DOUGLAS SHIRE COUNCIL

SPECIAL (BUDGET) COUNCIL MEETING

MINUTES

Tuesday 16 June 2026

ENSURING EXCELLENCE IN GOVERNANCE
ACCOUNTABLE AND TRANSPARENT DECISION-MAKING
INCLUSIVE ENGAGEMENT, PLANNING AND PARTNERSHIPS
CELEBRATING OUR COMMUNITIES

Scott Osman
CHIEF EXECUTIVE OFFICER

MINUTES OF THE SPECIAL (BUDGET) MEETING OF THE DOUGLAS SHIRE COUNCIL HELD ON TUESDAY 16 JUNE 2026 COMMENCING AT 9:00A.M.

Mayor Cr Scomazzon opened the meeting at 9:00am by welcoming everyone to the Ordinary Meeting of the Douglas Shire Council being held on Tuesday 16 June 2026 at the Mossman Council Chambers.

This Ordinary Meeting of Council is being Live Streamed on Council's Website and will also be available for others to watch at a later time.

Cr Scomazzon acknowledged the Kuku Yalanji people who are the Traditional Custodians of the Land on which this meeting is being held and paid respect to their Elders past, present and emerging, and extended that respect to other Indigenous Australians who may be listening or watching this morning.

DOUGLAS SHIRE COUNCIL
SPECIAL (BUDGET) MEETING
TUESDAY 16 JUNE 2026
9:00 AM
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1. ATTENDANCE & APOLOGIES
1.1. PRESENT

Cr Lisa Scomazzon (Mayor), Cr Roy Zammataro (Deputy Mayor), Cr Damian Meadows, Cr Abigail Noli, Cr Michael Rees

1.2. APOLOGIES

There were no apologies

1.3. OFFICERS IN ATTENDANCE

S Osman (Chief Executive Officer), A Pratap (General Manager Corporate and Communities), D Langman (General Manager Infrastructure), T Maffey-Stumpe (Interim Chief Financial Officer), L Vogel (Manager Environment and Planning), C Peters (Manager Maintenance and Operations), K logan (Team Leader Revenue), K Wilkinson (Team Leader Corporate Accounting), K Williams (Executive Assistant), N Staples (Senior Business Support Officer), M Wilson (Senior Media and Communications Officer), T Woodhams (Digital Communications Officer)

2. CONFLICT OF INTEREST/MATERIAL PERSONAL INTEREST

Nil

3. OFFICERS REPORTS
3.1. OPERATIONAL PLAN 2026-2027

Moved Cr Meadows **Seconded** Cr Noli

That Council adopt the Operational Plan for 2026/27.

Carried Unanimously

3.2. ADOPTION OF DIFFERENTIAL GENERAL RATES FOR FINANCIAL YEAR 2026 - 2027

Moved Cr Noli **Seconded** Cr Rees

That Council resolves to:

1. *In accordance with Section 81 of the Local Government Regulation 2012, that the categories to which rateable land is categorised, the description of those categories and, in accordance with Section 81(4) and Section 81(5) of the Local Government Regulation 2012, the method by which land is to be identified and included in its appropriate category is as follows:*

Category Number	Category Name	Description	Primary Land Use Applicable
1	*Residential - Principal place of residence (PPR) - $1 to $1,300,000*	*Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s, with a rateable valuation from $1 to $1,300,000.*	*02, 05, 09*
2	*Residential - Principal place of residence (PPR) - greater than $1,300,000*	*Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s, with a rateable valuation greater than $1,300,000.*	*02, 05, 09*
3	*Residential – Non-Principal place of residence (NPPR) - $1 to $1,300,000*	*Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s, with a rateable valuation from $1 to $1,300,000.*	*01, 02, 04, 05, 06, 09, Excluding properties in Commercial Categories 14 and 15*
4	*Residential – Non-Principal place of residence (NPPR) - greater than $1,300,000*	*Properties used solely for, or capable of use for, a single residential dwelling, which is not the principal place of residence of the owner/s, with a rateable valuation greater than $1,300,000.*	*01, 02, 04, 05, 06, 09, Excluding properties in Commercial Categories 14 and 15*
5	*Residential Building Units - Principal place of residence (PPR)*	*Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is the principal place of residence of the owner/s.*	*08*
6	*Residential Building Units - Non-Principal place of residence (NPPR)*	*Properties that are used for residential purposes and the unit lot is part of a Community Title Scheme, which is not the principal place of residence of the owner/s.*	*08*

Category Number	Category Name	Description	Primary Land Use Applicable
7	*Residential – Flats 2*	*Properties that are used for multi residential purposes (flats) and contain two (2) independent living flats.*	*03*
8	*Residential – Flats 3-4*	*Properties used for multi residential purposes (flats) and contain three (3) or four (4) independent living flats.*	*03*
9	*Residential – Flats 5-6*	*Properties used for multi residential purposes (flats) and contain five (5) or six (6) independent living flats.*	*03*
10	*Residential – Flats 7+*	*Properties used for multi residential purposes (flats) and contain seven (7) or more independent living flats.*	*03*
11	*Residential Section 50*	*Subdivider land which is subject to Section 50 of the Land Valuation Act 2010.*	*72*
12	*Rural Productive*	*Properties which are used predominately for primary production.*	*60, 61, 64, 65, 66,67, 68, 69, 70, 71,73, 74, 75, 76, 77,78, 79, 80, 81, 82, 83, 84, 85, 86, 87,88, 89, 93, 94*
13	*All Other Land*	*All land which is not otherwise categorised.*	*-*
14	*Commercial - North of McClelland Road*	*Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 15, 16, 17 and 18):* *(i) that are used, or capable of being used, for commercial/industrial purposes; or* *included as Commercial and Industry Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0.*	*01, 04, 06, 07, 08,09, 10, 11, 12,13,14, 15, 16, 17, 18;19, 20, 22, 23, 24,25, 26, 27, 28, 29, 30, 31, 32, 33, 34,35, 36, 37, 38, 39,40, 41, 42, 43, 44,45, 46, 47, 48, 49,50, 51, 52, 55, 56,57, 58, 72, 91, 92,95, 96, 97, 99*

Category Number	Category Name	Description	Primary Land Use Applicable
15	*Commercial – South of McClelland Road*	*Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 14, 16, 17 and 18)* *(i) that are used, or capable of being used, for commercial/industrial purposes; or* *(i) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.*	*01, 04, 06, 07, 08,09, 10, 11, 12,13,14, 15, 16, 17, 18;19, 20, 22, 23, 24,25, 26, 27, 28, 29, 30, 31, 32, 33, 34,35, 36, 37, 38, 39,40, 41, 42, 43, 44,45, 46, 47, 48, 49,50, 51, 52, 55, 56,57, 58, 72, 91, 92, 95, 96, 97, 99*
16	*Commercial - Not for Profit*	*Properties used by not-for-profit recreation, sporting and community groups that receive a remission or rebate under Council's Rates Rebate – Not for Profit Entities Policy.*	-
17	*Commercial - Marina*	*Properties which are predominantly used or intended for use as a shopping centre, with a secondary use of a marina, which:* *(a) Have an area in excess of 1.5 ha; and* *(b) Contain a building or group of buildings comprising more than six (6) shops.*	*12 With a secondary land use of: 20*
18	*Heavy Industry*	*Properties that are used or have the potential to be used for a sugar mill or co-generation plant.*	*35*

LAND USE CODES

Land Use Codes (LUC)			
1	*Vacant urban land;*	*48*	*Sports Clubs/Facilities;*
02	*Single unit dwelling - urban and rural;*	*49*	*Caravan Parks;*
03	*Multi Unit Dwelling (Flats)*	*50*	*Other Clubs Non-Business;*
04	*Large Homesite vacant;*	*51*	*Religious;*
05	*Large homesite - dwelling;*	*52*	*Cemeteries (including Crematoria);*
06	*Outbuildings;*	*55*	*Library;*
07	*Guest House/Private Hotel;*		

08	*Building Units;*	*56*	*Showgrounds/Racecourses /Airfields;*
09	*Group Titles;*	*57*	*Parks and Gardens;*
10	*Combined Multi Dwelling and Shops;*	*58*	*Educational - including Kindergartens;*
11	*Shop - Single;*	*60*	*Sheep Grazing - Dry;*
12	*Shops group (more than six (6) shops);*	*61*	*Sheep Breeding;*
13	*Shopping group (two (2) to six (6) shops);*	*64*	*Cattle Grazing - Breeding;*
14	*Shops - Main Retail;*	*65*	*Cattle Breeding and Fattening;*
15	*Shops - Secondary Retail;*	*66*	*Cattle Fattening;*
16	*Drive In Shopping Centre;*	*67*	*Goats;*
17	*Restaurant;*	*68*	*Milk - Quota;*
18	*Special Tourist Attraction;*	*69*	*Milk - No Quota;*
19	*Walkway;*	*70*	*Cream;*
20	*Marina;*	*71*	*Oil Seeds;*
21	*Residential Institution (Non-medical centre);*	*72*	*Subdivider land subject to Section 50 of the Land Valuation Act 2010.*
22	*Car Park;*	*73*	*Grains;*
23	*Retail Warehouse;*	*74*	*Turf Farms;*
24	*Sales Area Outdoor;*	*75*	*Sugar Cane;*
25	*Professional Offices;*	*76*	*Tobacco;*
26	*Funeral Parlours;*	*77*	*Cotton;*
27	*Hospitals; Convalescent Homes (Medical Care) (Private);*	*78*	*Rice;*
28	*Warehouses and Bulk Stores;*	*79*	*Orchards;*
29	*Transport Terminal;*	*80*	*Tropical Fruits;*
30	*Service Station;*	*81*	*Pineapples;*
31	*Oil Depot and Refinery;*	*82*	*Vineyards;*
32	*Wharves;*	*83*	*Small Crops and Fodder Irrigated;*
33	*Builders Yard/Contractors Yard;*	*84*	*Small Crops Fodder Non-irrigated;*
34	*Cold Stores - Ice works;*	*85*	*Pigs;*
35	*General Industry;*	*86*	*Horses;*
36	*Light Industry;*	*87*	*Poultry;*
37	*Noxious/Offensive Industry;*	*88*	*Forestry and Logs;*
38	*Advertising - Hoarding;*	*89*	*Animals Special;*
39	*Harbour Industries;*	*91*	*Transformers;*
40	*Extractive;*	*92*	*Defence Force establishments;*
41	*Child Care; excl. Kindergarten*	*93*	*Peanuts.*
42	*Hotel/Tavern;*	*94*	*Vacant rural land. (excl. 01 & 04)*
43	*Motel;*	*95*	*Reservoir, Dam, Bores;*
44	*Nurseries;*	*96*	*Public Hospital;*
45	*Theatres and Cinemas;*	*97*	*Welfare Homes/Institutions;*
46	*Drive-In Theatres;*	*99*	*Community Protection Centre.*
47	*Licensed Clubs;*		

INTERPRETATION

The following terms used in the differential rating categories have the meanings set out below:

> *Community Titles Scheme: a community titles scheme under the Body Corporate and Community Management Act 1997.*
>
> *Land use code: the codes recorded in Council's land records which identify the principal use of the land determined by the State valuation authority.*

Principal place of residence: land that is the place of residence at which at least one natural person who constitutes the owner/s of the land predominantly resides.

In establishing whether land is the owner's principal place of residence, Council may consider but not be limited to the owner's declared address for electoral, taxation, government social security or national health registration purposes, or any other form of evidence deemed acceptable by the Council. Residential premises that have not met these criteria will be deemed a secondary residence.

Principal Place of Residence for Building Units - To be eligible for Principal Place of Residence your property must be able to be occupied as a permanent residence under Council's Planning Scheme or have relevant planning approval.

For the avoidance of doubt, land will not be the owner's principal place of residence where it is:

1. *not occupied by at least one (1) person/s who constitute the owner/s, but occupied by any other person/s, whether in return for rent or remuneration or not, including members of the owner's family, or:*
2. *vacant, whether permanently or temporarily (for more than 120 days of the financial year), including for the purposes of renovation or redevelopment, except in the case where:*
    a) *premises that are being renovated are and remain the principal place of residence of the owner, and the owner does not during the renovation period own any other property which is used as, or asserted by the owner for any purpose to be, the owner's place of residence within the Douglas Shire; and*
    b) *a property is vacant for a period longer than 120 continuous days of the financial year due to the owner/s absence on an extended holiday, provided that the property remains completely vacant for the entire period of their absence within the Douglas Shire;*
    c) *a property is vacant due to the owner/s absence due to work commitments, provided that the absence is confirmed in writing by the owner's employer to Council's satisfaction and the property remains vacant or is occupied by immediate family members only during the period of the owner's absence within the Douglas Shire;*
    d) *the owner is absent due to medical reasons of the owner or a close relative and this is confirmed in writing by a health professional to Council's satisfaction, and the owner does not during the vacancy period own any other property which is used as, or asserted by the owner for any purpose to be, the owner's place of residence within the Douglas Shire; or*
3. *not owned by a natural person, e.g., owned by a company, except where the ratepayer residing at the property as their principal place of residence is the company owner.*
4. *flats and other multiple tenement residential properties, even where the owner of the land resides in one (1) of the flats or tenements.*

2. *To delegate to the Chief Executive Officer (or delegate) the power, in accordance with Section 81(4) and Section 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 Section 94 of the Local Government Act 2009 and Section 80 of the Local Government Regulation 2012, that the differential general rate to be made and levied for each differential general rate category and, in accordance with Section 77 of the Local Government Regulation 2012, that the minimum general rate to be made and levied for each differential general rate category, is as follows:*

Category	Rate in the Dollar		Minimum Differential General Rate
1 - Residential – PPR $1 to $1,300,000	0.6323	cents in the dollar	$1,400
2 - Residential – PPR greater than $1,300,000	0.5319	cents in the dollar	$8,812
3 - Residential – NPPR $1 to $1,300,000	0.7299	cents in the dollar	$1,755
4 - Residential – NPPR greater than $1,300,000	0.5747	cents in the dollar	$10,172
5 - Residential Units – PPR	0.6323	cents in the dollar	$1,400
6 - Residential Units – NPPR	0.9827	cents in the dollar	$1,755
7 - Residential Flats 2	0.8735	cents in the dollar	$2,117
8 - Residential Flats 3-4	0.9462	cents in the dollar	$2,848
9 - Residential Flats 5-6	0.9768	cents in the dollar	$4,745
10 - Residential Flats 7+	1.0611	cents in the dollar	$6,643
11 - Residential – Section 50	0.7299	cents in the dollar	Nil
12 – Rural Productive	1.2678	cents in the dollar	$1,525
13 - All Other Land	0.7299	cents in the dollar	$1,525
14 - Commercial North	1.0712	cents in the dollar	$1,826
15 - Commercial South	0.8564	cents in the dollar	$1,826
16 - Commercial NFP	0.7046	cents in the dollar	$1,400
17 - Commercial Marina	3.9179	cents in the dollar	$427,274
18 - Heavy Industry	0.8564	cents in the dollar	$1,749

Carried Unanimously

3.3. MOWBRAY VALLEY RURAL FIRE BRIGADE - SPECIAL CHARGE 2026 - 2027

Moved Cr Meadows **Seconded** Cr Zammataro

In accordance with s94 of the Local Government Act 2009 and s94 of the Local Government Regulation 2012 Council make and levy a special charge to be known as the (Mowbray Valley Rural Fire Brigade Special Charge) of $50.00 (per assessment) on all rateable land to which the overall plan applies, to fund the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Mowbray Valley Rural Fire Brigade.

1. *The overall plan for the Mowbray Valley Rural Fire Brigade Special Charge is as follows:*
    a. *The service, facility or activity for which the plan is made is the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Mowbray Valley Rural Fire Brigade*

    b. *The rateable land to which the plan applies is delineated in orange on the map named Mowbray Valley Rural Fire Brigade*

    c. *The estimated cost of carrying out the overall plan is $21,480*

    d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2027*

2. *All rateable land (or its occupier) within the area delineated in orange on the map named Mowbray Valley Rural Fire Brigade specially benefits from the service, facility or activity funded by the special charge because each such parcel is within the area for which the brigade is in charge of firefighting and fire prevention under the Fire Services Act 1990. Further, the fire emergency response capability that is provided by the brigade would be substantially diminished if it did not receive the funding provided by Council as a direct consequence of the levying of the special charge.*

3. *The special charge for the 2026/27FY is to be levied by two half year levies.*

4. *In accordance with requirements, all Rural Fire Levy revenue will be remitted to the Queensland Fire Department to be held on behalf of relevant Rural Fire Brigades.*

Carried Unanimously

3.4. DAINTREE RURAL FIRE BRIGADE - SPECIAL CHARGE 20026 - 2027

Moved Cr Rees **Seconded** Cr Noli

That Council:

In accordance with Section 94 of the Local Government Act 2009 and Section 94 of the Local Government Regulation 2012 make and levy a special charge to be known as the (Daintree Rural Fire Brigade Special Charge) of $15.00 (per assessment) on all rateable land to which the overall plan applies, to fund the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Daintree Rural Fire Brigade.

1. *The overall plan for the Daintree Rural Fire Brigade Special Charge is as follows:*

    a. *The service, facility or activity for which the plan is made is the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Daintree Rural Fire Brigade.*

    b. *The rateable land to which the plan applies is delineated in orange on the map named Daintree Rural Fire Brigade.*

    c. *The estimated cost of carrying out the overall plan is $1,300.*

    d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2027.*

2. *All rateable land (or its occupier) within the area delineated in orange on the map named Daintree Rural Fire Brigade specially benefits from the service, facility or activity funded by the special charge because each such parcel is within the area for which the brigade is in charge of firefighting and fire prevention under the Fire Services Act 1990. Further, the fire emergency response capability that is provided by the brigade would be substantially diminished if it did not receive the funding provided by Council as a direct consequence of the levying of the special charge.*

3. *The special charge for 2026/27 is to be levied by two (2) half year levies.*

4. *In accordance with requirements, all Rural Fire Levy revenue will be remitted to the Queensland Fire Department to be held on behalf of relevant Rural Fire Brigades.*

Carried Unanimously

3.5. THORNTON PEAK RURAL FIRE BRIGADE - SPECIAL CHARGE 2026 - 2027

Moved Cr Rees **Seconded** Cr Meadows

In accordance with s94 of the Local Government Act 2009 and s94 of the Local Government Regulation 2012 Council make and levy a special charge to be known as the (Thornton Peak Rural Fire Brigade Special Charge) of $8.00 (per assessment) on all rateable land to which the overall plan applies, to fund the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Thornton Peak Rural Fire Brigade

1. *The overall plan for the Thornton Peak Rural Fire Brigade Special Charge is as follows:*

   a. *The service, facility or activity for which the plan is made is the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Thornton Peak Rural Fire Brigade.*

   b. *The rateable land to which the plan applies is delineated in orange on the map named Thornton Peak Rural Fire Brigade.*

   c. *The estimated cost of carrying out the overall plan is $3,743.*

   - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2027.*

2. *All rateable land (or its occupier) within the area delineated in orange on the map named Thornton Peak Rural Fire Brigade specially benefits from the service, facility or activity funded by the special charge because each such parcel is within the area for which the brigade is in charge of firefighting and fire prevention under the Fire Services Act 1990. Further, the fire emergency response capability that is provided by the brigade would be substantially diminished if it did not receive the funding provided by Council as a direct consequence of the levying of the special charge.*

3. *The special charge for the 2026/27FY is to be levied by two (2) half year levies.*

4. *In accordance with the requirements, all Rural Fire Levy revenue will be remitted to the Queensland Fire Department to be held on behalf of relevant Rural Fire Brigade.*

Carried Unanimously

3.6. WONGA RURAL FIRE BRIGADE - SPECIAL CHARGE 2026 - 2027

Moved Cr Noli   **Seconded** Cr Meadows

In accordance with s94 of the Local Government Act 2009 and s94 of the Local Government Regulation 2012 Council make and levy a special charge to be known as the (Wonga Rural Fire Brigade Special Charge) of $35.00 (per assessment) on all rateable land to which the overall plan applies, to fund the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Wonga Rural Fire Brigade.

1. *The overall plan for the Wonga Rural Fire Brigade Special Charge is as follows:*

   a. *The service, facility or activity for which the plan is made is the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, of the Wonga Rural Fire Brigade.*

   b. *The rateable land to which the plan applies is delineated in orange on the map named Wonga Rural Fire Brigade.*

   c. *The estimated cost of carrying out the overall plan is $17,400.*

   d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2027.*

2. *All rateable land (or its occupier) within the area delineated in orange on the map named Wonga Rural Fire Brigade specially benefits from the service, facility or activity funded by the special charge because each such parcel is within the area for which the brigade is in charge of firefighting and fire prevention under the Fire Services Act 1990. Further, the fire emergency response capability that is provided by the brigade would be substantially diminished if it did not receive the funding provided by Council as a direct consequence of the levying of the special charge.*

3. *The special charge for the 2026/27FY is to be levied by two (2) half year levies.*

4. *In accordance with requirements, all Rural Fire Levy revenue will be remitted to the Queensland Fire Department to be held on behalf of relevant Rural Fire Brigades.*

Carried Unanimously

3.7. BLOOMFIELD RIVER RURAL FIRE BRIGADE SPECIAL CHARGE 2026 – 2027

Moved Cr Rees **Seconded** Cr Meadows

In accordance with s94 of the Local Government Act 2009 and s94 of the Local Government Regulation 2012 Council make and levy a special charge to be known as the (Bloomfield River Rural Fire Brigade Special Charge) of $25.00 (per assessment) on all rateable land to which the overall plan applies, to fund the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Bloomfield River Rural Fire Brigade.

1. *The overall plan for the Bloomfield River Rural Fire Brigade Special Charge is as follows:*

    a. *The service, facility or activity for which the plan is made is the ongoing provision and maintenance of rural firefighting equipment for, and the operations of, the Bloomfield River Rural Fire Brigade.*

    b. *The rateable land to which the plan applies is delineated in orange on the maps shown as attachment 1 & 2 named Bloomfield River Rural Fire Brigade.*

    c. *The estimated cost of carrying out the overall plan is $8,500.*

    d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2027.*

2. *All rateable land (or its occupier) within the area delineated in orange on the map named Bloomfield River Rural Fire Brigade specially benefits from the service, facility or activity funded by the special charge because each such parcel is within the area for which the brigade is in charge of firefighting and fire prevention under the Fire Services Act 1990. Further, the fire emergency response capability that is provided by the brigade would be substantially diminished if it did not receive the funding provided by Council as a direct consequence of the levying of the special charge.*

3. *The special charge for the 2026/27FY is to be levied by two (2) half year levies.*

4. *In accordance with requirements, all Rural Fire Levy revenue will be remitted to the Queensland Fire Department to be held on behalf of relevant Rural Fire Brigades.*

Carried Unanimously

3.8. REFUSE SPECIAL CHARGE 2026 - 2027

Moved Cr Rees **Seconded** Cr Meadows

That Council pursuant to Section 94 of the Local Government Act 2009 and Section 94 of the Local Government Regulation 2012 make and levy a special charge to be known as the (Special Refuse Charge) on all rateable land to which the overall plan applies, for the purpose of contributing to the costs of operation and maintenance of the Cow Bay, Daintree, Killaloe and Newell Transfer Stations and the cost charged to Council for use of the Ayton Transfer Station, as follows:

1. *The overall plan for the special charge is as follows:*

   a) *The Service, Facility or Activity for which the plan is made:*

      The special refuse charge is to be applied to a number of rateable parcels of land, with improvements, which are located outside Council's kerbside waste and (if applicable) recyclables collection service area or are inaccessible for the provision of the collection service. Properties holding Permits to Occupy on the South Arm and the Heads of Daintree River are excluded from this special refuse charge.

      The occupiers of levied properties will be eligible to dispose of One (1) x 240L wheelie bin of permitted general waste, or equivalent, per unit levied per week at Council's Transfer Stations.

      The occupiers of the subject land will have special access to the following Transfer Stations for disposal of waste:

      i. *Cow Bay Transfer Station*
      ii. *Daintree Transfer Station*
      iii. *Killaloe Transfer Station*
      iv. *Ayton Transfer Station*

   b) *The rateable land to which the plan applies is:*

      i. *All land with improvements that does not receive the Council kerbside waste and/or recyclables collection service, where the occupier has been provided with an identification card to use the Daintree and Killaloe Transfer Stations; and*

      ii. *All land with improvements north of the Daintree River that does not receive the Council kerbside waste and/or recyclables collection service, where the occupier has been provided with an identification card to use the Cow Bay and Ayton Transfer Stations, excluding properties holding Permits to Occupy on the South Arm and the Heads of Daintree River.*

      iii.

   c) *Estimated Cost of carrying out the Overall Plan is:*

      The estimated cost to Council of operating all current Transfer Stations over 2026/27 is $1,778,989 and the estimated revenue from gate fees and recyclable materials for the same period is $816,940, resulting in an anticipated net operating loss of $962,049 In addition, Council is charged a fee by Cook Shire Council for use of Ayton Transfer Station. The special refuse charge is to be levied to contribute to the cost of operation and maintenance of the Transfer Stations and the cost charged to Council for use of the Ayton Transfer Station and will raise approximately $100,350.

d) Estimated Time for carrying out the Overall Plan is one (1) year ending on 30 June 2027.

The occupiers of the land to which the special charge applies will have special access to the above-mentioned Transfer Stations for the purpose of disposal of waste.

2. a) For 2026/27 a special charge of $274.20 per unit specified in the schedule below will be levied against each rateable assessment defined in clause 1(b), based on the improvements on the property as defined in the schedule below:

b) Ratepayers may apply for an additional unit and each additional unit approved will attract the standard special refuse unit charge.

	Type of Improvement	*Minimum Unit*
1.	*Hotels*	*10*
2.	*Cafes/Restaurants*	*5*
3.	*Take Away Food Outlets*	*2*
4.	*General store/shop*	*2*
5.	*School/kindergarten/childcare facility*	*1*
6.	*Residential dwelling, including Caretaker residence*	*1*
7.	*Caravan Park/camping Ground* *i. for every five (5) sites or part thereof*	*1*
8.	*Motel/Resort Accommodation* *i. for each unit with facilities to enable the preparation and/or cooking of food. (Examples of these facilities, which are not necessarily exhaustive, would be a combination of two (2) or more of a sink, hotplates, microwave oven, oven etc.)* *ii. without facilities to enable the preparation and/or cooking of food - for every three (3) units or part thereof*	*1* *1*
9.	*Holiday Cabins* *i. for every three (3) cabins or part thereof*	*1*
10.	*Industrial/Commercial Premises* *(includes professional offices and industrial/commercial premises not otherwise specified in this schedule)* *each shop office*	*1*

Carried Unanimously

3.9. UTILITY CHARGES AND ASSOCIATED RATING MATTERS 2026 - 2027

Moved Cr Meadows **Seconded** Cr Rees

That Council in accordance with s94 of the Qld Local Government Act 2009 and s99 of the Qld Local Government Regulation 2012, make and levy cleansing utility charges, for the supply of waste management services by the Council, as follows:

1. Cleansing Utility Charges (Waste Management):

(a) *DOMESTIC (all areas excluding North of Forest Creek to Cape Tribulation)*

A Domestic Cleansing Charge, for the purpose of removal and disposal of refuse for the 2026/27 be set as specified below.

This charge will be applied to all land (other than land north of Forest Creek to Cape Tribulation), that has approved safe access to the roadway on which the collection vehicle travels in the course of carrying out refuse/recycling collection on behalf of Council. The basis of assessing such charges whether such land is rateable or not shall be as follows:-

(i) *A Domestic Cleansing Charge, for the purpose of removal and disposal of refuse for 2026/27 be set at an amount of $686.80 per service per annum and applied in accordance with the following schedule:-*

Type of Improvement	*No. of Services*
Residence	*1*
Flats (each domicile)	*1*
Strata Title Units	*1*
Boarding House/Guest House/Hostel for each four (4) persons able to be accommodated or part thereof	*1*

(ii) *A minimum charge of one service to apply on all improved properties for refuse removal and disposal and that a minimum of one (1) annual charge of one (1) service be made and levied on each separate occupancy (whether occupied or vacant) within the Council solid waste area of coverage and that such charge shall apply whether or not a service is rendered, save and except that where land is for the first time built on during the year the charge shall be made from the date the structure is ready for occupancy, calculated proportionately for the unexpired part of the year.*

(iii) *Ratepayers may apply for an additional cleansing service and each additional service approved will attract the standard domestic cleansing charge.*

(iv) *Ratepayers may apply for an additional recycling only cleansing service and each additional recycling only service approved will attract half of the standard domestic cleansing charge. Each additional recycling only cleansing service will entitle the property to an additional recycling bin for fortnightly servicing, or equivalent.*

(v) *That for the purpose of calculating utility charges, the term "Strata Title Unit" is deemed to be each lot created in accordance with the provisions of the Body Corporate and Community Management Act 1997 (or its statutory predecessors).*

(vi) *Ratepayers may apply for a cleansing service on vacant land and each service approved will attract the standard domestic cleansing charge.*

(b) *COMMERCIAL (all areas excluding North of Forest Creek to Cape Tribulation)*

A Commercial Cleansing Charge, for the purpose of removal and disposal of refuse for the 2026/27 be set as specified below:-

This charge will be applied to all land (other than land north of Forest Creek to Cape Tribulation), that has approved safe access to the roadway on which the collection vehicle travels in the course of carrying out refuse/recycling collection on behalf of Council. The basis of assessing such charges whether such land is rateable or not shall be as follows:-

(i) *In the area where the services are provided by Council's day labour force/contractor and whether or not a recycling service has been introduced, a charge of $686.80 per annum for a weekly refuse removal service for each separate occupancy is to apply.*

(ii) *In the area where the services are provided by Council's day labour force/contractor and whether or not a recycling service has been introduced, a charge of $686.80 per unit per annum, for a weekly refuse removal service. The charge is to be levied in accordance with the improvement schedule below.*

(iii) *Commercial properties may apply for an additional recycling only cleansing service and each additional recycling only service approved will attract half of the standard commercial cleansing charge. Each additional recycling only cleansing service will entitle the property to an additional recycling bin for fortnightly servicing, or equivalent.*

(iv) *Eligible commercial properties may apply for an additional refuse only cleansing unit(s) where a private commercial service is not available or the costs of providing the private commercial service are considered excessive due to the location of the property. Each cleansing unit will entitle the property to an additional refuse bin for weekly servicing, or equivalent at a charge of $686.80 per unit.*

Type of Improvement		*Minimum Number of Cleansing Service Units*
1.	*Caretakers/Managers Accommodation Each*	*1*
2.	*Schools/Pre-Schools*	
	- Mossman State High School	*35*
	- Mossman State Primary School	*15*
	- Mossman State Pre-School	*5*
	- Daintree State School	*1*
	- Miallo State School	*1*
	- Port Douglas State School	*4*
	- St Augustine's School	*6*
	- Wonga State School	*6*
3.	*Industrial/Commercial Premises each shop office (Includes professional offices and industrial/commercial premises not otherwise specified in this schedule)*	*1*
4.	*Hotels*	*10*

5.	*Cafes/Restaurants*	*2*
6.	*Take Away Food Outlets*	*2*
7.	*Caterer's Premises*	*3*
8.	*Grocery/Convenience Store/Supermarkets*	*4*
9.	*Halls*	*1*
10.	*Churches (including Church Hall)*	*1*
11.	*Mossman Hospital*	*36*
12.	*Day Care Centre*	*3*
13.	*Kindergartens*	*1*
14.	*Sporting Clubs*	*3*
15.	*Motel/Resort Accommodation* *i. With facilities to enable the preparation and/or cooking of food.* *(Examples of these facilities, which are not necessarily exhaustive, would be a combination of two (2) or more of a sink, hotplates, microwave oven, oven etc.)* *ii. Without facilities to enable the preparation and/or cooking of food* *- for every three units or part thereof*	*1* *1*
16.	*Holiday Cabins* *i. for every three (3) cabins or part thereof*	*1*
17.	*Marinas* *i. Up to 50 berths for every two (2) berths, excluding berths identified in 17.iii* *ii. For every additional five berths in excess of 50 berths, excluding berths identified in 17.iii* *iii. For every commercial day trip 40m+ berth**	*1* *1* *13*
18.	*Fire Stations, Ambulance Centres, Police Stations, Court Houses* *i. Station or Centre* *ii. Each Officer's Residence (where jointly rated with i. above)*	*1* *1*
19.	*Post Offices*	*1*
20.	*Wrecking Yards*	*2*

21.	*Mossman Central Mill*	*10*
22	*Mini Storage Units (per whole shed)*	*1*
23	*Brewery*	*10*

** This section refers to five (5) berths occupied by Quicksilver*

(c) DOMESTIC (North of Forest Creek to Cape Tribulation)

An optional Residential Cleansing Charge, for the purpose of removal and disposal of refuse for the 2026-· financial year be set as specified below.

This charge will be applied to all Residential land north of Forest Creek to Cape Tribulation in the service area that has opted to obtain services under this section and have approved safe access to the roadway on which the collection vehicle travels in the course of carrying out refuse collection on behalf of Council.

The service area includes the following localities: Cow Bay, Diwan, Thornton Beach and Cape Tribulation.

The basis of assessing such charges whether such land is rateable or not shall be as follows:-

(i) *In the area where the services are provided by Council's day labour force/contractor, a charge of $533.88 per unit per annum for a weekly refuse removal service for each separate occupancy is to apply.*

(ii) *Residential properties may apply for additional refuse only cleansing unit(s). Each additional refuse only cleansing unit will entitle the property to an additional refuse bin for weekly servicing, or equivalent at a charge of $533.88 per unit.*

(d) COMMERCIAL (North of Forest Creek to Cape Tribulation)

A Commercial Cleansing Charge, for the purpose of removal and disposal of refuse for the 2026/27 be set as specified below.

This charge will be applied to all land north of Forest Creek to Cape Tribulation in the service area that has approved safe access to the roadway on which the collection vehicle travels in the course of carrying out refuse collection on behalf of Council.

The service area includes the following localities: Cow Bay, Diwan, Thornton Beach and Cape Tribulation.

The basis of assessing such charges whether such land is rateable or not shall be as follows:-

(i) *In the area where the services are provided by Council's day labour force/contractor, a charge of $533.88 per annum for a weekly refuse removal service for each separate occupancy is to apply.*

(ii) *In the area where the services are provided by Council's day labour force/contractor, a charge of $533.88 per unit per annum, for a weekly refuse removal service. The charge is to be levied in accordance with the improvement schedule below.*

(iii) *Commercial properties may apply for additional refuse only cleansing unit(s). Each additional refuse only cleansing unit will entitle the property to an additional refuse bin for weekly servicing, or equivalent at a charge of $533.88 per unit.*

Type of Improvement		*Unit*
1.	*Hotels*	*10*
2.	*Cafes/Restaurants*	*3*
3.	*Take Away Food Outlets*	*2*
4.	*General store/shop*	*2*
5.	*School/kindergarten/childcare facility*	*1*
6.	*Residential dwelling, including Caretaker residence*	*1*
7.	*Caravan Park/camping Ground* *i. for every five (5) sites or part thereof*	*1*
8.	*Motel/Resort Accommodation* *i. with facilities to enable the preparation and/or cooking of food. (Examples of these facilities, which are not necessarily exhaustive, would be a combination of two or more of a sink, hotplates, microwave oven, oven etc.)* *- for every three (3) units or part thereof*	*1*
	ii. without facilities to enable the preparation and/or cooking of food *- for every five (5) units or part thereof*	*1*
9.	*Holiday Cabins* *i. with facilities to enable the preparation and/or cooking of food (Examples of these facilities, which are not necessarily exhaustive, would be a combination of two or more of a sink, hotplates, microwave oven, oven etc.)* *- for every three (3) cabins or part thereof* *ii. without facilities to enable the preparation and/or cooking of food* *- for every five (5) cabins or part thereof*	*1* *1*

10.	*Industrial/Commercial Premises (includes professional offices and industrial/commercial premises not otherwise specified in this schedule) for each shop office*	*1*

(e) ALL CATEGORIES

(i) *That for the purpose of calculating utility charges, the term "Strata Title Unit" is deemed to be each lot created in accordance with the provisions of the Body Corporate and Community Management Act 1997 (or its statutory predecessors).*

(ii) *Any property which has more than one (1) use may receive a combination of charges to reflect the varying uses.*

2. Sewerage Utility Charges:

In accordance with s94 of the Local Government Act 2009 and s99 of the Local Government Regulation 2012, Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as follows:

a) *RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)*

(i) *A standard charge of $1,266.66 to be applied for each residence, each flat and each strata title unit.*

(ii) *A charge of $1,008.54 to be applied to each vacant allotment.*

(iii) *A standard commercial charge per Water Closet (WC) will apply to properties where strata title units have pedestals/urinals servicing common property.*

(b) COMMERCIAL

A standard charge of $1,083.70 per W.C. to be applied in accordance with the following:-

(i) *In respect of sewered premises designed or used as boarding houses, hostels, guest houses, hotels or motels or designed or used for commercial, manufacturing, repairing, servicing, building and like industries, erected on one allotment of land, a separate charge for each WC.*

(ii) *In respect of sewered premises designed or used as boarding houses, hostels, guest houses, hotels or motels or designed or used for commercial, manufacturing, repairing, servicing, building and like industries, erected over two (2) or more allotments of land, a separate charge for each WC.*

(iii) *In respect of sewered premises designed or used as boarding houses, hostels, guest houses, hotels or motels or designed or used for commercial, manufacturing, repairing, servicing, building and like industries, which are not connected to a sewer main, but in respect of which the Council is prepared to accept sewage, a charge shall be made in accordance with the applicable basis set out in subclause (i & ii) hereof. A minimum of one (1) WC standard charge shall apply.*

(iv) *In respect of any structure, building or improvement on land exempt from rating under s93 of the Local Government Act 2009 and s73 of the Local Government Regulation 2012 (excluding, places of worship), a charge in accordance with the applicable basis set out in sub-clause (i) to (iii) hereof shall be levied on the person or body, or Commonwealth or State Department at whose request the structure, building or improvement was provided with sewerage.*

(v) *In respect of places of public worship and nursing homes listed under s73 of the Local Government Regulation 2012 a charge of 50 per cent of the standard charge for each WC, with the total charge being rounded up to the next full charge.*

(vi) *In respect of caravan parks connected to sewer mains, a charge of 25 per cent of the standard charge equivalent to one WC for each caravan site, each tent site and each cabin without facilities, and 50 per cent of the standard charge for each fully self-contained cabin (FSC) shall apply with the total charge being rounded up to the next full charge.*

(vii) *In respect of vacant land where Council is prepared to accept sewage, a standard charge equivalent to one (1) WC per allotment shall apply.*

(viii) *Each residence, each flat, each strata title unit that has for the purposes of differential rating been categorised as co-existing with a commercial category a standard charge equivalent to one (1) WC per improvement on the land shall apply.*

(ix) *The sewerage utility charge on the basis set out above is to be charged from the date on which sewer connections are completed to the premises concerned. In the case of vacant land, or in the case where an owner or occupier refuses or delays permission to enter his land to complete connections, the sewerage utility charge will apply from the date on which connections would have been made if there was a building or improvement on the land or if the owner or occupier had not refused or delayed permission. In all those cases where the sewer connection is completed or would have been completed (as the case may be) after 1 July of the financial year, the charge shall be apportioned.*

(x) *Each 1.8m of urinal or part thereof shall be deemed to be one (1) WC.*

(xi) *Each three (3) individual wall hung urinals or part thereof shall be deemed to be one (1) WC.*

(xii) *Each pedestal shall be deemed to be one (1) WC.*

(c) RURAL PRODUCTIVE

A standard charge of $1,266.66 to be applied in accordance with the following:-

(i) *In respect of all sewered premises designed or used for rural productive purposes, a standard charge per WC shall apply.*

(ii) *In addition, where a residential improvement co-exists, the standard sewerage charge shall apply for each barrack, each residence, each flat, and each strata title unit and vacant allotment where Council is prepared to accept sewage.*

(d) ALL CATEGORIES

In respect of sewerage for all properties the following shall apply:-

(i) *Subject to sub-clause (ii), properties and/or improvements capable of being connected to the scheme will be charged in accordance with the charges set out above.*

(ii) *Council reserves the right to exempt certain properties from sewerage charges if such properties as defined by Council are not, in Council's opinion, capable of being connected to a sewer main within the foreseeable future.*

(iii) *That for the purpose of calculating utility charges, the term "Strata Title Unit" is deemed to be each lot created in accordance with the provisions of the Body Corporate and Community Management Act 1997 (or its statutory predecessors).*

(iv) *Any property which has more than one prescribed occupation may receive a combination of charges to reflect the varying uses.*

(v) *Sewage charges apply to properties within the declared sewage service area.*

3. Water Utility Charges:

A. *In accordance with s94 of the Local Government Act 2009 and s99 of the Local Government Regulation 2012, Council make and levy water utility charges, for the supply of water services by the Council, as follows:*

a) *RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)*

(i) *An infrastructure charge of $485.91 shall be applied for each barrack, each residence, each flat, each strata title unit and each vacant allotment; and*

(ii) *In respect of all properties and/or premises at which a water meter is installed on the water service connection to such property and/or premises, water usage shall be charged at the rate of $2.00 per kilolitre for all water passing through the water meter.*

(b) COMMERCIAL

(i) *An infrastructure charge of $485.91 shall be applied in accordance with the following:-*

- *One (1) infrastructure charge for each vacant allotment, each shop, each office, each school, each hotel, each motel, each club, each hospital and each other commercial/industrial improvement not otherwise specified.*
- *In respect of hotels and motels, one (1) additional infrastructure charge shall apply for every three (3) rooms or part thereof, provided for accommodation.*
- *In respect of caravan parks, one (1) additional infrastructure charge shall apply for every three (3) accommodation units and every six (6) tent/van sites or part thereof.*
- *One (1) infrastructure charge for each residence, each flat, each strata title unit co-existing with commercial/industrial improvements; and*

(ii) *Where water is supplied through a water meter, which is not a trial water meter, all water consumed will be charged at the rate of $2.14 per kilolitre for all water passing through the meter.*

(c) RURAL PRODUCTIVE

(i) *An infrastructure charge of $485.91 to be applied to each of the following:-*

- *For each barrack, each residence, each flat, each strata title unit.*
- *For each vacant allotment with a water meter connected.*
- *For each rural productive improvement with a water meter connected; and*

(ii) *In respect of all properties and/or premises at which a water meter is installed on the water service connection to such property and/or premises, water usage shall be charged at the rate of $2.00 per kilolitre for all water passing through the water meter.*

(d) UNTREATED WATER SCHEME RESIDENTIAL

For residential and rural productive properties receiving an untreated water supply the following shall apply:

(i) *An infrastructure charge of $485.91 to be applied to each of the following:-*

- *For each barrack, each residence, each flat, each strata title unit.*
- *For each vacant allotment with a water meter connected.*
- *For each rural productive improvement with a water meter connected; and*

(ii) *In respect of all properties and/or premises at which a water meter is installed on the water service connection to such property and/or premises, water usage shall be charged at the rate of $1.62 per kilolitre for all untreated water passing through the water meter.*

(e) UNTREATED WATER SCHEME COMMERCIAL

For commercial properties receiving an untreated water supply the following shall apply:

(i) *An infrastructure charge of $485.91 to be applied to each of the following:-*

- *For each commercial/industrial improvement; and*

(ii) *In respect of all properties and/or premises at which a water meter is installed on the water service connection to such property and/or premises, water usage shall be charged at the rate of $1.72 per kilolitre for all untreated water passing through the water meter.*

(f) ALL CATEGORIES

In respect of all properties, the following shall apply:

(i) *In respect of newly subdivided vacant land, water charges shall be levied proportionately for the unexpired part of the year from the date the plan of subdivision is registered at the Titles Office or from the date of connection of water to the subject land, whichever date shall be the earlier.*

(ii) *In respect of improvements erected during the year, water charges shall be levied proportionately for the unexpired part of the year from the date the improvement is ready for occupation, or from the date of connection of water to the subject land, whichever date shall be the earlier.*

(iii) *Where residential type improvements share a meter with commercial improvements and the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development land use code for that assessment is commercial, water usage charges will be levied at the commercial rate.*

(iv) *Where improvements are of a joint nature, water usage charges will be calculated using the water usage rate applicable to the differential rating category on which general rates are levied or would be levied if the property were rateable.*

(v) *Meters shall be read on a rotational basis three (3) times each year.*

(vi) *For the purpose of charging water usage charges for water meters read after 1 July 2026 the charge made shall be at the rate specified for 2026/27.*

(vii) *That for the purpose of calculating utility charges, the term "Strata Title Unit" is deemed to be each lot created in accordance with the provisions of the Body Corporate and Community Management Act 1997 (or its statutory predecessors).*

(viii) *Any property which has more than one prescribed occupation may receive a combination of charges to reflect the varying uses.*

(ix) *Water charges apply to properties within the declared water service area.*

B. *In accordance with s102(2) of the Local Government Regulation 2012, a water meter is taken to have been read during the period that starts two (2) weeks before, and ends two (2) weeks after, the day on which the meter is actually read.*

4. Interest:

In accordance with s133 of the Local Government Regulation 2012, interest at the rate of 12.19 per cent per annum compounding daily is to be charged on all overdue rates or charges from the day the rates or charges become overdue or a later day decided by the local government – with the exception of approved financial assistance measures granted under the provisions of the Douglas Shire Council Rates & Charges Financial Hardship Policy.

5. Levy and Payment:

(a) *In accordance with s107 of the Local Government Regulation 2012 and s1520 of the Fire Services Act 1990, Council's rates and charges (with the exception of Water Utility Charges), and the State Government's Emergency Management Levy be levied:*

- *For the half year 1 July 2026 to 31 December 2026 - in July/August 2026; and*
- *For the half year 1 January 2027 to 30 June 2027 - in January/February 2027.*

(b) *Water Utility Charges (Infrastructure and Water Usage Charges) imposed for 2026/27 will be issued three (3) times a year.*

(c) *In accordance with s118 of the Local Government Regulation 2012, that Council's rates and charges, and the State Government's Emergency Management Levy, be paid within 35 days of the date of the issue of the rate notice.*

6. Rates Concessions:

(a) *In accordance with s120, s121 and s122 of the Local Government Regulation 2012, a rebate of 30 per cent on the differential general rate, to a maximum of $1,000 per annum be granted to all ratepayers who are pensioners who are eligible for the State Government pensioner remission and meet the criteria specified in Council's Rates Pensioner Remission Policy and Revenue Statement.*

(b) *In accordance with s120, s121 and s122 of the Local Government Regulation 2012 the concession for pensioners will be extended to retirement villages (as classified under Land Use Code 21), where a legal entity separate to the residents is the owner and the residents of the village are responsible for paying the rates, to the extent that residents of the village are pensioners, who are eligible for the State Government pensioner remission and meet the criteria specified in Council's Rates Pensioner Remission Policy and Revenue Statement. A pensioner rebate will then apply based on the number of dwellings occupied by pensioners as a percentage of the total number of dwellings in the village. The rebate per qualifying dwelling will be 30 per cent of their share of the total differential general rate of the property, to a maximum of $1,000 per annum.*

(c) *In accordance with s120, s121 and s 122 of the Local Government Regulation 2012, a concession will be granted to Not for Profit entities where Council may provide up to 100 per cent concession of the general rate and up to 50 per cent of sewerage charges for organisations that comply with the requirements as set out in Council's Rates Rebate – Not for Profit Entities Policy. This rebate is not available on vacant land.*

(d) *In accordance with s120, s121 and s122 of the Local Government Regulation 2012, a rebate of up to 50 per cent of the general rate will apply to owners of rateable land on the banks of the South Arm and the Heads of the Daintree River that is occupied by holders of Permits to Occupy (fishing huts) which have been issued by the Department of Resources.*

Refer to the Revenue Statement for 2026/27 for detailed information regarding concessions and rebates

Carried Unanimously

3.10. STATEMENT OF ESTIMATED FINANCIAL POSITION 2025-2026

Moved Cr Noli **Seconded** Cr Meadows

That Council receives and notes the Statement of Estimated Financial Position of the Council in respect of Financial Year 2025/2026, pursuant to Section 205 of the Local Government Regulation 2012.

Carried Unanimously

3.11. DEBT GENERAL POLICY

Moved Cr Rees **Seconded** Cr Noli

That Council adopt the Debt General Policy.

Carried Unanimously

3.12. ANNUAL BUDGET 2026-2027

Moved Cr Meadows **Seconded** Cr Noli

That Council in accordance with Sections 169 and 170 of the Local Government Regulation 2012, Council's Budget for 2026/27 and the Long-Term Financial Forecast for the financial years 2026/27 to 2035/36 as contained in the document titled Annual Budget 2026-2027 and set out in the pages contained therein, incorporating:

1. *Budgeted Statement of Income and Expenditure*
2. *Budgeted Statement of Financial Position*
3. *Budgeted Statement of Cash Flow*
4. *Budgeted Statement of Changes in Equity*
5. *Long Term Financial Forecast*
6. *Measures of Financial Sustainability*
7. *Budgeted sources and application of Capital Funding*
8. *Budgeted movement in Reserves*
9. *Total value of change in the rates and utility charges, expressed as a percentage*
10. *Capital Works Program*
11. *The Revenue Statement*
12. *The Revenue Policy (adopted by Council resolution on 26 May 2026)*

as tabled, be adopted by Council.

Mayor's Budget Speech

This year's Douglas Shire Council Budget is built on the essentials, the important things our community relies on every single day. It has been shaped directly by the feedback we've heard from residents right across the whole shire. On behalf of my fellow Councillors and I, I would like to thank our community for their understanding and ongoing support as we navigate these complex times together.

This budget is built around four key pillars:

- Listening to the community
- Essential services
- Water security and

- Community and economic development.

Pillar One: Listening to the Community
The community has told us clearly what matters most, keeping services reliable, keeping costs manageable, and investing in the places that make our shire special. We've listened, and this budget reflects that.

Council understands that cost-of-living pressures are real and are being felt heavily by households and businesses across our Shire.

Council is feeling these pressures too. We are facing rising costs across our operations, bitumen is up around 50 per cent, diesel is up 30 per cent, waste contracts have risen, and unlike households, Council does not qualify for electricity rebates. These pressures are real, and they affect the cost of maintaining roads, collecting waste, running facilities and keeping our services operating safely.

Like many of you, Council will be tightening its belt, planning carefully, and adapting to the turbulent economic times we find ourselves in.

We have worked extremely hard to keep rate increases as low as possible for most households and businesses.

- **62%** of all residential properties (principle-place-of- residence) will receive general rates rise of $81 or less per year (around $1.55 per week).
- **78%** of all investor properties (non-principle-place-of residence) will see an increase of $117 or less per year (around $2.25 per week).
- **68%** of all commercial Properties will see an increase of $174 or less per year (about $3.35 per week).

Importantly, the data shows that most ratepayers fall at the lower end of these increases. These figures reflect our commitment to keeping this budget affordable while still delivering the high-quality services our community expects.

Pillar Two: Essential Services
Essential services are the basics that keep our shire running smoothly clean, safe drinking water; weekly bin collections; and roads and footpaths that are safe to travel on. These are the foundations of a well-run community, and this budget keeps them strong.

There are several important improvements in the 2026–27 Budget, with targeted upgrades aimed at strengthening the places locals use every day.

Some of these improvements are:

- **$70m** to deliver roads and transport services and assets — including the Daintree Ferry, bridges, unsealed rural roads, urban streets, drainage, footpaths, cycleways, bus shelters, street lighting, and kerb and channel,
- **$49m** to deliver water security, produce water for residents, and maintain the water network.
- **$38m** to deliver community services and assets — including halls, parks, outdoor spaces, events that support economic development, foreshores, beaches, Mossman Swimming Pool, Port Douglas Splash Park, cemeteries and the

  library.

- **$15m** to deliver sewer services and ensure wastewater is treated and disposed of safely.
- **$9m** to deliver resource management services including collecting residents' bins.

Pillar Three: Water Security
Water security remains one of our highest priorities. We are progressing major projects including the Cooya Beach Reservoir upgrade and significant pipe replacements across the network to ensure our community has reliable water services now and into the future.

Close to **$50 million** will be invested in water and sewer infrastructure as part of the 2026–27 Capital Works Program. This year's budget includes the commencement of the **$47.5 million** water and sewer program, with **$32 million** allocated in 2026–27 to priority projects.

These are large, complex works that will continue over several years, but they are essential to building a resilient and sustainable water network.

Pillar Four: Community and Economic Development
This pillar focuses on the parks, pathways, and shared spaces that make our towns welcoming and enjoyable. These improvements aren't just for locals—they help ensure Douglas remains an inviting destination for visitors, supporting our tourism economy and the many local businesses that rely on it.

Key highlights of this economic development focus is:

- The Queensland Government's **$300,000** investment in a scoping study for the Port Douglas Marine Industry Precinct is an important step toward creating a world-class facility for vessel maintenance and marine services. This project has strong potential to diversify our economy and support skilled local employment and create new industry opportunities for the region.

- Council is undertaking a comprehensive planning scheme review to guide the future of our local economy. As we transition away from the sugar cane industry marking the close of a historic chapter for our region our focus is firmly on the future. This review is about working together to shape what comes next, whether that means new agricultural opportunities, emerging industries, or balanced development that supports long-term growth while protecting our unique regional character. It is about ensuring Douglas Shire continues to evolve while protecting the character and values that make our region unique.

- The new four-lane Daintree Ferry. Construction is well underway at a shipyard in Port Macquarie, and we are meeting key production milestones. This infrastructure will create a more reliable connection, reduce wait times, and improve liveability and the tourism experience across the region.

- Port-to-Mossman Cycle Track: Since the closure of the Mossman Mill, many in the community have expressed interest in seeing the historic rail corridor brought back to life. Planning for a future cycling link between Port Douglas and Mossman is stepping up, with a **$300,000** feasibility allocation in this budget to support surveys, route assessments, and planning along the alignment of the former cane train line.

This is a responsible, community-focused budget. It reflects what we've heard from residents, strengthens essential services, supports economic development, and invests in the places that make Douglas Shire an incredible place to live, all while keeping financial pressure off ratepayers as much as possible.

We have a clear plan focused on community priorities, demonstrating a strong commitment to financial responsibility, not just for this budget, but moving into the future.

I would like to thank my fellow Councillors for their time and invaluable input in preparing this budget. I also acknowledge the hard work of the CEO, the Finance team, and the Executive Leadership Team for their guidance, dedication, and assistance.

Carried Unanimously

4. MEETING CLOSURE

The meeting closed at 10:09am.

CONFIRMED AT THE ORDINARY COUNCIL MEETING HELD ON THE 27th DAY OF JULY 2026.