

# Related Documentation

## **Ordinary Meeting**

**Thursday, 29 January 2026**



---

**TABLE OF CONTENTS**

---

<b>ITEM</b>	<b>SUBJECT</b>	<b>PAGE NO</b>
<b>8.1</b>	<b>RELATED ITEM - DECEMBER 2025 FINANCIAL PERFORMANCE REPORT</b>	
	ATTACHMENT 1 PRESENTATION .....	5
<b>8.2</b>	<b>RELATED ITEM - DISPOSAL (LEASE) OVER 334 FINLAND ROAD, MARCOOLA TO THE KABI KABI PEOPLES ABORIGINAL CORPORATION LIMITED</b>	
	ATTACHMENT 1 PRESENTATION .....	19
<b>8.3</b>	<b>RELATED ITEM - ACQUISITION OF LAND - MAROOCHY RIVER</b>	
	ATTACHMENT 1 PRESENTATION .....	27



# Financial Performance Report

December 2025



## December 2025 Operating Result

---

- Council's operating result at the end of December 2025 is an operating surplus of \$11.0 million, which is \$2.7 million (32.7%) above current year-to-date budget.
- The variance consists of:
  - Total Operating Revenue higher than budget by \$3.0 million (0.9%)
  - Total Operating Expenses higher than budget by \$296,000 (0.1%)

# December 2025 Operating Result

## Major Revenue Variances

- 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 External 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

# December 2025 Operating Result

## Major Revenue Variances (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 (*budget in Operating Grants*)
  - Revegetation Offset Revenue \$827,000
  - Customer Response recoupment \$346,000
  - Sunshine Coast 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 for Quarry below budget \$1.4 million
  - *offset some by \$368,000 in external sales*
  - *offset some by \$910,000 lower in spend*



# December 2025 Operating Result

## Major Expenditure Variances

- Employee costs lower than year to date budget \$2 million due to Vacancies across Council
- Core material and services below budget \$803,000:
  - Quarry \$910,000
    - reduction in stockpile due to sales
  - 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

# December 2025 Operating Result

## Major Expenditure Variances (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.

# December 2025 Capital Program Result

---

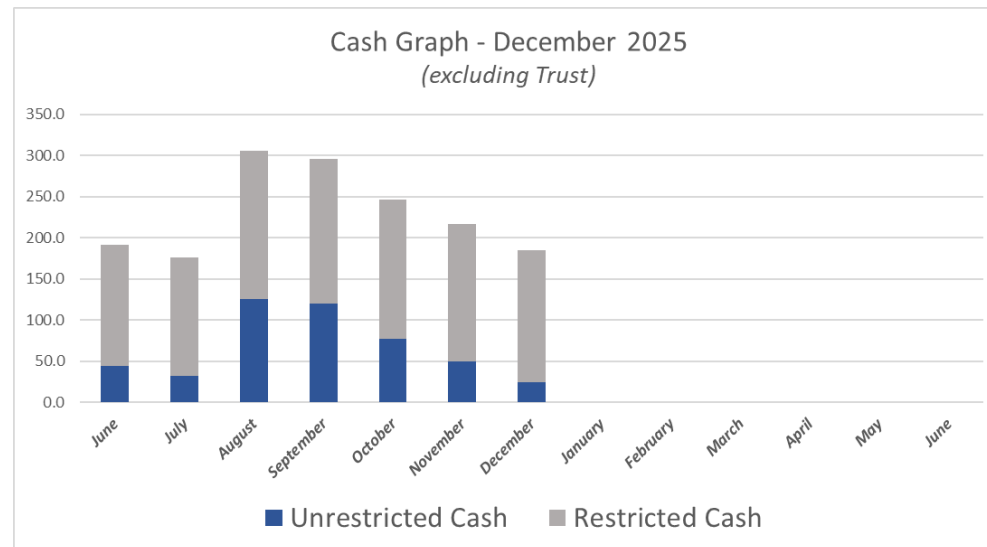
## Capital Works Program has progressed 36.3%

- \$105.0 million of Council's total Capital Works Program has been financially expended which is \$1.5 million (1.4%) lower than year to date budget
- \$70.2 million of the Core Capital Works Program has been spent which is \$1.8 million (2.6%) higher than year to date budget

# Cash Flows

## Council Cash

- Council's cash at 31 December \$185.2 million  
*(excluding Trust)*
- *Unrestricted cash \$24.5 million*
- *Restricted cash \$160.7 million*



# Debt

---

## Council Debt

- Council's current debt at 31 December is \$428 million
  - Planned New borrowings for 2025-26 are \$66.8 million

*Council's borrowing application has been submitted.*

# Investment Performance

---

## Investments

- Council currently has 3 investments totalling \$50 million
- Term deposits mature between 30 and 364 days
- Weighted average interest rate return is 4.15%

# Financial Performance Report

## 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><b>TOTAL Savings Initiative</b></i>	<i><b>13,036</b></i>	<i><b>5,594</b></i>	<i><b>9,297</b></i>	

# Financial Performance Report

## 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 and asset condition estimates and,
- Recurrent capital expenditure includes capitalisation estimates.



# Financial Performance Report



## Officer Recommendation

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

Thanks for your time



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)

# Disposal (Lease) over 334 Finland Road, Marcoola to the Kabi Kabi Peoples Aboriginal Corporation Limited

Item 8.2

Ordinary Meeting

29 January 2026

## Overview

- The report is to allow Council to consider granting an exception in accordance Section 236 of the Local Government Regulation to lease the property at 334 Finland Road, Marcoola to the Kabi Kabi Peoples Aboriginal Corporation.
- Council owns the property at 334 Finland Road, Marcoola in Freehold having been acquired as part of securing land around the Sunshine Coast Airport.
- The land 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.

## 334 Finland Road, Marcoola

- The Council owned land at 334 Finland Road, Marcoola comprises of:
  - A land area of 2391m<sup>2</sup>
  - A former residential high-set Queenslander dwelling;
  - Fences, gates and vegetated areas.
- The property will have a restricted development area for revegetation and wide life corridor at the southern end of the property.



## Public Release and Award

- The property was released for applications via Council's Tenancy Opportunities webpage for a period of six weeks
- Three Application were received of which two were conforming submissions.
- Following discussions, the property was awarded to the Kabi Kabi Peoples Aboriginal Corporation.
- The property will complement the Kabi Kabi Peoples Aboriginal Corporation sub-lease at 331-335 Finland Road, Marcoola located on the opposite side of Finland Road, Marcoola.

## Lease Condition and Exception Criteria

- The lease is expected to have the following terms:
  - Permitted uses include caring for country, cultural heritage, native title and other business associated with the Kabi Kabi Peoples Aboriginal Corporation and establishment of a women's ranger program
  - Short-term accommodation associated with the above use
  - A term of 10 years
  - Lessee responsible for maintenance and repairs and upgrade to accommodate the permitted use
  - Council will undertake approximately \$30,000 in improvements to prepare the property for lease
  - Rent at 1 unit as per Council's Fees and Charges 2025/26
- In accordance with the *Local Government Regulation 2012 a resolution of Council is required to grant an exception to lease under Legislative requirements.*
- *An exception to the public tender/auction requirement is permitted given the tenant is a community organisation and registered charity.*

## Officer Recommendation

That Council:

- a) receive and note the report titled "Disposal (Lease) over 334 Finland Road, Marcoola 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.



Thanks for your time



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)



# Acquisition of Land – Maroochy River

Item 8.3

Ordinary Meeting

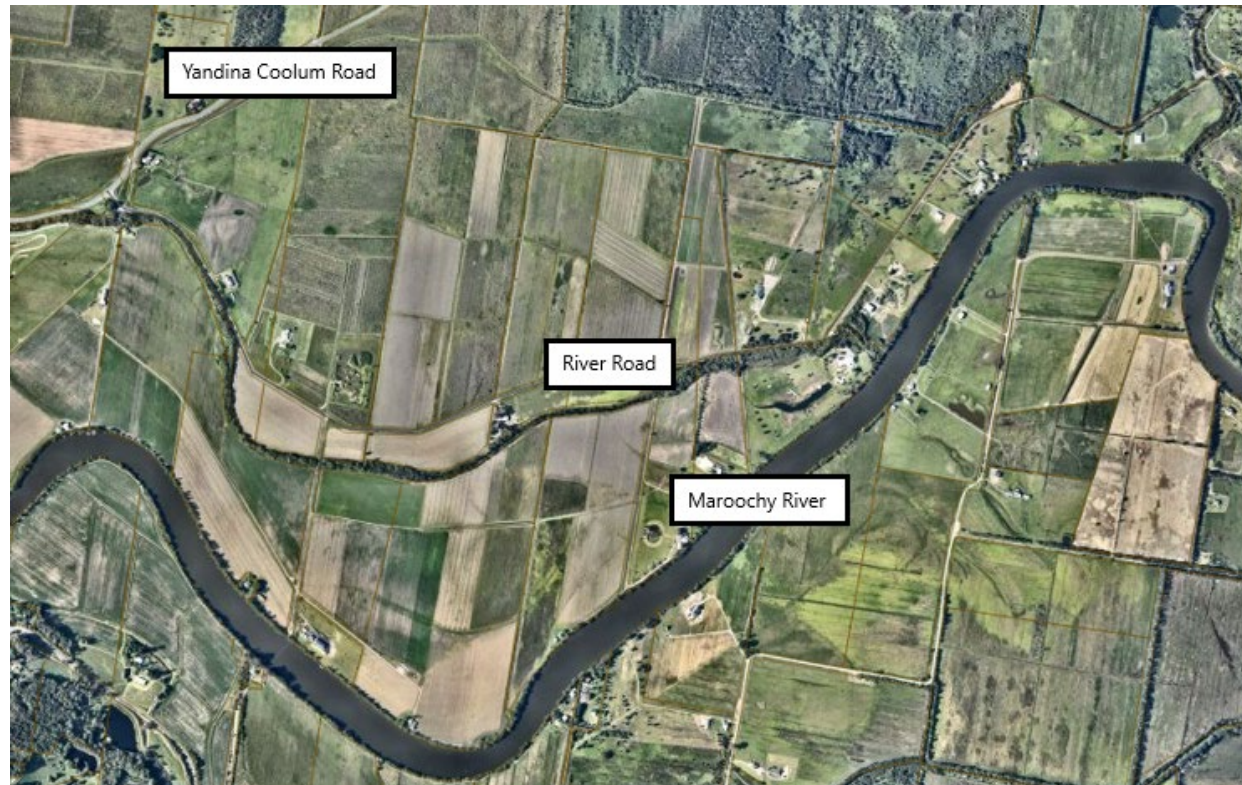
29 January 2026

## Overview



- Currently, some sections of River Road encroach onto private property.
- It is proposed to acquire part of privately owned land located on River Road in Maroochy River to resolve a public road encroachment.
- The acquisition would create a ~20 metre gazetted road corridor for the entire length of River Road from the sealed section of the road to the bridge.
- Proposed land acquisition area is approximately 2,653m<sup>2</sup>.
- Council has reached in principle agreement with the landowner for the land acquisition.

# River Road, Maroochy River



# 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.

# Thank you



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)