



# NAMBOUR INVESTMENT **PROSPECTUS**

# EXECUTIVE SUMMARY

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Nambour is a town and locality in the heart of the Sunshine Coast Region, Queensland, Australia.

Carving out its name as a centre of music, entertainment and creativity, Nambour is known for its industry and employment opportunities especially in health and aged care, agribusiness, creative industries and education.

Nambour is also the home of the region's largest telecommunications exchange in the region guaranteeing levels of service required for businesses to operate competitively via the Federal Government funded and delivered NBN.

The Nambour District has a population of around 19,961 (ABS, 2016) within the wider Sunshine Coast region populations of 311, 511 (ABS, 2018) and wider catchment of 1.2 million customers within in a near commute. Nambour is just over an hour by car (101km) from the state's capital Brisbane and is connected to the north and south by frequent heavy rail services.

Situated in one of Queensland's fastest growing regions and Australia's top ten significant urban areas — the Sunshine Coast — Nambour stands to benefit from the significant infrastructure investments and expected population growth in the Sunshine Coast.

With a Gross Regional Product of over A\$17.28 billion the Sunshine Coast is one of the largest regional economies in Queensland and since 2017 has seen an average economic growth rate of 5.8% - fuelled by significant investment in major infrastructure and community projects.

The combination of the region's competitive business environment, highest level of business profitability of any region in Queensland, accessibility to markets, new infrastructure, highly skilled workforce and idyllic lifestyle makes the Sunshine Coast and its major town centres like Nambour locations of choice for business and investment.

More than A\$12.5 billion in public and private investment is already underway or in the pipeline for the wider region.

Many outstanding businesses including hinterland food production businesses like, COYO and Gourmet Garden have already chosen to call the Sunshine Coast home.

The Sunshine Coast and therefore Nambour offers lower workforce costs than major centres in Queensland, New South Wales and Victoria, and the lowest average workers compensation premiums on the east coast of Australia.

Industrial land prices are 36% - 84% more affordable than capital cities and Queensland offers the lowest payroll tax of any Australian state or territory.

The Sunshine Coast region provides a number of advantages to new and expanding businesses:

- A ready workforce with the required skills -reducing recruitment and training costs.
- Lowest basic flat payroll tax rate of any Australian state or territory – and overall taxation estimated at A\$677 less per person than other state and territory averages
- Lower workforce costs than other locations in eastern Australia - meaning lower operating costs for employers on the Sunshine Coast.
- Sunshine Coast Council strongly supports the growth and success of local business as well as the relocation or establishment of new investment opportunities.

Nambour has had a long history of being the commercial centre of the wider Sunshine Coast and therefore is also well placed with many skills such fabrication, welding and other that support light manufacturing applications.



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## COMMUNITY AND ENVIRONMENT

The Sunshine Coast via its community centres is known as one of Australia's most desirable places to live and work and is famous for its superb natural environment and healthy, smart communities.

As one of the most biodiverse locations in Australia, the Sunshine Coast boasts many natural assets which have made the region one of Australia's prime tourist destinations and the perfect place to enjoy a healthy and active lifestyle.

In particular Nambour sits half-way between some of the region's most stunning beaches and the spectacular hinterland with high value environmental assets of rainforests and waterfalls. Positioning it as one of Australia's desirable '20-minute towns and suburbs' – 20 minutes to the coast and 20 minutes to the hinterland.

Nambour has significant Indigenous history as a meeting place for the Kabi Kabi First Nations People, with a settlement that swelled to 600 people at times of important events. The word 'Nambour' is derived from a local Aboriginal word (Naamba) meaning red flowering tea-tree and was the name of the first cattle run established in the area in the 1870s. In 2002 the Goong'gal'ba bush gardens were created in Quota Park in Nambour to focus on the knowledge of native plants. The gardens contain an educational pathway, talking circle and Indigenous artworks.

### Residents and visitors to Nambour and the Sunshine Coast have access to:

- 52.3 kilometres of open coastline
- 13,000 kilometres of watercourses
- 9,835 hectares of national parks, state forests and forest reserves
- 1,800 local cultural and sporting events each year
- 7,000 hectares of recreation parks, sport fields and botanic gardens.
- An average of seven hours of sunshine per day, 300 days per year – one of the highest ratings on an international scale.

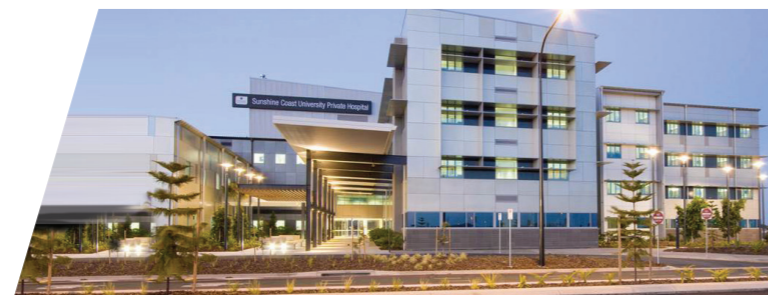
## THE SUNSHINE COAST ECONOMY

Sunshine Coast Council has a clear and concise 20-year economic blueprint and vision to build a high-value economy of choice for business, investment and employment. This blueprint looks to create commercial opportunities through the wider region.

A new economy for the Sunshine Coast is being developed on the back of strong economic foundations and valuable capital assets including award-winning health, education and aviation infrastructure. The Sunshine Coast is well placed to service demand from domestic and global markets.

The Sunshine Coast economy has doubled in size in the last decade, with a current Gross Regional Product of more than A\$17 billion. The economy is predicted to grow in a strong and sustainable pattern over the next 20 years to reach A\$33 billion in 2033, accompanied by an increase in high-value employment, export and household income.

Recognising the opportunities and challenges posed by significant growth and to ensure the region develops in such a way that is resilient, innovative and creative, the Sunshine Coast Council has put in place the Sunshine Coast Regional Economic Development Strategy 2013-2033 which establishes four clear goals for the regional economy and commits to driving development and investment in seven high-value industries.



## \$12.5 billion in region-shaping projects

The Sunshine Coast region will significantly benefit from over \$12.5 billion committed or in the pipeline in major public and private investment in the region.

### International submarine cable

- Australia's newest international broadband submarine cable came ashore on Queensland's Sunshine Coast in early 2020. The cable will offer the fastest data connection from Australia to Asia and is the only location outside of Sydney and Perth to offer direct international connectivity.
- The cable will have an initial design capacity of 18tbps to Guam and 24 tbps to Sydney. That means businesses on the Sunshine Coast and Queensland have the capacity and speed to connect to billions of people through the new direct cable paths to Hong Kong, Japan and Los Angeles. The Sunshine Coast International Broadband Network is truly connecting the Sunshine Coast to the world.

### Sunshine Coast Airport

- Sunshine Coast Airport is ideally situated in the heart of the Sunshine Coast, only 15 minutes from Nambour, and its expansion includes a new, longer runway launched in June 2020. The new runway is expected to deliver access to increasing numbers of domestic and international destinations.
- The airport is actively adding new routes, with direct Sydney, Melbourne, Adelaide, Canberra, Cairns and Auckland, New Zealand flights available across a range of carriers and connections to the world.
- Sunshine Coast Airport carriers include Qantas, Alliance, Air New Zealand, Jetstar and Virgin Australia. Major car rental companies are represented.
- The airport expansion will contribute \$4.1 billion to the Sunshine Coast economy (2020-2040) and increase the gross value add of Sunshine Coast aviation industry to \$100 million. The project has generated over 2,000 jobs. The airport supports \$56.3 million in industry exports and could attract up to 2 million more passengers by 2040.

### Mass Transit Project

- The Sunshine Coast Mass Transit project aims to provide a sleek and modern rapid transit system as the backbone of the region's future public transport network. Council is planning ahead to ensure residents can continue to benefit from the liveability, employment opportunities and lifestyle we enjoy today.

### Sunshine Coast Health Precinct

- The Sunshine Coast Health Precinct is the largest health infrastructure in Australia. The A\$1.8 billion Sunshine Coast University Hospital and the A\$60.8 million Sunshine Coast Health Institute are co-located with the Ramsay-owned University Private Hospital on the Sunshine Coast Health Campus.
- Adjacent to the campus is the Health Hub, providing up to 32,000m2 of dedicated health and medical space in addition to residential accommodation and mixed-use facilities.

### Sunshine Coast Solar Farm

- Sunshine Coast Council is Australia's first local government to offset its entire electricity consumption across all its facilities and operations from renewable energy generated at the 15-megawatt Sunshine Coast Solar Farm, switched on in July 2017.
- With one of the highest concentrations of clean technology businesses in Australia, the Sunshine Coast is the ideal location for clean technology pioneers and innovators.

### Sunshine Plaza

- A \$440 million redevelopment of the Sunshine Plaza in Maroochydore includes the region's first David Jones department store, a new Big W, a refurbished Myer and more than 100 new specialty stores and new outdoor waterfront dining in. This recent expansion makes the Sunshine Plaza the first super-regional shopping centre north of Brisbane.

### Palmview

- A \$3 billion master planned community - set on 378 hectares and located in the heart of the Sunshine Coast, Harmony by AVID Property Group will deliver more than 7,000 new dwellings for up to 20,000 future residents, 100 hectares of open space and a 15,250 GFA Town Centre.

### Aura, Caloundra South

- Aura at Caloundra South is a 2,130-hectare master planned community that will provide 50,000 new residential dwellings. This includes city centre and village shopping, 700 hectares of conservation and park areas and 200km of bike and walking paths. This will provide a steady stream of customers and new residents to downtown Caloundra well into the future.

# NAMBOUR

## Industry Drivers & Growth Opportunities

The Nambour and its surrounding areas have a number of driver industry groups for the local economy with recent economic analysis of the region identifying key growth opportunities in agribusiness, town and residential redevelopments, knowledge-intensive business and creative arts, entertainment and tourism.

Queensland Government's statutory regional plan for the South-east Queensland region prepared in collaboration with the region's 12 local governments including the SCC, Shaping SEQ, provides a 50-year vision that responds to global megatrends and guidance on moving towards the vision over the next 25 years.

In Shaping SEQ Nambour was identified as a major regional activity centre and will be developed as focal points for sub-regional employment and the delivery of sub-regional services. The major regional activity centres contain major concentrations of business and related activities, cultural and entertainment facilities and support comparison and convenience retail uses that meet the needs of their sub-regional catchments.

The plan also outlines that as well as their traditional service roles, growth and commercial development increasingly will support creative and knowledge-intensive businesses to meet the demands of a changing economy. These centres are to be located around key suburban or interurban public transport stations and provide frequent public transport services to link the centre to surrounding communities.

### Shaping SEQ initiatives particularly relevant to Nambour include:

- Focusing 60 per cent of new housing development in the existing urban area (Nambour presents opportunities for increased residential density)
- Prioritising public and active transport to move people around the region in a healthier, more efficient and sustainable way (this includes high-frequency transport connections for Nambour)
- Identifying region-shaping infrastructure, including freight, to increase accessibility and productivity (Nambour is located on designated strategic road and rail freight corridors)
- Making more efficient use of existing infrastructure (this includes the Beerburrum to Nambour Rail Upgrade Project)

Another item from Shaping SEQ is Regional Landscape and Rural Production Areas (RLRPA) the intent of which includes protection of rural production areas from encroachment by urban and rural residential development.

Rural production areas are essential as a food bowl, in providing a choice of rural, town/village and hinterland lifestyles and as a home to important, outward-looking economic industries such as agribusiness, tourism, recreation and creative industries. Nambour is immediately surrounded by areas identified as RLRPA's.

## Health Care and Social Assistance

The most important sector in Nambour and includes the sub-industries of hospitals, residential aged care services, and social assistance services (such as employment agencies). The \$86 million redevelopment of Nambour General Hospital by the State Government will be completed in 2022.

The redevelopment will both expand capacity and upgrade some existing clinical and support areas and complement the distinct roles of the other Sunshine Coast hospitals and health services. The NGH will change to a regional hospital providing up to level 31 emergency, medical, surgical and mental health inpatient and outpatient services.

The hospital will be developed over time as a sub-acute centre of excellence. Ambulatory care and community services will also be collocated on site. The hospital will also provide specific care for older people and for mental health.

### The redevelopment offers the following benefits:

- Availability of emergency care for residents of Nambour and the surrounding region
- Access to mental health beds to support the requirements of the community
- Increased capacity to meet the needs of a growing and ageing population, providing a hub for the SCHHS sub-acute services
- Increasing the volume of surgery which is of lower complexity
- Provide a contemporary, safe health care environment that meets patient, staff and community expectations.

Sundale Aged Care future-focussed investments Nambour will grow the health care and social assistance industry in the town. The redevelopment will provide an Australian first in dementia care with industry-leading apartment and village facilities. Village facilities will include commercial facilities, such as a supermarket and significant greenspace.

## Agribusiness

Agribusiness is becoming increasingly entrepreneurial with a focus on value-adding with linkages to manufacturing, education, retail and tourism. Around Nambour agribusiness can include both the production of crops (with a strength in tropical produce or nutraceuticals), and value-adding activities such as niche food and beverage products, and value-adding manufacturing. Global food security issues offer opportunities in food production and export.

The growth of this industry is supported by the statistical analysis, council strategy, market trends, historical and environmental advantages and developments in the pipeline such as the distribution hub, the Big Pineapple Masterplan and enhanced connectivity (road and rail, airport upgrade and submarine broadband cable). Long term strategic planning and land use frameworks also support the retention of productive agricultural land and suitable industrial sites. Trends towards sustainability and buying locally also support local farmers and producers.

## Town centre improvements and residential development

Nambour's heritage creates a point of difference to newer centres on the coast and the town centre improvements and entertainment zoning contribute to liveability and attracting new residents. Affordability of Nambour rank in the top five suburbs in Queensland for purchasing housing and development of fast rail could see Nambour fall within the commuting zone for Brisbane.

The local plan for Nambour states there is significant consolidation and redevelopment opportunities are available particularly within walking distance to the town centre and railway station. The submarine broadband cable and high amenity provide lifestyle opportunities for knowledge workers.

## Entertainment, creative arts and tourism

Growing the entertainment, creative arts and tourism industries is already an identified opportunity for Nambour supported by council strategy. The most important contributor to this opportunity is the recent designation of a special entertainment precinct similar to that established in Fortitude Valley in Brisbane.



## Nambour Special Entertainment precinct

Sunshine Coast Council has designated Nambour CBD as a special entertainment precinct in an effort to support existing entertainment venues and events and to support the establishment of new music, art and cultural events in the region.

Nambour is already home to a number of successful events which contribute to the development of a vibrant and welcoming atmosphere in the heart of the Sunshine Coast hinterland.

HORIZON Festival is Sunshine Coast's leading multi-arts festival that encourages community participation and supports opportunities in the local arts sector.

As a special entertainment precinct Nambour is exempt from the amplified music noise requirements of the Queensland Government's liquor licensing laws. The regulation responsibilities for amplified music noise are transferred to council. The designation as special entertainment precinct aims to support the live music industry on the Sunshine Coast, increase vibrancy in major centres and tourist areas and protect residential amenity.



## LIVING AND WORKING IN NAMBOUR

The Nambour district is centrally located in the centre of the Sunshine Coast region and has a population of 19,961 at the 2016 census and services a wider area of an additional 35,000+ people in the surrounding towns of Montville, Maleny, Yandina, Kenilworth, Eumundi, Palmwoods, Woombye and Bli Bli.

The median age of people in Nambour is 40 years. Children aged 0-14 years made up 19.8% of the population and people aged 65 years and over made up 19.9% of the population. More than 40% of Nambour's households have children, higher than the Sunshine Coast region at 38%.

The largest changes in age structure in the Nambour area between 2006 and 2011 were in the following age groups:

- Empty nesters and retirees (60 to 69) (+420 people)
- Babies and pre-schoolers (0 to 4) (+248 people)
- Young workforce (25 to 34) (+202 people)
- Parents and homebuilders (35 to 49) (+149 people)

### Quality workforce

Nambour hosts a strong workforce with more than 86% of residents being employed full or part time. Of these people 30% work as technicians, trade workers or labourers; 16% work in professional roles and 13% are community and personal service workers.

Sunshine Coast Council, a number of State Government Departments, Nambour General Hospital and Nambour Selangor Private Hospital all have a presence in Nambour.

### Quality education sector

The Sunshine Coast already boasts some of Queensland's best schools and an impressive \$300 million in education infrastructure investment currently underway is expected to provide a major boost to the region's educational offering.

The funding boost focuses on infrastructure projects including new schools, classrooms, technology, music and sporting facilities.

The largest TAFE campus on the Sunshine Coast region and a number of private and public schools are also located in the Nambour district including:

- Nambour State College
- St John's College
- St Joseph's Primary School
- Burnside State High School
- Burnside State School
- Nambour Christian College

One notable investment project is the creation of six new general learning spaces for Nambour Special School.

### Open Space Recreation and Conservation

Nambour has a wide range of open space and recreation areas, such as Moss Day Park, Noel Day Tennis Complex, Koala Park, Jubilee Park, and Huntingdale Park. A range of cultural and sport and recreation facilities are also located in the local plan area, including the Nambour Civic Centre, police citizens youth club, indoor sports centre, Nambour Showgrounds and numerous other clubs and societies.

### Transport hub

Nambour has excellent transport connections, with a rail line and station at Nambour connecting south to Brisbane and north to Gympie, and a number of bus services that also connect Nambour with other areas of the Sunshine Coast, including the coastal strip and the University of the Sunshine Coast.

Trains operate regularly from Nambour Station to Brisbane City and back with 20 services departing weekdays with south bound trains running from approximately 4:30 AM to cater to commuters and a late-night train departing the city at 11:30PM.

The weekend service runs 15 city-bound trains from around 6:00 AM with return service from Brisbane City to Nambour as late as 8:30 PM.

The journey takes approximately two hours and allows for easy connections with other train services and major bus routes.

## SUNSHINE COAST MAJOR TOURIST ATTRACTIONS & EVENTS

In 2019 the Sunshine Coast hosted a portfolio of more than 40 major and regional events and welcomed more than 125,000 guests from over 40 countries. Nambour is pleased to host HORIZON, Queensland Garden Expo, and Currie Street Music Crawl to name a few.

- HORIZON arts and culture festival,
- Queensland Garden Expo
- Sunshine Coast Anywhere Theatre Festival
- The Royal Queensland Show, Nambour
- Sunshine Coast International Readers and Writers Festival
- Currie Street Music Crawl
- Big Pineapple Music Festival
- Sunshine Coast Velo-thon
- Kenilworth Cheese, Wine and Food Fest
- Kenilworth Arts Fest
- Ginger Food and Flower Festival

In 2018, the Sunshine Coast welcomed more than 11 million visitors – achieving its highest ever level of overnight visitation (TRA, 2019).

There are several popular tourist attractions located in or surrounding the Nambour area:

- The Big Pineapple originally opened in 1971 and is a Queensland Tourism Icon. You can again climb the Big Pineapple and explore the process of pineapple farming from start to factory, on your way to enjoying the fabulous views of the observation deck. It has received an initial \$6.8 million investment focusing on ecotourism, agribusiness, entertainment and education.
- TreeTop Challenge is Australia's highest and most thrilling adventure park set on eight acres in the lush hinterland. A Queensland Tourism Gold Winner the attraction features 100 challenges and 12 ziplines across three unique courses that invite adults and children alike to escape into a world of adventure and extreme thrills.

- Wildlife HQ is located at the Big Pineapple and is home to over 200 animals from around the world.
- Majestic Cinemas is an independent cinema operation within the C-Square complex on Currie St Nambour, and currently screens six movie sessions per day. In 2016 the complex was expanded to contain five cinemas purpose built to cater for a range of movie genres and events.
- Nutworks is an internationally recognised business that has processed macadamia nuts for over twenty years. Australian owned and operated the factory and retail store are nestled in the heart of Queensland's macadamia growing region. Visitors can view the production process, experience the delicious taste of macadamias, and purchase handmade confectionary.
- The Ginger Factory has been delighting families for more than 40 years. Home of Buderim Ginger, the World's Finest Ginger, visitors can explore the beautiful nine-hectare property and factory on tours and rides. It is the world's largest operating ginger factory and produces a large range of delicious and locally made ginger drinks, sweets, spreads and foods.
- Blackhall Range Tourist Drive is arguably the most scenic of Sunshine Coast drives. The road takes you through a number of quiet little townships nestled up in the mountains, enjoying phenomenal views of the valleys below and the coast off in the distance. There are plenty of places to visit including art galleries, boutique wineries, cafes and restaurants, rainforest walks, markets and a traditional cheese factory.
- Aussie World is a family theme park just off the Bruce Highway on the way to Nambour from Brisbane Plans are underway for a doubling of the existing footprint over the next five years.



## SUCCESS STORIES

The Sunshine Coast is home to a number of successful national brands.

COYO, TreeTop Challenge, MacKellar Mining and Black Cat Civil are all located in and around Nambour.

**COYO®** are conscious creators of delicious food for healthy people and a happy planet. Born out of founders Henry and Sandra's hinterland kitchen in 2010, COYO® was the first coconut milk yoghurt in the world.

**COYO®** has grown to be the world's most awarded coconut company and much loved global brand. Products are now available in more than 12,000 stores around the world.

**COYO®** is a winner of the Australian Organic Awards 2019 and 2018, and Sunshine Coast Business Awards – 2018 Large Agribusiness of the Year.

*"Locating our business on the Sunshine Coast was an easy decision. The Sunshine Coast is in close proximity to export infrastructure such as major roads, airports and international ports. This has allowed us to easily reach investor markets in America, the United Kingdom, Ireland and New Zealand." Henry Gosling, COYO co-founder*

### MacKellar Group

MacKellar Group is Australia's largest privately-owned mining equipment and services provider. Servicing the Australian mining and civil industries the privately-owned family business has been operating for more than 40 years and has an extensive plant hire fleet of over 200 large machines.

In 2020 MacKellar Group expanded their operation to include a local office in Nambour.

### Black Cat Civil

Founded in 2006, Black Cat Civil is a leader in supplying plant hire and contract works to the civil, mining, rail, defence and construction industries. With more than 150 machines in fleet, 15 sites and 1345 projects completed the organisation has an outstanding reputation in delivering safe, cost effective project outcomes.

The proudly indigenous owned company is committed to making positive contributions to the communities in which it operates.



## INVESTMENT ASSISTANCE AND SUPPORT

Sunshine Coast Council supports the growth and success of local business as well as the relocation or establishment of new investment opportunities. Council can help business investors who are interested in a Nambour location with the following:

### A single-entry point for service

Providing an interface with all council departments and connections with key federal and state government bodies to pursue necessary approvals, as well as provide introductions and access to networks with industry groups and professionals, potential suppliers, supply chain contacts and education and training providers.

### Business case development support

Providing tailored packages of comparative information to assist client investment decisions.

### Trade and investment delegations

Providing access to trade and investment delegations and opportunities to access international connections and key international market information.

### Customised site selection assistance

Offering preliminary analysis of potential site options, facilitation of site visits and contact with key commercial agents, and specialist relocation advice.

### Incentives and assistance

Available to eligible applicants to enable projects to commence sooner and help offset various expansion, establishment or relocation costs.

### Lower development fees and charges

Sunshine Coast Council offers highly competitive development costs. Lower fees and charges apply for code assessable developments, which include detached houses, multi-dwelling units, hotels, restaurants, medical centres, retail shops and others.

Total code assessable development fees and charges (i.e. development applications that are not subject to public notification or third-party appeals) are generally below other comparable South East Queensland regions.

For example, some planning certificates fees and charges are up to 50% less than those charged by other councils.

An online calculator is available to provide quick and easy estimates of development application fees and charges at:

[sunshinecoast.qld.gov.au/development](https://sunshinecoast.qld.gov.au/development)

# INCENTIVES FOR NEW BUILDING CONSTRUCTION IN NAMBOUR

Council, in partnership with Unitywater, is committed to encouraging the development of new dwellings on vacant land in the centre of Nambour through the Infill Development Incentives Scheme.

The scheme provides reductions in infrastructure charges for development within the targeted areas that increases demand and takes advantage of spare capacity in the existing Council infrastructure networks.

To assist in the delivery of the infill targets outlined in the SEQ Regional Plan, developments may be eligible for a reduced infrastructure charge over and beyond what may be achievable in other areas. Should the application criteria be met to the satisfaction of council, Council will reduce the infrastructure charges applicable for complying development by 50%.

The amount of reduced charges in Nambour will be lapsed to a total incentives limit. The program is offered to applicants on a first in, first served basis. Applicants can also apply for a staged payment plan, if desired.



## How to apply

The applicant is to send a brief email to [icinfo@sunshinecoast.qld.gov.au](mailto:icinfo@sunshinecoast.qld.gov.au) outlining:

1. Details of the development application;
2. Eligibility with the incentives criteria.

## Free Pre-Lodgement Advice

Council offers free pre-lodgement and pre-design advice services for specific land sites, future development proposals and preparing development applications. These free services aim to help clients to:

- identify relevant referral agencies, legislative and planning scheme requirements
- understand assessment processes and clarify timeframes
- meet engineering, environmental and landscaping assessment officers before submitting an application for operational works.

## Development incentives

A 20% discount on assessment fees will apply to all operational works applications which are made by an approved consultant and are decision ready.

## For more information

For a confidential discussion on the opportunities available in the Sunshine Coast region, contact an investment specialist at Sunshine Coast Council directly:

P: 0407 753 645

E: [invest@sunshinecoast.qld.gov.au](mailto:invest@sunshinecoast.qld.gov.au)

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