	0%	-	0.0%	-	0.0%
A2	-	0%	-	0.0%	-	0.0%
A3	-	0%	-	0.0%	-	0.0%
Total Funds	210,016		321,644		163,801	
FUND SUMMARY						
General Funds	185,164		296,152		139,014	
Trust Funds	24,852		25,492		24,787	
Total Funds	210,016		321,644		163,801	

Savings Initiatives

Management will continue to identify and validate savings for the 2025-26 financial year.

	Full Year Budget \$'000	YTD Budget \$'000	Achieved YTD \$'000	On Target
Vacancy Rate	7,536	3,760	3,760	✓
Employee Costs Savings Initiative	1,100	367	1,350	✓
Materials and Services Savings Initiative	4,400	1,467	4,187	✓
<i>TOTAL Savings Initiative</i>	<i>13,036</i>	<i>5,594</i>	<i>9,297</i>	

Risks

The 2025-26 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following key elements of the 2025-26 budget are based on management estimates and assumptions:

- Rates and charges revenue includes population and property growth forecasts
- Interest revenue and Finance costs includes interest rate forecasts
- Depreciation includes asset valuation, useful life and asset condition estimates and,
- Recurrent capital expenditure includes capitalisation estimates.

Management has used its best endeavours and judgment to determine suitable estimates and assumptions based on the available data, with reference to independent sources and relevant historic information where possible. There is a risk that the actual results may vary from the estimates. Material variances will be monitored and reported to Council through the Monthly Financial Performance Report and periodic budget reviews.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.

Thanks for your time



sunshinecoast.qld.gov.au

Ordinary Meeting Agenda

Item 8.1 December 2025 Financial Performance Report

Attachment 2 December 2025 Capital Grant Funded Project Report

29 JANUARY 2026

2025-26 Financial Year Grant Funding							
	Description	Division	Suburb	Estimated Construction Start Month	Construction Completed Month	TOTAL Grant Revenue \$'000	Project Expenditure to date \$'000
Federal Government						(\$19,165)	\$7,365
1	<i>Roads to Recovery Program</i>					(\$5,846)	
	<i>Urban Rivers and Catchments Program</i>					(\$920)	\$1,061
2	K6643 - Quota Park Fishway Construction	Division 10	Nambour	October 2024	January 2026	(\$920)	\$1,061
	<i>Growing Regions Fund</i>					(\$7,000)	\$754
3	H1670 - Growing Regions Round 2 - First Avenue Streetscape	Division 04	Maroochydore	June 2025	August 2026	(\$3,000)	\$706
4	K1280 - Honey Farm Rd Clubhouse Construction	Division 03	Meridan Plains	May 2026	March 2027	(\$4,000)	\$49
	<i>Disaster Ready Fund - Round 1</i>					(\$5,000)	\$5,550
5	K736 - Mooloolaba Foreshore Stage 2 - Seawall	Division 05	Mooloolaba	July 2025	March 2027	(\$5,000)	\$5,550
	<i>Play Our Way</i>					(\$399)	\$75
6	K8846 - Reserve 1000 Outdoor Amenities Facility	Division 02	Golden Beach	April 2026	October 2026	(\$399)	\$75
State Government						(\$34,777)	\$8,733
7	<i>Disaster Recovery Funding Arrangements</i>					(\$14,560)	
	<i>Blackspot Funding</i>					(\$3,368)	\$1,393
8	K4894 - Blackspot - Beerburum Street and Cooroy Street Intersection	Division 02	Dicky Beach	February 2026	June 2026	(\$525)	\$115
9	K4895 - Blackspot - Old Gympie Road Beerburum	Division 01	Beerburum	April 2025	September 2025	(\$500)	\$930
10	K6056 - BlackSpot Sixth Ave Maroochydore - side street Zebra Crossing x 8	Division 04	Maroochydore	November 2025	June 2026	(\$886)	\$93
11	K6056 - BlackSpot - Mons Road Forest Glen	Division 07	Forest Glen	March 2026	April 2026	(\$134)	\$43
12	K6852 - Blackspot - Dulong Road Dulong	Division 10	Dulong	May 2026	June 2026	(\$595)	\$1
13	K8653 - Blackspot - Vise Road Buderim	Division 07	Forest Glen	April 2026	May 2026	(\$170)	\$4
14	H4105 - Blackspot - Bell Vista Boulevard - Raised Zebra Crossing on Southern Leg of Roundabout	Division 01	Caloundra West	December 2025	January 2026	(\$558)	\$207
	<i>Minor Infrastructure and Inclusive Facilities Fund</i>					(\$518)	\$1,072
15	K7687 - MSSWP3 - Meta Street and Douglas Street - Raised Crossing	Division 04	Mooloolaba			(\$18)	\$233
16	K7596 - Maleny Skate Park Upgrade Phase 2	Division 05	Maleny	July 2025	February 2026	(\$150)	\$466
17	H9184 - Caloundra South Sports Clubhouse DS1	Division 01	Baringa	February 2025	August 2025	(\$350)	\$373
	<i>Queensland Transport Cycle Network Program</i>					(\$2,873)	\$142
18	H8416 - Emu Mountain Road Pathway Construction	Division 09	Coolum Beach			(\$899)	\$63
19	H4585 - LGIP Mooloolaba Esplanade Active Transport Link	Division 04	Mooloolaba			(\$100)	\$10
20	H5950 - LGIP Burke Street Pathway	Division 02	Golden Beach			(\$75)	\$5
21	H5955 - LGIP Karawatha Dr Cycle Lanes	Division 06	Mountain Creek	January 2027	June 2027	(\$1,500)	\$38
22	H6800 - LGIP River Esplanade Active Transport Link	Division 04	Mooloolaba			(\$100)	\$0
23	H6972 - LGIP Caloundra to Currimundi Stage 2 - Bowman Road Active Transport Link	Division 02	Caloundra			(\$75)	\$2
24	K3826 - Jensen Park Golden Beach Coastal Pathway	Division 02	Golden Beach	March 2026	April 2026	(\$124)	\$24
	<i>Walking Network Plans</i>					(\$518)	\$15
25	K9307 - Walking Network Plans	Whole of Council				(\$18)	\$0
26	K8298 - WNP - Buddina - Illuka Avenue Lowana Dr	Division 04	Buddina	April 2026	June 2026	(\$500)	\$15
	<i>South East Queensland Community Stimulus Program</i>					(\$4,136)	\$2,956
27	K2914 - SECCSP Beerwah Cemetery entrance feature and carparking	Division 01	Beerwah	April 2026	June 2026	(\$310)	\$95
28	K6414 - SEQCSP Khancoban Drive Park - District Park Development	Division 06	Buderim			(\$238)	\$6
29	K7394 - SEQCSP Albany Lakes Park - Public Amenity	Division 06	Sippy Downs	November 2025	January 2026	(\$350)	\$239
30	H5133 - SEQCSP South Coolum Road Coolum New Pathway	Division 08	Coolum Beach	July 2025	January 2026	(\$480)	\$1,178
31	K7588 - SEQCSP Sundew Street MUDJIMBA - East Section kerb and channel	Division 08	Mudjimba	September 2025		(\$320)	\$729
32	K1771 - SEQCSP Petrie Creek Road Shoulder Widening from Paynters Creek Road to Celestine Place	Division 07	Rosemount	September 2025	October 2026	(\$1,718)	\$640
33	H4604 - SEQCSP Coolum beach DDA compliant beach access ramp	Division 10	Nambour	March 2026	November 2026	(\$120)	\$65
34	K7207 - SEQCSP Nambour Namba Place Revitalisation Project	Division 09	Coolum Beach	June 2026	September 2026	(\$300)	\$4
35	K8805 - SEQCSP Namba Ped Crossing	Division 10	Nambour			(\$300)	\$0
	<i>Transport Infrastructure Development Scheme</i>					(\$1,581)	\$197
36	B0792 - WOR School Precinct Improvement Planning	Whole of Council				(\$200)	\$0
37	K8425 - TIDS Roys Road BEERWAH - widening and overlay	Division 01	Beerwah	December 2025	March 2026	(\$1,381)	\$197
	<i>SEQ Liveability Fund</i>					(\$4,333)	\$2,957
38	H7509 - Alex Bluff Foreshore Coastal Pathway Imp	Division 04	Alexandra Headlands	January 2026	September 2026	(\$2,000)	\$98
39	K2838 - Mooloolaba Foreshore Stage 2 - Central Meeting Place	Division 04	Mooloolaba	July 2025	March 2027	(\$2,333)	\$2,859
	<i>School Transport Infrastructure Program</i>					(\$2,290)	\$433
40	K8474 - STIP - Montville State School Pathway Upgrade	Division 05	Montville	January 2026	February 2026	(\$105)	\$22
41	K8475 - STIP - Palmview State School Raised Pedestrian Crossings	Division 06	Palmview	June 2026	July 2026	(\$224)	\$3
42	K8478 - STIP - Golden Beach State School Pathway Upgrade	Division 02	Golden Beach	September 2025	January 2026	(\$208)	\$345
43	K8480 - STIP - Peregian Springs State School Raised Pedestrian Crossing	Division 09	Peregian Springs			(\$108)	\$23
44	K8481 - STIP - Yandina State School Stop Drop and Go	Division 10	Yandina	January 2026	January 2026	(\$30)	\$6
45	K8832 - STIP - Kuluin State School Raised Pedestrian Crossing	Division 07	Kuluin			(\$281)	\$17
46	K8833 - STIP - Chancellor State College Primary Stop Drop and Go Zone	Division 06	Sippy Downs	January 2026	January 2026	(\$34)	\$3
47	K9089 - STIP - Maroochydore State High School - Bus Zone Upgrade	Division 08	Maroochydore			(\$1,200)	\$6
48	H7363 - North Arm School Parking Improvements	Division 10	North Arm			(\$100)	\$9
	<i>Queensland Resilience and Risk Reduction Fund (QRRRF)</i>					(\$600)	\$213
49	K6749 - Golden beach south seawall and stormwater improvements	Division 02	Golden Beach	June 2026	February 2027	(\$600)	\$213

Project Complete

8.2 DISPOSAL (LEASE) OVER 334 FINLAND ROAD, MARCOOLA TO THE KABI KABI PEOPLES ABORIGINAL CORPORATION LIMITED

File No:	F2024/34066
Author:	Manager Leasing and Land Management Finance and Commercial Partnerships
Attachments:	Att 1 - Locality Plan 35 Download Att 2 - Aerial Photograph 37 Download

PURPOSE

To seek Council's resolution to grant an exception in accordance with the *Local Government Regulation 2012* to the disposal of land (by lease) via auction or tender for the property at 334 Finland Road, Maroochydore, legally described as Lot 61 on RP855986 to the Kabi Kabi Peoples Aboriginal Corporation Limited.

EXECUTIVE SUMMARY

This report seeks Council's resolution to grant an exception from the auction/tender process under Section 236(2) of the *Local Government Regulation 2012* to dispose of land (via lease) by entering into a direct lease with The Kabi Kabi Peoples Aboriginal Corporation Limited over the whole of 334 Finland Road, Maroochydore.

Council owns the land at 334 Finland Road, Maroochydore in freehold. The land is legally described as Lot 61 on RP855986 and is shown in **Attachment 1 – Locality Plan and Attachment 2 - Aerial Photograph**. The land was acquired by Council in securing land surrounding the Sunshine Coast Airport and is zoned Community Facilities under Council's Planning Scheme.

The property was released for applications via Council's Tenancy Opportunities webpage for a period of six weeks. The release sought applications for suitably qualified applicants seeking to establish the premises for the delivery of community outcomes.

Council received three applications for the property: two were compliant and complete, while one was incomplete and did not meet the requirements of the release.

Council held discussions with the Applicants who had compliant submissions. Following these discussions, it was determined that the Kabi Kabi Peoples Aboriginal Corporation Limited should be offered a lease over the property.

Given the broad support for the proposal, it is recommended that Council enter into a 10-year lease with the Kabi Kabi Peoples Aboriginal Corporation Limited.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled “Disposal (Lease) over 334 Finland Road, Maroochydore to the Kabi Kabi Peoples Aboriginal Corporation Limited” and**
- (b) **resolve that in accordance with Section 236(1) 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)(b)(ii) as the Kabi Kabi Peoples Aboriginal Corporation Limited is a community organisation and registered charity.**

FINANCE AND RESOURCING

The rent payable by the Lessee upon commencement of the new lease will be in line with rent charged to comparable community or charitable organisations. Sharing of costs associated with the drafting, negotiation, and registration of the new lease will be negotiated between council and the Lessee.

Council as Lessor has agreed to undertake the following works to the property as part of establishing the lease:

- Internal cleaning of the building
- Minor repairs and maintenance to the internal toilet and amenities, and
- Repair or replacement of electricity and water services to ensure they are in full working order.

The estimated costs of these works are approximately \$30,000.

The Lessee will be responsible for all other upgrades and fit-out works required to make the property fit for purpose and to establish the Permitted Use.

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S32 - Council Land, Property and Leasing - Provision of strategic property, leasing, property and facility management for Council's land and buildings.

CONSULTATION**Councillor Consultation**

Councillor T Bunnag - Division 8 Councillor

Internal Consultation

- Property Management
- Finance Services
- Community Development

- Sports and Venues Development
- Open Space
- Economic Development
- Environment and Sustainability Policy
- Legal Services
- Development Services

External Consultation

Applicants who had submitted Application as part of Council's release.

Community Engagement

The property was released publicly via Council's Tenancy Opportunities webpage.

PROPOSAL

The property subject to this lease proposal is 334 Finland Road, Maroochydore legally described as Lot 61 on RP855986 and is owned by Council in Freehold and is zoned Community Facilities. Council's property is shown in **Attachment 1 - Locality Plan**.

The proposed lease would be over the whole of 334 Finland Road, Maroochydore which has a total land area of 2,392m² as shown in **Attachment 2 - Aerial Photograph**.

The lease area will include the below improvements:

- Former residential dwelling and associated infrastructure
- Fences and gates; and
- Vegetation areas.

The lease will require that no development of buildings or clearing of vegetation will be permitted at the rear of the property. This area will be allowed to naturally revegetate and provide continuity of a wildlife corridor.

The Kabi Kabi Peoples Aboriginal Corporation Limited have a current sub-lease over the adjacent land at 331 - 335 Finland Road, Maroochydore which they use for ranger training and associated community facility purposes.

The Kabi Kabi are seeking to expand to incorporate a women's ranger program. A lease over Council's property at 334 Finland Road, Maroochydore would allow the Kabi Kabi to expand its program at this location.

As per the Application the use of Council's property would be to support the following:

- Activities relating to caring for country, associated business conducted by a duly established legal entity representing the Kabi Kabi First Nation People including cultural heritage, native title and other business meeting or business development;
- Short-term residential use associated with the delivery of the ranger program provided that it meets occupancy restrictions.

The above use is consistent with the current land use and zoning provisions under Council's Planning Scheme.

The proposed new lease will have the following essential terms and conditions:-

- A term of 10 years with rent being set at 1 units of rent under Council's Fees and Charges 2024/25. Rent will be increased annually in line with Council's Fees and Charges each year
- Lessee to be responsible for all maintenance and repairs, waste removal and statutory maintenance and servicing
- The Lessee will have 6 months' to undertake fit-out of the building and 12 months' to commence operations from the property
- Lessee to hold all relevant insurances policies associated with occupancy of the property.

In accordance with the *Local Government Regulation 2012*, an exception from Council is required where Council seeks to enter into a new lease (other than by tender or action) where the organisation is a not-for-profit, community organisation or registered charity. The Kabi Kabi Peoples Aboriginal Corporation meets this requirement as they are a registered charity. If no exception is granted the premises will be offered for trustee lease via a tender process and directly awarded if a suitable applicant can be found.

On the basis there is broad support within the organisation, it is proposed, Council enter into a Lease for a term of 10 years with the Kabi Kabi Peoples Aboriginal Corporation Limited. The proposed lease has the following benefits:

- Allows the establishment of a more diverse ranger program across both Maroochydore properties which will be leased by the Kabi Kabi
- Establishes the utilisation of a formerly vacant community building whilst reducing Council's management and operational costs throughout the 10-year lease.

Legal

Council's Legal Services department has been consulted in relation to the preparation of the lease terms. The lease will be drafted by Council's legal representative with costs associated with the preparation of the lease to be negotiated between council and the Lessee.

Policy

This report has been prepared in accordance with Council's *Procurement Policy* relating to the disposal of Council assets and the *Community Groups Occupying Council Owned or Council Controlled Land and/or Infrastructure Policy*.

Risk

There are no identified risks associated with this proposal.

Previous Council Resolution

There is no previous Council resolution relevant to this report.

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

Whilst there are no critical dates, the Kabi Kabi Peoples Aboriginal Corporation are seeking to have the lease established as soon as is practical.

Implementation

Should the recommendation be accepted by Council, it is noted that the Chief Executive Officer will:

- delegate to Council's delegated officer to prepare and enter into a Lease with the Kabi Kabi Peoples Aboriginal Corporation Limited and
- register all relevant documentation at the Queensland Titles Officer as required.





8.3 ACQUISITION OF LAND - MAROOCHY RIVER

File No: F25/00186

Author: Principal Property Officer
Finance and Commercial Partnerships

Attachments: Att 1 - Land Acquisition Details - **Confidential**

PURPOSE

This report seeks Council approval to acquire a portion of privately owned land on River Road, Maroochy River, to resolve a public road encroachment.

EXECUTIVE SUMMARY

It has been identified that some sections of the constructed River Road encroach onto private property. The gazetted road initially measures approximately 20 metres wide as a sealed section but narrows to about 6.5 metres as a rural gravel road in certain sections. The road services River Road residents' land and land owned by Council, Unitywater and the State Government, which is publicly accessible by a small car park and walking trails. Over time, as the road has been maintained, its alignment has shifted at certain points, resulting in encroachment onto private property. To address the public road encroachment, Council proposes acquiring a portion of privately owned land to establish a consistent 20-metre gazetted road corridor along the entire length of River Road. Council is not proposing to undertake any works to upgrade or realign the actual road but only to increase the width of the gazetted road corridor to remove any part of the constructed road and verge from private property.

The proposed land acquisition area is approximately 13 metres north of the existing road corridor boundary, extending along the private property boundary. This will increase the road corridor width to approximately 20 metres from the sealed section of River Road to the bridge. The proposed land acquisition area is approximately 2,653m².

Details of the property and proposed land acquisition are included in the **Confidential Attachment 1**. In preparing this report, the Chief Executive Officer recommends that **Confidential Attachment 1** be considered confidential in accordance with section 254J(3)(g) of the *Local Government Regulation 2012* as it contains information in relation to a commercial matter involving the local government for which a public discussion would likely prejudice the interests of the local government and recognising that, until Council makes a decision and settlement of the contract has occurred, the land acquisition has no certainty.

OFFICER RECOMMENDATION

That Council:

- (a) **receive and note the report titled "Acquisition of Land - Maroochy River"**
- (b) **delegate authority to the Chief Executive Officer to finalise the acquisition of land in Maroochy River identified in this report and**
- (c) **authorise the Chief Executive Officer to publicly release details in relation to the acquisition of the land identified in this report, once the transfer of ownership of land has registered with Titles Queensland.**

FINANCE AND RESOURCING

The total costs associated with the proposed land acquisition includes the market value of the land as determined by an independent and registered valuer, survey plan preparation fees, Titles Queensland registration fees, legal fees and costs associated with the relocation of the boundary fence.

These funds will be made available through Council's operational budget for expenditure in Financial Year 2025-26.

Compensation for the value of the land to be acquired has been assessed by an independent and registered valuer engaged by Council. The valuer has valued the whole of the land on a before and after basis. The before value is reflective of the value of the property prior to the proposed land acquisition and the after value is the value of the property after the proposed land acquisition. The difference between these two values represents the compensation payable for land value. Details of the land acquisition terms are included in the **Confidential Attachment 1**.

CORPORATE PLAN

Corporate Plan Goal: *Organisational excellence*

Strategic Pathway: We serve our community by providing this great service

Operational Activity: S32 - Council Land, Property and Leasing - Provision of strategic property, leasing, property and facility management for Council's land and buildings.

CONSULTATION**Councillor Consultation**

- Councillor M Suarez - Division 9
- Councillor J Broderick - Organisational Excellence Portfolio Councillor
- Councillor E Hungerford - Organisational Excellence Portfolio Councillor

Internal Consultation

- Chief Financial Officer, Finance and Commercial Partnerships
- Head of Property, Finance and Commercial Partnerships
- Coordinator Strategic Property, Finance and Commercial Partnerships

- Properties Lawyer, Finance and Commercial Partnerships
- Coordinator Biodiversity & Waterways, Sustainable Growth and Planning
- Coordinator Media, Business Transformation & Performance

External Consultation

Council engaged an independent and registered valuer from Herron Todd White to determine the market value of the land. Council also commissioned an identification survey plan prepared by Bennett + Bennett who will also prepare the survey plan required for registration with Titles Queensland.

Community Engagement

No formal community engagement has been undertaken in relation to the proposed land acquisition.

PROPOSAL

The privately owned land located on River Road in Maroochy River and referred to in **Confidential Attachment 1** is encumbered by a public road encroachment. This section of road provides access to land holdings owned by Council, Unitywater and the State Government for the Blue Heart project. Essentially, parts of the constructed road sit outside of the gazetted road corridor and impact on private property.

The proposed land acquisition area is approximately 13 metres north of the existing road corridor boundary, extending along the private property boundary. This will increase the road corridor width to about 20 metres from the sealed section of River Road to the bridge. The proposed land acquisition area is approximately 2,653m².

Council is not proposing to undertake any works to upgrade or realign the actual road but only to increase the width of the gazetted road corridor to remove any part of the actual road and verge from private property.

Council has reached in principle agreement with the landowner for the proposed land acquisition and details of Council's offer are referred to in **Confidential Attachment 1**.

Legal

Council's Legal Services team have been consulted in relation to this report will be instructed to prepare the relevant Contract for Sale and Purchase of Residential Real Estate and undertake conveyancing on behalf of Council.

Policy

There is no policy relevant to this report.

Risk

If the recommendation in this report is not endorsed by Council:

- the land required to resolve a public road encroachment will not be secured
- settlement timeframes agreed upon in principle will not be adhered to

- timeframes for boundary fence reinstatement works and vegetation removal agreed upon in principle will not be adhered to and
- consistently rising land values may increase land acquisition costs.

Previous Council Resolution

There is no previous Council Resolution relevant to this report.

Related Documentation

There is no related documentation relevant to this report.

Critical Dates

Council has reached in principle agreement with the landowner that:

- the settlement date of the Contract for Sale and Purchase of Residential Real Estate will take place within 14 days from the date of the Council Resolution and
- boundary fence reinstatement works will occur by 28 February 2026.

Implementation

If the recommendation in this report is endorsed by Council, it is noted that the Chief Executive Officer will delegate the land acquisition process to Council's Strategic Property team in accordance with the delegation power under the *Local Government Act 2009* (Qld).

9 NOTIFIED MOTIONS**10 TABLING OF PETITIONS**

Petitions only eligible for submission if:

- * Legible
- * Have purpose of the petition on top of each page
- * Contain at least 10 signatures
- * Motion limited to:
 - Petition received and referred to a future meeting
 - Petition received and referred to the Chief Executive Officer for report and consideration of recommendation
 - Petition not be received

11 CONFIDENTIAL SESSION**12 NEXT MEETING**

The next Ordinary Meeting will be held on 26 February 2026.

13 MEETING CLOSURE