SPECIAL BUDGET MEETING MINUTES

HELD AT THE COUNCIL CHAMBERS - CIVIC CENTRE
101 GOONDOON STREET, GLADSTONE

On Tuesday 21 July 2026

Commencing at 9.00am

Leisa Dowling
CHIEF EXECUTIVE OFFICER

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Elected Members
Councillor - Mayor M Burnett
Councillor G Churchill
Councillor K Davis
Councillor M Wagner
Councillor M Holzheimer
Councillor N Muszkat
Councillor S McClintock
Councillor L Patrick
Councillor C Cameron

Officers
L Dowling (Chief Executive Officer)
R Millett (Executive Secretary)
T Whalley (Manager Governance and Risk)
M Holmes (General Manager Finance Governance and Risk)
C Quinn (General Manager People and Strategy)
K Lee (General Manager Community and Lifestyle)
T Bignell (General Manager Operations)
M Francis (General Manager Assets and Environment)

S/1. 2026/2027 BUDGET
S/1.1. 2026/2027 BUDGET OVERVIEW

Responsible Officer: Mayor Matthew Burnett

Prepared By: Mayor Matthew Burnett

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

The Mayor presenting an Overview Report on Gladstone Regional Council’s 2026/27 Budget and associated Operational Plan.

Officer's Recommendation:

That Council receive the 2026/27 Budget Overview Report.

S/26/5700 Council Resolution:

Moved Mayor Burnett
Seconded Cr Muszkat

That the Officer's Recommendation be adopted.

CARRIED

S/1.2. REVENUE STATEMENT

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report considers the annual review of the Revenue Statement applying to the 2026/2027 financial year.

Officer's Recommendation:

That Council, in accordance with section 169 and 172 of the *Local Government Regulation 2012*, adopt the Revenue Statement provided as Attachment 1 to the Officer's Report and apply it to the 2026/2027 financial year.

S/26/5701 Council Resolution:

Moved Cr Churchill
Seconded Cr Holzheimer

That the Officer's Recommendation be adopted.

CARRIED

S/1.3. LONG-TERM FINANCIAL FORECAST 2026/2027

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of the Long-Term Financial Forecast, for the 10 years through to 30 June 2036, prepared in accordance with the requirements of the *Local Government Regulation 2012*.

Officer's Recommendation:

That Council adopt the Long-Term Financial Forecast 2026-27 provided as Attachment 1 to the Officer's Report in accordance with section 171 of the *Local Government Regulation 2012*.

S/26/5702 Council Resolution:

Moved Cr Cameron
Seconded Cr McClintock

That the Officer's Recommendation be adopted.

CARRIED

S/1.4. DEBT POLICY

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1 & CM28.2

Purpose:

The purpose of this report is to consider the annual review of the Debt Policy applying to the 2026/2027 financial year.

Officer's Recommendation:

That Council, in accordance with section 192 of the *Local Government Regulation 2012,* adopt the Debt Policy provided as Attachment 1 to the Officer's Report and apply it to the 2026/2027 financial year.

S/26/5703 Council Resolution:

Moved Cr Davis
Seconded Cr Patrick

That the Officer's Recommendation be adopted.

CARRIED

S/1.5. PROJECTED FINANCIAL STATEMENTS FOR YEAR END 30 JUNE 2027

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of the projected financial statements for year ending 30 June 2027.

Officer's Recommendation:

That Council adopt the projected financial statements for the year ending 30 June 2027 provided as Attachment 1 to the Officer’s Report in accordance with section 169 of the Local Government Regulation 2012, noting the contents of the Balance Sheet include the statement of estimated financial position for the previous 2025/2026 financial year in accordance with section 205 of the Local Government Regulation 2012.

S/26/5704 Council Resolution:

Moved Cr Holzheimer
Seconded Cr McClintock

That the Officer's Recommendation be adopted.

CARRIED

S/1.6. RATE PAYMENT PERIOD AND DISCOUNTS

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of rate payment periods, discount, interest, and the payment of rates and charges by instalment.

Officer's Recommendation:

That Council consider each of the following as separate resolutions.

Officer Recommendation 1:

1. That:
    a. In accordance with section 107 of the *Local Government Regulation 2012* and section 152O of the *Fire Services Act 1990*, the following rates and charges be levied on an annual basis in August/September:
        - general rates;
        - special rates and charges;
        - waste cleansing charges;
        - water availability charges (fixed cost component) under section 41(4)(a) of the *Local Government Regulation 2012*;
        - sewerage and wastewater charges; and
        - State Emergency Management Levy.

    b. In accordance with section 107 of the *Local Government Regulation 2012*, the following charges be levied on a bi-annual basis in August/September and February for:
        - water consumption charges under section 41(4)(b) of the *Local Government Regulation 2012*; and
        - trade waste volumetric consumption charges.

    c. In accordance with section 118 of the *Local Government Regulation 2012*, the following rates and charges be payable within 60 days of the date of issue of the notice in August/September:
        - general rates;
        - special rates and charges;
        - waste cleansing charges;
        - sewerage and wastewater charges;
        - water availability charges (fixed cost component);
        - half-yearly water consumption charges levied;
        - half-yearly trade waste volumetric consumption charges levied; and
        - State Emergency Management Levy.

d. In accordance with section 118 of the Local Government *Regulation 2012,* the following rates and charges be payable within 31 days of the date of issue of the notice in February:
   - half-yearly water consumption charges levied, and
   - half-yearly trade waste volumetric consumption charges.

Officer Recommendation 2:

1. That:
   a. In accordance with section 130 of the *Local Government Regulation 2012*, a discount of 10% be allowed if payment of all rates and charges is made in full within the discount period of 60 days from the date of issue of the notice levied. The discount will only be applied to the following rates and charges made and levied:
      - general rates;
      - waste cleansing charges;
      - sewerage charges (excluding the Yarwun and Curtis Island Industrial schemes); and
      - water availability (fixed cost component) charges.

   b. No discount be offered in respect of the following rates and charges made and levied:
      - special rates and charges;
      - trade waste volumetric charges;
      - recycled water scheme (fixed and consumption);
      - the sewerage, trade waste and wastewater charges for the Yarwun and Curtis Island Industrial sewerage, trade waste, and wastewater facilities;
      - water consumption charges; and
      - State Emergency Management Levy.

Officer Recommendation 3:

That in accordance with section 129 of the *Local Government Regulation 2012*, ratepayers may choose to pay their complete annual rate account by instalments subject to the following conditions:

1. The rate discount for payment within 60 days is forfeited.
2. Interest free instalment plans are applicable for the current rates and charges only. If arrears remain outstanding, an instalment plan may not be approved.
3. The amount of each instalment is to be calculated on the gross balance of rates and charges owing as at the approved commencement date of the instalment plan; with payments sufficient to have the balance paid by 30 June each year.
4. The ratepayer must apply in writing to Council or submit a completed and signed Rate Instalment Application form included with each rate notice to Council within 60 days from the date of issue of the notice.
5. Should a Rate Instalment Application form or written request not be received within 60 days, interest charges will apply until the date of approval of the signed Rate Instalment Application form.
6. No reminder notices for instalments will be issued.
7. Monthly rate instalment payments are due on the 21st day of each month, with ratepayers being advised in writing when their first instalment payment is due.

8. The maximum instalment payment frequency is to be quarterly; however, optimally this frequency should not exceed monthly, with payments on a weekly and fortnightly basis accepted.
9. No interest penalty will apply to those participating in the instalment scheme provided that all payments are made in accordance with the instalment schedule.
10. Should an instalment not be received by the due date, the total amount outstanding will become due and payable, and the ratepayer will forfeit the right to participate in the scheme and interest charges will apply from the day after the due date of the unpaid instalment.
11. Legal action may be taken in the year that rates become outstanding including for approved rate instalment payments that are not maintained.
12. Ratepayers may make application to include their six-monthly Water Consumption Notice in the payment plan within 30 days from the date of issue of the Water Consumption Notice and the payment plan will be amended accordingly.

Officer Recommendation 4:

That in accordance with section 133 of the *Local Government Regulation 2012*, any rates or charges remaining outstanding from the date on which they become overdue will thereafter bear interest at the rate of 12.19% per annum, compounding daily.

S/26/5705 Council Resolution:

Moved Cr Churchill
Seconded Cr Muszkat

That the Officer's Recommendation 1 be adopted.

CARRIED

S/26/5706 Council Resolution:

Moved Cr Wagner
Seconded Cr McClintock

That the Officer's Recommendation 2 be adopted.

CARRIED

S/26/5707 Council Resolution:

Moved Cr Patrick
Seconded Cr Cameron

That the Officer's Recommendation 3 be adopted.

CARRIED

S/26/5708 Council Resolution:

Moved Cr Davis
Seconded Cr Cameron

That the Officer's Recommendation 4 be adopted.

CARRIED

S/1.7. DIFFERENTIAL GENERAL RATES

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of differential general rates for the 2026/2027 financial year.

Officer's Recommendation:

That:

1. In accordance with:
   a. Section 81 of the *Local Government Regulation 2012* the categories into which rateable land is categorised and the description of each of those categories for 2026/2027 financial year; and

   b. Section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012* (Regulation), the differential general rate to be made and levied for each differential general rate category, and pursuant to section 77 of the Regulation, the minimum general rate to be made and levied for each differential general rate category, and pursuant to section 116 of the Regulation, the maximum percentage by which rates levied for each differential general rate category will increase (if a limit is imposed) for the 2026/2027 financial year;

   Be as follows:

Overall description for Categories 1RESCA to 1RESCE

All rateable land that is:

a) vacant (including land with an outbuilding/shed), intended to be used for residential purpose; or
b) used for residential purpose by means of a single residence, is owner occupied; or
c) a lot within a community titles scheme containing two (2) lots is owner occupied; and
d) has a rateable value within the bands set out below.

Category	Further specific per Category Description –	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RESCA	Rateable Value <=$157,000	0.01469	$ 1,294	10%	Residential
1RESCB	Rateable Value >$157,000 =$254,000	0.01396	$ 2,307	10%	Residential
1RESCC	Rateable Value >$254,000 =$460,000	0.01102	$ 3,545	10%	Residential
1RESCD	Rateable Value >$460,000 =$800,000	0.00881	$ 5,069	10%	Residential
1RESCE	Rateable Value >$800,000	0.00735	$ 7,052	10%	Residential

Overall description for Categories 1RESCNPPRA to 1RESCNPPRE

All rateable land that is used for residential purposes by means of

a) a single residence is not owner occupied; or
b) a lot within a community titles scheme containing two (2) lots, is not owner occupied; and
c) has a rateable value within the bands set out below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RESCNPPRA	Rateable Value <=$157,000	0.01763	$ 1,423	10%	Residential
1RESCNPPRB	Rateable Value >$157,000 =$254,000	0.01675	$ 2,768	10%	Residential
1RESCNPPRC	Rateable Value >$254,000 =$460,000	0.01322	$ 4,255	10%	Residential
1RESCNPPRD	Rateable Value >$460,000 =$800,000	0.01058	$ 6,083	10%	Residential
1RESCNPPRE	Rateable Value >$800,000	0.00881	$ 8,463	10%	Residential

Overall description for Categories 111 and 111A

All rateable land that is used, or intended to be used, for residential purposes; and is

a) a vacant lot within a community titles scheme; or
b) a lot within a community titles scheme, that is not part of a gated community, is owner occupied; and
c) as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
111	From 3 Lots to 8 Lots	0.02938	$ 1,294	10%	Residential
111A	Greater than 8 Lots	0.04407	$ 1,294	10%	Residential

Overall description for Categories 111NPPR and 111ANPPR

All rateable land that is used for residential purposes, is a lot within a community titles scheme, is not part of a gated community, is owner occupied and as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
111NPPR	From 3 Lots to 8 Lots	0.03526	$ 1,423	10%	Residential
111ANPPR	Greater than 8 Lots	0.05288	$ 1,423	10%	Residential

Overall description for Categories 111B and 111BNPPR

All rateable land that is used for residential purposes, is a lot within a community titles scheme and is part of a gated community that is either owner occupied or not owner occupied, and as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
111B	Gated Communities Owner Occupier	0.02204	$ 1,941	10%	Residential
111BNPPR	Gated Communities Non-Owner Occupier	0.02644	$ 2,135	10%	Residential

Overall description for Categories 1FLAT1A to 1FLAT8

All rateable land that is used for multi-residential purposes involving dwellings, flats or units as separate households, which do not form part of a community titles scheme or gated community; and as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1FLAT1A	Dwellings/Units/Flats 2 <=$200,000	0.02938	$ 2,588	10%	Residential
1FLAT1B	Dwellings/Units/Flats 2 >$200,000	0.01763	$ 6,470	10%	Residential
1FLAT2	Dwellings/Units/Flats 3-4	0.03526	$ 3,882	15%	Residential
1FLAT3	Dwellings/Units/Flats 5-9	0.03526	$ 6,470	15%	Residential
1FLAT4	Dwellings/Units/Flats 10-14	0.03526	$ 12,940	15%	Residential
1FLAT5	Dwellings/Units/Flats 15-19	0.03526	$ 19,410	15%	Residential
1FLAT6	Dwellings/Units/Flats 20-24	0.04407	$ 25,880	15%	Residential
1FLAT7	Dwellings/Units/Flats 25-29	0.04407	$ 32,350	No Cap	Residential
1FLAT8	Dwellings/Units/Flats >=30	0.04407	$ 38,820	No Cap	Residential

Overall description for Categories 1RET1 to 1RET11

All rateable land used for, or being developed, in whole or in part or in connection or association with a retirement village or lifestyle village, including dwellings/units/flats/rooms, which do not form part of a community titles scheme or gated community; and as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RET1	Retirement/Lifestyle Villages <20	0.03526	$ 6,470	15%	Residential
1RET2	Retirement/Lifestyle Villages 20-39	0.05876	$ 12,840	15%	Residential
1RET3	Retirement/Lifestyle Villages 40-59	0.05876	$ 25,880	15%	Residential
1RET4	Retirement/Lifestyle Villages 60-79	0.05876	$ 38,820	No Cap	Residential
1RET5	Retirement/Lifestyle Villages 80-99	0.05876	$ 51,760	No Cap	Residential
1RET6	Retirement/Lifestyle Villages 100-119	0.05876	$ 64,700	No Cap	Residential
1RET7	Retirement/Lifestyle Villages 120-139	0.05876	$ 77,640	No Cap	Residential
1RET8	Retirement/Lifestyle Villages 140-159	0.05876	$ 90,580	No Cap	Residential
1RET9	Retirement/Lifestyle Villages 160-179	0.05876	$ 103,520	No Cap	Residential
1RET10	Retirement/Lifestyle Villages 180-199	0.05876	$ 116,460	No Cap	Residential
1RET11	Retirement/Lifestyle Villages >= 200	0.05876	$ 129,400	No Cap	Residential

Overall description for Category
All rateable land that is valued with an Unimproved Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development excluding land approved or zoned for residential, business, commercial or industrial development purposes, other than land included within Category 1CATTLE.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RURC	Rural	0.00646	$ 1,294	10%	Rural

Overall description for Category
All rateable land used for animal husbandry, with the primary land use codes 64, 65, 66, 67, 68 & 69, and with a rateable value greater than or equal to $1,000,000.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1CATTLE	Animal Husbandry, Rateable Value >=$1 million	0.00632	$ 6,794	10%	Rural

Overall description for Category
All rateable vacant land that is to be used for residential purposes, valued with a Site Value as set by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, and that has an area greater than 10 (ten) hectares.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1VAC10	Vacant Land >10ha	0.01469	$ 1,294	No Cap	Large Vacant

Overall description for Category

All rateable land described in section 49 of the *Land Valuation Act 2010*, which qualifies for the discounted value under section 50 of that Act.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1DEV	Section 50 Vacant Land	0.01910	-	No Cap	Developer

Overall description for Category
All rateable land used, or being developed, or vacant land zoned, for business or commercial purposes, including motels, caravan parks, guest houses, bed and breakfast (B&B), hostels, and excluding land not otherwise categorised.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
109	Business/Commercial	0.03674	$ 1,457	15%	Commercial

Overall description for Category
All rateable land used, or being developed, or vacant land zoned, for industrial purposes, other than land included within Categories 102MAJ, 102GSDA, 114, 102PORT, 101FUEL, 101OIL, 102LNG1, 110EXT, 1RENEW1-1RENEW20, and 1HYD1-1HYD4 inclusive.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
110	Light Industry	0.04613	$ 1,487	15%	Commercial

Overall description for Categories
All rateable land used in whole or in part, or being developed, for Workforce Accommodation with rooms, suites or caravan sites, with count of rooms/suites/caravan sites and as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1WC500	From 0 to 499 rooms/suites/caravan sites	0.15063	$ 127,525	15%	Workforce
1WC501	From 500 to 999 rooms/suites/caravan sites	0.30126	$ 255,050	15%	Workforce
1WC1000	1,000 or more rooms/suites/caravan sites	0.55109	$ 475,122	15%	Workforce

Overall description for Categories
All rateable land used, or being developed, for the purposes of a Shopping Centre with a Gross Roof Area (GRA) and as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
116	From 2,000m2 <= 6,000m2 GRA	0.03123	$ 33,740	15%	Shopping Centre
112	From 6,001m2 <= 10,000m2 GRA	0.04060	$ 101,291	15%	Shopping Centre
107	From 10,001m2 <= 20,000 m2 GRA	0.04528	$ 168,625	15%	Shopping Centre
118	Greater than 20,000m2 GRA	0.09368	$ 451,803	15%	Shopping Centre

Overall description for Category

All rateable land:

a) used for, or being developed or in connection or association with, major industry; or
b) located within a Special Purpose zone under the Gladstone Regional Council Planning Scheme 2015, adopted on 06 October 2015; or
c) located within the Gladstone State Development Area being used for a commissioned major industrial purpose, excluding the land included in Categories 114, 102PORT, 101FUEL, 101OIL, 102LNG1, 110EXT, 1RENEW1-1RENEW20, and 1HYD1-1HYD4 inclusive; or
d) used for the generation of electricity, excluding rateable land included in Categories 1RENEW1-1RENEW20; or
e) used for the manufacture of aluminium oxide.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102MAJ	Major Industry	0.19314	$ 3,521	No Cap	Major Industry

Overall description for Category

All rateable land located within the Gladstone State Development Area:

a) being developed, or approved for development, for future major industrial use; or
b) upon which all or part of an industrial facility, the primary intended purpose of which is the manufacture of liquefied natural gas, is located or approved to be located.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102GSDA	Major Industry (Gladstone State Development Area)	0.19314	$ 3,521	No Cap	Major Industry

Overall description for Category

All rateable land used, or being developed for use, for the purposes of storage or handling facilities for the commodities or containers shipped through the Port of Gladstone, other than land included in Category 102PORT.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
114	Commodity/Container Storage/Handling Facilities – Port of Gladstone (Other)	0.14663	$ 1,760	No Cap	Major Industry

Overall description for Category
All rateable land used, or being developed for use, for the purposes of storage or handling facilities for commodities or containers shipped through the Port of Gladstone, which is Strategic Port Land and is occupied by a port authority, the State, or a government entity, other than land included in Category 114.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102PORT	Commodity/Container Storage/Handling Facilities – Port of Gladstone (Port/State/Govt)	0.16530	$ 3,521	No Cap	Major Industry

Overall description for Category
All rateable land used, or being developed for the purposes of a bulk storage facility with a capacity greater than 1,000,000 litres of any combustible liquid or flammable liquid.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
101FUEL	Bulk Storage Facility >1,000,000L Combustible/Flammable Liquid	0.19697	$ 3,521	No Cap	Major Industry

Overall description for Category
All rateable land used, or being developed, for the purposes of a built oil recycling facility.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
101OIL	Built Oil Recycling Facility	0.08616	$ 105,606	No Cap	Major Industry

Overall description for Category
All rateable land used for an operational liquefied natural gas processing facility.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
102LNG1	Operational LNG Processing Facility	0.98281	$ 5,632,318	No Cap	Major Industry

Overall description for Category

All rateable land:

a) used for the extraction of minerals, resources, or other substances; or

b) used, in connection or association with the extraction of minerals, resources or substances; or

c) which is a mining lease issued under the *Mineral Resources Act 1989*.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
110EXT	Extractive Industry, Mining Lease	0.02639	$ 1,760	15%	Major Industry

Overall description for Category

All land used, or being developed for use, for the purposes of bulk water storage, treatment and distribution of bulk water through a network.

Category	Further specific Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1BULKWATER	Bulk Water Storage, treatment and distribution.	0.19314	$ 3,521	No Cap	Major Industry

Overall description for Categories 1HYD1 to 1HYD4

All rateable land used in whole or in part, or being developed, in whole or in part, as a hydrogen production facility, with megawatt (MW) production as banded below.

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1HYD1	Hydrogen Production Facility 500<1000MW	0.41301	$ 699,000	No Cap	Major Industry
1HYD2	Hydrogen Production Facility 1000<1500MW	0.41301	$ 1,398,000	No Cap	Major Industry
1HYD3	Hydrogen Production Facility 1500<2000MW	0.41301	$ 2,097,000	No Cap	Major Industry
1HYD4	Hydrogen Production Facility >=2000MW	0.41301	$ 2,796,000	No Cap	Major Industry

Overall description for Categories 1RENEW1 to 1RENEW20

All rateable land used, or being developed, in whole or part for;

a) the generation and/or storage of energy from renewable resources that is connected to the main power grid; or
b) the storage of electricity; or
c) for any purpose ancillary to or associated with (a).

Category	Further specific per Category Description	Rate in the Dollar	Minimum General Rate	Rate Cap	Grouping
1RENEW1	Renewable Energy <10MW	0.04130	$ 5,590	No Cap	Major Industry
1RENEW2	Renewable Energy 10<25MW	0.04130	$ 11,180	No Cap	Major Industry
1RENEW3	Renewable Energy 25<50MW	0.04130	$ 27,950	No Cap	Major Industry
1RENEW4	Renewable Energy 50<100MW	0.04130	$ 55,900	No Cap	Major Industry
1RENEW5	Renewable Energy 100<150MW	0.04130	$ 111,800	No Cap	Major Industry
1RENEW6	Renewable Energy 150<200MW	0.04130	$ 167,700	No Cap	Major Industry
1RENEW7	Renewable Energy 200<300MW	0.11879	$ 223,600	No Cap	Major Industry
1RENEW8	Renewable Energy 300<400MW	0.11879	$ 335,400	No Cap	Major Industry
1RENEW9	Renewable Energy 400<500MW	0.11879	$ 447,200	No Cap	Major Industry
1RENEW10	Renewable Energy 500<600MW	0.20650	$ 559,000	No Cap	Major Industry
1RENEW11	Renewable Energy 600<700MW	0.20650	$ 670,800	No Cap	Major Industry
1RENEW12	Renewable Energy 700<800MW	0.20650	$ 782,600	No Cap	Major Industry
1RENEW13	Renewable Energy 800<900MW	0.20650	$ 894,400	No Cap	Major Industry
1RENEW14	Renewable Energy 900<1000MW	0.20650	$ 1,006,200	No Cap	Major Industry
1RENEW15	Renewable Energy 1000<1100MW	0.20650	$ 1,118,000	No Cap	Major Industry
1RENEW16	Renewable Energy 1100<1200MW	0.20650	$ 1,229,800	No Cap	Major Industry
1RENEW17	Renewable Energy 1200<1300MW	0.20650	$ 1,341,600	No Cap	Major Industry
1RENEW18	Renewable Energy 1300<1400MW	0.20650	$ 1,453,400	No Cap	Major Industry
1RENEW19	Renewable Energy 1400<1500MW	0.20650	$ 1,565,200	No Cap	Major Industry
1RENEW20	Renewable Energy >=1500MW	0.20650	$ 1,677,000	No Cap	Major Industry

2. Council delegate 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.

3. In accordance with: -

   a. Section 74(4)(b) of the *Local Government Regulation 2012*, but subject to section 74(5), Council use the three-year averaged value in determining the rateable value of land for the 2026/2027 financial year; and

   b. Section 76(2) of the *Local Government Regulation 2012*, the three-year averaging number for the 2026/2027 financial year is 0.86.

S/26/5709 Council Resolution:

Moved Cr Holzheimer
Seconded Cr Muszkat

That the Officer's Recommendation be adopted.

CARRIED

S/1.8. WASTE CHARGES

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of waste charges for the 2026/2027 financial year.

Officer's Recommendation:

That in accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the following utility charges be made and levied for the 2026/2027 financial year:

1. Domestic Mobile Waste Container (Bin) Service:

Domestic Mobile Waste Container (Bin) Service	**Annual Charge**
Standard First Domestic Collection	
General Waste 240l / Recyclable 240l *	$479.00
General Waste 240l / Recyclable 240l / Green Organics 240l **	$572.00
Optional First Domestic Collection	
General Waste 240l / Recyclable 340l	$519.00
General Waste 240l / Recyclable 340l / Green Organics 240l	$612.00
General Waste 140l / Recyclable 140l	$450.00
General Waste 140l / Recyclable 140l / Green Organics 240l	$543.00
General Waste 140l / Recyclable 240l	$450.00
General Waste 140l / Recyclable 240l / Green Organics 240l	$543.00
General Waste 140l / Recyclable 340l	$479.00
General Waste 140l / Recyclable 340l / Green Organics 240l	$572.00
Additional and in conjunction First Domestic Collection	
General Waste 140l	$351.00
General Waste 240l	$351.00
Recyclable 140l	$185.00
Recyclable 240l	$185.00
Recyclable 340l	$290.00
Green Organics 240l	$93.00

** An annual charge for the standard, first domestic collection will be levied for each domestic premises in the defined cleansing service area.*
*** An annual charge for the standard first domestic collection will be levied for each domestic premises in the defined cleansing service area and meets the garden organic criteria.*

2. Commercial Mobile Waste Container (Bin) Service:

Commercial Mobile Waste Container (Bin) Service	**Annual Charge**
Standard First Commercial Collection	
General Waste 240l / Recyclable 240l *	$781.00
Optional First Commercial Collection	
General Waste 240l / Recyclable 340l	$879.00
Additional and in conjunction First Domestic Collection	
General Waste 240l	$600.00
Recyclable 240l	$298.00
Recyclable 340l	$435.00

** An annual charge for the standard first commercial collection will be levied for each commercial premises in the defined cleansing service area.*

3. Bulk Refuse:
   In cases where an owner of a commercial premises or an owner of any multi residential (over six units) premises has entered into a private arrangement (contract) with a third party waste service provider for a Bulk Bin service for the whole period of the 2026/2027 financial year and the service has sufficient capacity to contain all refuse likely to be generated in or on such premises, then the charges specified above shall be waived.

4. Island Waste Service Contribution for Facing Island and Curtis Island (Waste Transfer Service):
   An annual charge of $479 on all rate assessments with a dwelling or commercial premises on Facing Island (including Gatcombe Head) and Curtis Island for the purpose of providing the Facing Island (including Gatcombe Head) and Curtis Island Waste Transfer Service.

5. Waste Management Facility Charge:
   An annual charge of $84.00 per each rate assessment will be levied equally on all rateable land within the region for the purpose of funding the residual cost of waste facilities and services not met from the waste cleansing charge, island waste service contribution charge, and other fees and charges collected on a user pays basis.

6. New / Additional Service:
   The commencement date for application of charges with respect to new and/or additional services will be the earliest of either the plumbing approval or delivery of refuse bins.

S/26/5710 Council Resolution:

Moved Cr Cameron
Seconded Cr Patrick

That the Officer's Recommendation be adopted.

CARRIED

S/1.9. WATER CHARGES

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of water charges for the 2026/2027 financial year.

Officer's Recommendation:

That in accordance with section 94 of the *Local Government Act 2009* and Chapter 4, Part 7 of the *Local Government Regulation 2012*, Council make and levy the following utility charges for the 2026/2027 financial year:

1. The Lake Awoonga Treated Water Scheme, Miriam Vale Water Supply Scheme, Bororen Water Supply Scheme and Agnes Water / Seventeen Seventy Water Scheme:

    a. Water Availability (Fixed Cost Component):

Water Service Size	Lake Awoonga Treated Water Scheme	Miriam Vale & Bororen Treated Water Schemes	Agnes Water & Seventeen Seventy Treated Water Scheme
Vacant/unconnected	$713.00	$830.00	$830.00
20mm	$713.00	$830.00	$830.00
20mm (residential, additional)	$713.00	$830.00	$830.00
20mm (sub-meter)	$535.00	$623.00	$623.00
25mm (residential)	$713.00	$830.00	$830.00
25mm (residential, additional)	$713.00	$830.00	$830.00
25mm (non-residential)	$1,112.00	$1,295.00	$1,295.00
25mm (non-residential, additional)	$1,112.00	$1,295.00	$1,295.00
25mm (major industrial)	$1,471.00		
32mm	$1,825.00	$2,125.00	$2,125.00
32mm (40mm) legacies	$1,825.00	$2,125.00	$2,125.00
32mm (major industrial)	$2,413.00		
40mm	$2,851.00	$3,320.00	$3,320.00
40mm (additional)	$2,851.00	$3,320.00	$3,320.00
40mm (major industrial)	$3,771.00		
50mm	$4,455.00	$5,188.00	$5,188.00
50mm (additional)	$4,455.00	$5,188.00	$5,188.00
50mm (major industrial)	$5,892.00		

80mm	$11,404.00	$13,280.00	$13,280.00
80mm (additional)	$11,404.00	$13,280.00	$13,280.00
80mm (major industrial)	$15,084.00		
100mm	$17,819.00	$20,750.00	$20,750.00
100mm (additional)	$17,819.00	$20,750.00	$20,750.00
100mm (major industrial)	$23,569.00		
150mm	$40,093.00	$46,688.00	$46,688.00
150mm (additional)	$40,093.00	$46,688.00	$46,688.00
150mm QR	$80,756.00	$94,039.00	$94,039.00
150mm QAL (major industrial)	$80,763.00		
150mm (major industrial)	$53,031.00		
200mm	$71,276.00	$83,000.00	$83,000.00
200mm (major industrial)	$94,277.00		
250mm	$111,369.00	$129,688.00	$129,688.00
250mm (major industrial)	$147,308.00		
300mm	$160,371.00	$186,750.00	$186,750.00
300mm (major industrial)	$212,123.00		
375mm	$250,580.00		
375mm (major industrial)	$331,440.00		
Non-Rateable (Land under sections 93(3) a,b,c, e and j of the Local Government Act 2009)			
Vacant/unconnected (non-rateable)	$943.00	$943.00	$943.00
20mm (non-rateable)	$943.00	$943.00	$943.00
25mm (residential, non-rateable)	$943.00	$943.00	$943.00
25mm (non-residential, non-rateable)	$1,471.00	$1,471.00	$1,471.00
32mm (non-rateable)	$2,413.00	$2,413.00	$2,413.00
40mm (non-rateable)	$3,771.00	$3,771.00	$3,771.00
50mm (non-rateable)	$5,892.00	$5,892.00	$5,892.00
80mm (non-rateable)	$15,084.00	$15,084.00	$15,084.00
100mm (non-rateable)	$23,569.00	$23,569.00	$23,569.00
150mm (non-rateable)	$53,031.00	$53,031.00	$53,031.00
200mm (non-rateable)	$94,277.00	$94,277.00	$94,277.00
250mm (non-rateable)	$147,308.00	$147,308.00	$147,308.00
300mm (non-rateable)	$212,123.00	$212,123.00	$212,123.00
375mm (non-rateable)	$331,440.00	$331,440.00	$331,440.00

b. Gladstone Area Water Board (GAWB) Water Security Charge and State of Queensland Bulk Water Subsidy (Additional Fixed Cost Component - Lake Awoonga Treated Water Scheme only):

Water Service Size	**Gross Water Security Charge Payable for Fitzroy-Gladstone Pipeline**	**State Water Subsidy paid to GAWB as off-set to Gross Charge**	**Nett Water Security Charge to be levied on Council Water Customers**
Vacant/unconnected	$427.44	$356.00	$71.44
20mm	$427.44	$356.00	$71.44
20mm (residential, additional)	$427.44	$356.00	$71.44
20mm (sub-meter)	$320.58	$267.00	$53.58
25mm (residential)	$427.44	$356.00	$71.44
25mm (residential, additional)	$427.44	$356.00	$71.44
25mm (non-residential)	$666.81	$555.00	$111.81
25mm (non-residential, additional)	$666.81	$555.00	$111.81
25mm (major industrial)	$880.53		$880.53
32mm	$1,094.25	$910.00	$184.25
32mm (40mm) legacies	$1,094.25	$910.00	$184.25
32mm (major industrial)	$1,449.02		$1,449.02
40mm	$1,709.76	$1,423.00	$286.76
40mm (additional)	$1,709.76	$1,423.00	$286.76
40mm (major industrial)	$2,261.16		$2,261.16
50mm	$2,671.50	$2,223.00	$448.50
50mm (additional)	$2,671.50	$2,223.00	$448.50
50mm (major industrial)	$3,534.93		$3,534.93
80mm	$6,839.04	$5,690.00	$1,149.04
80mm (additional)	$6,839.04	$5,690.00	$1,149.04
80mm (major industrial)	$9,044.63		$9,044.63
100mm	$10,686.00	$8,891.00	$1,795.00
100mm (additional)	$10,686.00	$8,891.00	$1,795.00
100mm (major industrial)	$14,135.44		$14,135.44
150mm	$24,043.50	$20,004.00	$4,039.50
150mm (additional)	$24,043.50	$20,004.00	$4,039.50
150mm QR	$48,428.95		$48,428.95
150mm QAL (major industrial)	$48,433.23		$48,433.23
150mm (major industrial)	$31,801.54		$31,801.54
200mm	$42,744.00	$35,563.00	$7,181.00
200mm (major industrial)	$56,537.49		$56,537.49
250mm	$66,787.50	$55,567.00	$11,220.50
250mm (major industrial)	$88,339.02		$88,339.02
300mm	$96,174.00	$80,017.00	$16,157.00
300mm (major industrial)	$127,210.42		$127,210.42

375mm	$150,270.81	$125,025.00	$25,245.81
375mm (major industrial)	$198,763.87		$198,763.87
Fire Services - less than 80mm	$128.23	$107.00	$21.23
Fire Services - 100mm	$2,992.08	$2,489.00	$503.08
Fire Services - 150mm	$4,274.40	$3,556.00	$718.40
Constant Flow - Access	$427.44	$356.00	$71.44
Non-Rateable (Land under sections 93(3) a,b,c, e and j of the Local Government Act 2009)			
Vacant/unconnected (non-rateable)	$564.22		$564.22
20mm (non-rateable)	$564.22		$564.22
25mm (residential, non-rateable)	$564.22		$564.22
25mm (non-residential, non-rateable)	$880.53		$880.53
32mm (non-rateable)	$1,449.02		$1,449.02
40mm (non-rateable)	$2,261.16		$2,261.16
50mm (non-rateable)	$3,534.93		$3,534.93
80mm (non-rateable)	$9,044.63		$9,044.63
100mm (non-rateable)	$14,135.44		$14,135.44
150mm (non-rateable)	$31,801.54		$31,801.54
200mm (non-rateable)	$56,537.49		$56,537.49
250mm (non-rateable)	$88,339.02		$88,339.02
300mm (non-rateable)	$127,210.42		$127,210.42
375mm (non-rateable)	$198,763.87		$198,763.87
Fire Services - less than 80mm (non-rateable)	$170.98		$170.98
Fire Services - 100mm (non-rateable)	$3,958.09		$3,958.09
Fire Services - 150mm (non-rateable)	$5,655.03		$5,655.03
Constant Flow - Access (non-rateable)	$564.22		$564.22

2. Consumption Charge per Kilolitre by Supply Type and Water Scheme:

Scheme	$ per Kilolitre
Lake Awoonga Treated Water Scheme for **Non**-Major Industrial users and **not** land under sections 93(3)a, b, c, e, and j of the *Local Government Act 2009* users	$3.53
Lake Awoonga Treated Water Scheme for Major Industrial users and land under sections 93(3)a, b, c, e, and j of the *Local Government Act 2009* users	$3.94
Miriam Vale and Bororen Treated Water Schemes	$5.19
Agnes Water / Seventeen Seventy Treated Water Scheme	$5.29

i. In determining water consumption charges, based on the above unit rates, Council will apply section 99(3) of the *Local Government Regulation 2012* to calculate water consumption charges against land or premises for which consumption charges were made and levied, so that:
    - regardless of whether the meter reading for the second half of the 2025/2026 financial year occurs before the end of that financial year or after the beginning of the 2026/2027 financial year, the consumption charge for that half year is calculated in accordance with the relevant basis of charge in Council's rating resolution for the 2025/2026 financial year; and
    - regardless of whether the meter reading for the second half of the 2026/2027 financial year occurs before the end of that financial year or after the beginning of the 2027/2028 financial year, the consumption charge for that half year is calculated in accordance with the relevant basis of consumption charge for the 2026/2027 financial year.

ii. Council will apply section 102(2) of the *Local Government Regulation 2012* to the reading of water meters so that if a meter is due to be read on a particular day (e.g. the last day of a half year) to enable Council to calculate a consumption charge to be levied, the meter will be deemed read on that particular day if it is read within two weeks before the day or two weeks after the day.

iii. The commencing water meter reading for a consumption charge cycle is the reading last recorded in a biannual charge cycle, or, in the case of a new meter connection, the reading recorded on the day of connection.

3. The Recycled Water Scheme servicing Queensland Alumina Limited on Lot 4 SP 203074:
    a. Water Availability (Fixed Cost Component) $485,313.00;
    b. Consumption Charge $0.35133per kilolitre.

S/26/5711 Council Resolution:

Moved Cr McClintock
Seconded Cr Holzheimer

That the Officer's Recommendation be adopted.

CARRIED

S/1.10. SEWERAGE AND WASTEWATER CHARGES

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of sewerage charges for the 2026/2027 financial year.

Officer's Recommendation:

That in accordance with section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, the following utility charges be made and levied for the 2026/2027 financial year:

1. Sewerage Unit Classifications:
   Sewerage charges in the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope, Agnes Water, and Seventeen Seventy are levied on a ‘per unit’ basis with the number of units allocated to particular land uses, dependent on expected demand in accordance with Council’s Revenue Statement.

2. Sewerage Utility Charge:

Sewerage Service	Gladstone Scheme	Boyne Island, Tannum Sands and Calliope Scheme	Agnes Water / Seventeen Seventy Scheme
Residential			
Vacant/Unconnected	$728.00	$798.00	$931.00
Connected	$1,040.00	$1,140.00	$1,330.00
Non-Residential			
Vacant/Unconnected	$728.00	$798.00	$931.00
First Connection	$1,040.00	$1,140.00	$1,330.00
Per Additional Service	$728.00	$798.00	$931.00
Major Industrial			
Vacant/Unconnected	$1,205.00	$1,321.00	$1,541.00
First Connection	$1,205.00	$1,321.00	$1,541.00
Per Additional Service	$1,205.00	$1,321.00	$1,541.00
Non-Rateable (Land under sections 93(3)a, b, c, e, and j of the Local Government Act 2009)			
Vacant/Unconnected	$936.00	$1,026.00	$1,197.00
First Connection	$1,205.00	$1,321.00	$1,541.00
Per Additional Service	$936.00	$1,026.00	$1,197.00

3. The sewerage charge levied in respect of the Boyne Aluminum Smelter, located on Lot 4 SP 144771, be $206,076.00 being the equivalent of 156 first connection (major industrial) which has been assessed on actual usage.

4. The sewerage charge levied in respect of the NRG Power Station, located at Lot 1 CP 818823, be $10,845.00 being 20 units at a rate per unit of $542.25.

5. Yarwun Industrial Area:

The following charges be imposed in respect of the Yarwun Industrial Area:

Sewerage Charge:

a.	Lot 138 CTN 2123, 30 Reid Road, Yarwun	$ 426,316.00
b.	Lot 1 SP 200852, 41 Guerassimoff Road, Yarwun	$ 114,640.00
c.	Lot 8 SP 218634, 975 Hanson Road, Yarwun	$ 2,482,666.00
d.	Lot 12 SP 239343, 53 Reid Road, Yarwun	$ 171,960.00
e.	Lot 3 SP 239337 - 39 Guerassimoff Road, Yarwun	$ 114,640.00

Trade Waste Charge:

a.	Lot 138 CTN 2123, 30 Reid Road, Yarwun	$ 323,308.00

6. Curtis Island Sewerage Scheme:

The following volumetric (consumption) charges be imposed in respect of the Curtis Island Wastewater Scheme, in accordance with the principles identified in the respective Service and Special Charge Agreements:

a.	Australia Pacific LNG – Lot 3 SP 228454, Lease A SP 252872 in Lot 3 SP 228454, Lease B SP 252872 in Lot 3 SP 228454, Lot 5 SP 283963	146.824 cents per kilolitre of wastewater discharged from the LNG facility.
b.	Queensland Curtis LNG - Lot 2 SP 228454, TL 234259 : Pt (zz) Lot 2 SP 228185, Lease A SP252874 & Lease B SP252874	146.824 cents per kilolitre of wastewater discharged from the LNG facility.
c.	GLNG - Lot 1 SP 235007, Lease A SP 271500	146.824 cents per kilolitre of wastewater discharged from the LNG facility.

S/26/5712 Council Resolution:

Moved Cr Wagner
Seconded Cr Davis

That the Officer's Recommendation be adopted.

CARRIED

S/1.11. SPECIAL CHARGES

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of special charges for the 2026/2027 financial year.

Officer's Recommendation:

That:

1. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a service and special charge agreement made between Council and each of the following parties:

    - Australia Pacific LNG (Shared Facilities) Pty Limited (*APLNG*), dated 16 October 2012, which is required to be assigned and novated to any successors in title;
    - QCLNG Land Pty Ltd (*QCLNG*), dated 3 December 2012, which is required to be assigned and novated to any successors in title, and
    - GLNG Operations Pty Ltd (*GLNG*), dated 1 December 2014, which is required to be assigned and novated to any successors in title,

    Council levy a special charge upon the following rateable land parcels at Curtis Island:
    a. Lot 3 SP 228454, Lot 5 SP 283963, Lease A SP 252872, and Lease B SP 252872 (APLNG Land);
    b. Lot 2 SP 228454, TL 234259: Pt (zz) Lot 2 SP 228185, Lease A SP 252874, and Lease B SP 252874 (QCLNG Land); and
    c. Lot 1 SP 235007 and Lease A SP 271500 (GLNG Land).

2. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, Council levy the Curtis Island Wastewater Infrastructure Special Charges for 2026/2027 as:

    a. APLNG land $2,864,841.57 per annum;
    b. QCLNG land $5,105,414.20 per annum;
    c. GLNG land $1,090,361.48 per annum.

3. The purpose of the special charge is to reimburse Council the cost it incurs in operating its Curtis Island wastewater collection and reticulation infrastructure (the Wastewater Infrastructure) to provide a wastewater disposal and processing service (the Wastewater Service) for the special benefit of those land parcels, each of which is used for operations that especially contribute to the need for the service activity. Council created the collection and reticulation infrastructure pursuant to common use infrastructure agreement, dated 24 August 2011 with Gladstone Area Water Board and APLNG.

4. The LNG Facilities land to be levied with the special charge especially benefits from the Wastewater Service because:
   a. operations upon each LNG Facility consume significant volumes of water and produce significant volumes of wastewater;
   b. it was necessary for Council to construct and commission the Wastewater Infrastructure (pursuant to the common use infrastructure agreement) to enable APLNG, QCLNG, and GLNG to construct and operate the LNG Facilities; and
   c. the LNG Facilities cannot operate without the Wastewater Service.

5. The Overall Plan for the service to which the special charge applies was first adopted by Council on 17 July 2019. For ease of reference, it is re-stated as follows:

   a. Council will operate the Wastewater Infrastructure to service the liquefied natural gas (LNG) production, storage, and distribution facilities (the LNG Facilities) that APLNG, QCLNG, and GLNG operate upon the land parcels.
   b. Council will recoup, pursuant to the service and special charge agreements, its operating and capital costs associated with operating the Wastewater Infrastructure.
   c. The estimated cost of operating the Wastewater Infrastructure over a 25-year period and recovering capital costs in accordance with the service and special charge agreements is $129,887 million in current terms.
   d. The estimated time for implementing the overall plan is 25 years, expiring on 30 June 2039.

6. The Annual Implementation Plan for the 2026/2027 financial year is that Council will operate the Wastewater Infrastructure to service the LNG Facilities, and will apply the special charge revenue, which it estimates at $9,060,617.25, against the operating cost it incurs.

7. In accordance with section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, and pursuant to a Special Charge Agreement between Council and the Gladstone City Plaza Body Corporate dated 19 January 2017, which is required to be assigned and novated to any successors in title, Council will levy a special charge upon Lot 0 BUP60138 (the Gladstone City Plaza Forecourt Land).

8. The Gladstone City Plaza Forecourt Land to be levied with the special charge specifically benefits from the forecourt redevelopment as the owner and tenants of the Gladstone City Plaza use the improvements constructed on the land to attract business to the precinct.

9. The Special Charge will be levied over a 10-year period commencing in the 2021/2022 financial year following the completion of the redevelopment works.

10. The Overall Plan for the facility to which the special charge applies was first adopted by Council on 15 June 2021. For ease of reference it is re-stated as follows:

    a. Gladstone Regional Council led a redevelopment of the Gladstone City Plaza Forecourt, which has now been completed;
    b. The purpose of the special charge is to reimburse Council the costs incurred in undertaking the redevelopment of the Gladstone City Plaza Forecourt within the Gladstone City Plaza Forecourt Land;
    c. The costs of carrying out the Overall Plan are estimated to be $1,959,758.11 (which includes principal and interest) over a 10 year period;
    d. The estimated time for implementing the overall plan is 10 years, expiring on 30 June 2031.

11. The Annual Implementation Plan for the 2026/2027 financial year is that, as the redevelopment works have been completed to the satisfaction of both parties, the Gladstone City Plaza Body Corporate will make an annual payment in 2026/2027 of $189,628.40.

S/26/5713 Council Resolution:

Moved Cr Cameron
Seconded Cr Churchill

That the Officer's Recommendation be adopted.

CARRIED

S/1.12. RATES AND CHARGES CONCESSIONS AND EXEMPTIONS

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

The purpose of this report is to consider applying rates and charges concessions and exemptions in the 2026/2027 financial year and to adopt a Rates and Charges Concessions and Exemptions Policy that reflects Council's position.

Officer's Recommendation:

That Council:

1. Adopt the Rates and Charges Concessions and Exemptions Policy as set out in Attachment 1 to the Officer's Report and apply it to the 2026/2027 financial year.

2. In accordance with:

   a. Sections 119, 120, 121, 122 and 123 of the *Local Government Regulation 2012,* grant a concession of the differential general rate of $350 per annum to all ratepayers who are pensioners and eligible for the Queensland Government Pensioner Rate Subsidy Scheme; and

   b. Section 120(1)(b)(i) and 122(1)(b) of the *Local Government Regulation 2012,* grant a concession from general rates (including differential general rates), in accordance with Council's Rates and Charges Concessions and Exemptions Policy, where Council considers land is owned by an entity whose objects do not include making a profit; and

   c. Sections 119, 120, 121 and 122 of the *Local Government Regulation 2012,* grant a concession to landowners who are experiencing financial hardship and are unable to pay rates and charges levied upon a property, in accordance with Council's Rates and Charges Concessions and Exemptions Policy; and

   d. Sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*, grant a concession for residential properties that have had a concealed water leak in accordance with Council's Rates and Charges Concessions and Exemptions Policy; and

   e. Sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*, grant a concession for water availability, water consumption, and sewerage charges to not-for-profit sporting clubs and other not-for-profit community organisations in accordance with Council's Rates and Charges Concessions and Exemptions Policy; and

f. Sections 119, 120, 121 and 122 of the *Local Government Regulation 2012*, grant a concession to individuals that use home haemodialysis devices, in accordance with Council's Rates and Charges Concessions and Exemptions Policy, on the basis that the payment of high water consumption charges associated with operating home haemodialysis will result in financial hardship to the landowner.

S/26/5714 Council Resolution:

Moved Cr Patrick
Seconded Cr Muszkat

That the Officer's Recommendation be adopted.

CARRIED

S/1.13. FEES AND CHARGES FOR THE 2026/2027 FINANCIAL YEAR

Responsible Officer: General Manager Finance Governance and Risk

Prepared By: General Manager Finance Governance and Risk

Council Meeting Date: 21 July 2026

File Ref: FM6.1

Purpose:

This report seeks the adoption of fees and charges for the 2026/2027 financial year.

Officer's Recommendation:

That Council adopt the 2026/2027 Schedule of Fees and Charges provided as Attachment 1 to the Officer’s Report.

S/26/5715 Council Resolution:

Moved Cr Holzheimer
Seconded Cr Wagner

That the Officer's Recommendation be adopted.

CARRIED

S/1.14. OPERATIONAL PLAN AND BUDGET ADOPTION 2026/2027

Responsible Officer: General Manager Finance Governance and Risk

General Manager People and Strategy

Prepared By: Manager Strategy & Improvement, Corporate Strategy Specialist

Council Meeting Date: 21 July 2026

File Ref: CM14.2

Purpose:

This report recommends the adoption of Gladstone Regional Council's 2026/27 Operational Plan and Budget.

Officer's Recommendation:

That Council adopt Gladstone Regional Council's 2026/27 Operational Plan and Budget, provided as Attachment 1 to the Officer's Report.

S/26/5716 Council Resolution:

Moved Mayor Burnett
Seconded Cr Holzheimer

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

There being no further business the Mayor formally closed the meeting.

THE MEETING CLOSED AT 9.46am.