

**DOUGLAS SHIRE COUNCIL**  
**NOTICE TO RATEPAYER PURSUANT TO SECTION 88 OF THE**  
**LOCAL GOVERNMENT REGULATION 2012**  
**CONCERNING DIFFERENTIAL GENERAL RATES**

The Douglas Shire Council will levy Differential General Rates in accordance with section 94 of the *Local Government Act 2009* and sections 80 and 81 of the *Local Government Regulation 2012*, for the year ended 30th June 2022.

For the purpose of making and levying these rates there are twenty-six categories of rateable land. Those categories and the criteria the Council adopted for the purpose of such categorisation are shown in the schedule below. General rates will be assessed, subject to minimum general rates, at the rate in the dollar on the rateable value of land at the respective amounts shown for each of the twenty-six categories.

RATING CATEGORIES	CRITERIA	MINIMUM & RATE IN THE
<b>Category 1 Residential - Principal place of residence (PPR)</b>	<p><u>Description</u> Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$1 to \$250,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 02 Residential single unit dwelling - urban and rural; 05 Large homesite - dwelling - urban and rural 09 Group Titles;.</p>	<p><b>Minimum</b> \$1,075.00</p> <p><b>Rate in the Dollar</b> 0.772456</p>
<b>Category 2 Residential - Principal place of residence (PPR)</b>	<p><u>Description</u> Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$250,001 to \$500,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 02 Residential single unit dwelling - urban and rural; 05 Large homesite - dwelling - urban and rural; 09 Group Titles;</p>	<p><b>Minimum</b> \$2,168.00</p> <p><b>Rate in the Dollar</b> 0.766187</p>
<b>Category 3 Residential - Principal place of residence (PPR)</b>	<p><u>Description</u> Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$500,001 to \$1,000,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 02 Residential single unit dwelling - urban and rural; 05 Large homesite - dwelling - urban and rural; 09 Group Titles;</p>	<p><b>Minimum</b> \$4,192.00</p> <p><b>Rate in the Dollar</b> 0.719624</p>
<b>Category 4 Residential - Principal place of residence (PPR)</b>	<p><u>Description</u> Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$1,000,001 to \$1,300,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 02 Residential single unit dwelling - urban and rural; 05 Large homesite - dwelling - urban and rural; 09 Group Titles;</p>	<p><b>Minimum</b> \$7,655.00</p> <p><b>Rate in the Dollar</b> 0.706632</p>
<b>Category 5 Residential - Principal place of residence (PPR)</b>	<p><u>Description</u> Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 02 Residential single unit dwelling - urban and rural; 05 Large homesite - dwelling - urban and rural 09 Group Titles;</p>	<p><b>Minimum</b> \$8,999.00</p> <p><b>Rate in the Dollar</b> 0.618822</p>
<b>Category 6 Residential - Principal place of residence (PPR)</b>	<p><u>Description</u> Properties used solely for a single residential dwelling or home unit, which is the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 02 Residential single unit dwelling - urban and rural; 05 Large homesite - dwelling - urban and rural; 09 Group Titles;</p>	<p><b>Minimum</b> \$11,813.00</p> <p><b>Rate in the Dollar</b> 0.449203</p>
<b>Category 7 Residential - Non Principal place of residence (NPPR)</b>	<p><u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$1 to \$250,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:- 01 Vacant urban land (excluding those in commercial categories 22 and 23); 02 Residential single unit dwelling - urban and rural; 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23); 05 Large homesite - dwelling - urban and rural; 06 Outbuildings (excluding those in commercial categories 22 and 23) 09 Group Titles; 94 Vacant rural land</p>	<p><b>Minimum</b> \$1,125.00</p> <p><b>Rate in the Dollar</b> 0.772456</p>

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<b>Category 8 Residential – Non Principal place of residence (NPPR)</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$250,001 to \$500,000.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 01 Vacant urban land (excluding those in commercial categories 22 and 23); 02 Residential single unit dwelling - urban and rural; 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23); 05 Large homesite - dwelling - urban and rural; 06 Outbuildings (excluding those in commercial categories 22 and 23) 09 Group Titles; 94 Vacant rural land	<b>Minimum</b> \$2,268.00  <b>Rate in the Dollar</b> 0.769842
<b>Category 9 Residential – Non Principal place of residence (NPPR)</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$500,001 to \$1,000,000.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:- 01 Vacant urban land (excluding those in commercial categories 22 and 23); 02 Residential single unit dwelling - urban and rural; 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23); 05 Large homesite - dwelling - urban and rural; 06 Outbuildings (excluding those in commercial categories 22 and 23) 09 Group Titles; 94 Vacant rural land	<b>Minimum</b> \$4,387.00  <b>Rate in the Dollar</b> 0.726362
<b>Category 10 Residential – Non Principal place of residence (NPPR)</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$1,000,001 to \$1,300,000.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 01 Vacant urban land (excluding those in commercial categories 22 and 23); 02 Residential single unit dwelling - urban and rural; 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23); 05 Large homesite - dwelling - urban and rural; 06 Outbuildings (excluding those in commercial categories 22 and 23) 09 Group Titles; 94 Vacant rural land	<b>Minimum</b> \$8,011.00  <b>Rate in the Dollar</b> 0.713127
<b>Category 11 Residential – Non Principal place of residence (NPPR)</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation from \$1,300,001 to \$2,000,000.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 01 Vacant urban land (excluding those in commercial categories 22 and 23); 02 Residential single unit dwelling - urban and rural; 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23); 05 Large homesite - dwelling - urban and rural; 06 Outbuildings (excluding those in commercial categories 22 and 23) 09 Group Titles; 94 Vacant rural land	<b>Minimum</b> \$9,417.00  <b>Rate in the Dollar</b> 0.624407
<b>Category 12 Residential – Non Principal place of residence (NPPR)</b>	<u>Description</u> Properties used solely for, or capable of use for, a single residential dwelling or home unit, which is not the principal place of residence of the owner/s with a rateable valuation greater than \$2,000,000.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category- 01 Vacant urban land (excluding those in commercial categories 22 and 23); 02 Residential single unit dwelling - urban and rural; 04 Large homesite - vacant urban and rural (excluding those in commercial categories 22 and 23); 05 Large homesite - dwelling - urban and rural; 06 Outbuildings (excluding those in commercial categories 22 and 23) 09 Group Titles; 94 Vacant rural land	<b>Minimum</b> \$12,363  <b>Rate in the Dollar</b> 0.453186
<b>Category 13 Residential Units - Principal place of residence (PPR)</b>	<u>Description</u> 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_  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category- 08 Building Units.	<b>Minimum</b> \$1,075.00  <b>Rate in the Dollar</b> 1.110009
<b>Category 14 Residential Units - Non Principal place of residence (NPPR)</b>	<u>Description</u> 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  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category- 08 Building Units.	<b>Minimum</b> \$1,125.00  <b>Rate in the Dollar</b> 1.457929
<b>Category 15 Residential – Flats 2</b>	<u>Description</u> Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category- 03 Multi Unit Dwelling (Flats)	<b>Minimum</b> \$1,611.00  <b>Rate in the Dollar</b> 1.042506

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<b>Category 16 Residential – Flats 3-4</b>	<p><u>Description</u> Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category: - 03 Multi Unit Dwelling (Flats)</p>	<p><b>Minimum</b> \$2,081.00</p> <p><b>Rate in the Dollar</b> 1.042506</p>																																																																		
<b>Category 17 Residential – Flats 5-6</b>	<p><u>Description</u> Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category: - 03 Multi Unit Dwelling (Flats)</p>	<p><b>Minimum</b> \$2,552.00</p> <p><b>Rate in the Dollar</b> 1.042506</p>																																																																		
<b>Category 18 Residential – Flats 7+</b>	<p><u>Description</u> Properties used for multi residential purposes (flats) and contain 7 or more independent living flats.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category: - 03 Multi Unit Dwelling (Flats)</p>	<p><b>Minimum</b> \$3,022.00</p> <p><b>Rate in the Dollar</b> 1.042506</p>																																																																		
<b>Category 19 Residential</b>	<p><u>Description</u> Residential properties that are subject to section 50 of the <i>Land Valuation Act 2010</i>.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category- 72 Residential land which is subject to section 50 of the <i>Land Valuation Act 2010</i>.</p>	<p><b>Minimum</b> NIL</p> <p><b>Rate in the Dollar</b> 0.772456</p>																																																																		
<b>Category 20 Rural Productive</b>	<p><u>Description</u> Properties which are used predominately for primary production.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category-</p> <table border="0"> <tr> <td>60 Sheep Grazing - Dry;</td> <td>71 Oil Seeds;</td> <td>82 Vineyards;</td> </tr> <tr> <td>61 Sheep Breeding;</td> <td>73 Grains;</td> <td>83 Small Crops and Fodder Irrigated;</td> </tr> <tr> <td>64 Cattle Grazing - Breeding;</td> <td>74 Turf Farms;</td> <td>84 Small Crops Fodder Non-irrigated;</td> </tr> <tr> <td>65 Cattle Breeding and Fattening;</td> <td>75 Sugar Cane</td> <td>85 Pigs;</td> </tr> <tr> <td>66 Cattle Fattening;</td> <td>76 Tobacco;</td> <td>86 Horses;</td> </tr> <tr> <td>67 Goats;</td> <td>77 Cotton;</td> <td>87 Poultry;</td> </tr> <tr> <td>68 Milk - Quota;</td> <td>78 Rice;</td> <td>88 Forestry and Logs;</td> </tr> <tr> <td>69 Milk - No Quota;</td> <td>79 Orchards;</td> <td>89 Animals Special;</td> </tr> <tr> <td>70 Cream;</td> <td>80 Tropical Fruits;</td> <td>93 Peanuts</td> </tr> <tr> <td></td> <td>81 Pineapples;</td> <td></td> </tr> </table>	60 Sheep Grazing - Dry;	71 Oil Seeds;	82 Vineyards;	61 Sheep Breeding;	73 Grains;	83 Small Crops and Fodder Irrigated;	64 Cattle Grazing - Breeding;	74 Turf Farms;	84 Small Crops Fodder Non-irrigated;	65 Cattle Breeding and Fattening;	75 Sugar Cane	85 Pigs;	66 Cattle Fattening;	76 Tobacco;	86 Horses;	67 Goats;	77 Cotton;	87 Poultry;	68 Milk - Quota;	78 Rice;	88 Forestry and Logs;	69 Milk - No Quota;	79 Orchards;	89 Animals Special;	70 Cream;	80 Tropical Fruits;	93 Peanuts		81 Pineapples;		<p><b>Minimum</b> \$1,107.00</p> <p><b>Rate in the Dollar</b> 1.218316</p>																																				
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<b>Category 21 All Other Land</b>	All land which is not otherwise categorised.	<p><b>Minimum</b> \$1,075.00</p> <p><b>Rate in the Dollar</b> 0.772456</p>																																																																		
<b>Category 22 Commercial North</b>	<p><u>Description</u> Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 24, 25 and 26):</p> <p>(i) that are used, or capable of being used, for commercial/industrial purposes; or</p> <p>(ii) included as Commercial and Industry Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0.</p>	<p><b>Minimum</b> \$1,107.00</p> <p><b>Rate in the Dollar</b> 1.119641</p>																																																																		
<b>Category 23 Commercial South</b>	<p><u>Description</u> Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 24, 25 and 26)</p> <p>(i) that are used, or capable of being used, for commercial/industrial purposes; or</p> <p>(ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.</p> <p><u>Identification</u> Ordinarily properties with the following land use codes would fall within these categories:-</p> <table border="0"> <tr> <td>01 Vacant urban land;</td> <td>24 Sales Area Outdoor;</td> <td>45 Theatres and Cinemas;</td> </tr> <tr> <td>04 Large vacant urban land;</td> <td>25 Offices;</td> <td>46 Drive-In Theatres;</td> </tr> <tr> <td>06 Outbuildings;</td> <td>26 Funeral Parlours;</td> <td>47 Licensed Clubs;</td> </tr> <tr> <td>07 Guest House/Private Hotel;</td> <td>27 Hospitals; Convalescent Homes</td> <td>48 Sports Clubs/Facilities;</td> </tr> <tr> <td>08 Building Units;</td> <td>(Medical Care) (Private);</td> <td>50 Other Clubs, Non-Business;</td> </tr> <tr> <td>09 Group Titles;</td> <td>28 Warehouses and Bulk Stores;</td> <td>51 Religious;</td> </tr> <tr> <td>10 Combined Multi Dwelling and Shop;</td> <td>29 Transport Terminal;</td> <td>52 Cemeteries (including Crematoria);</td> </tr> <tr> <td>11 Shop - Single;</td> <td>30 Service Station;</td> <td>55 Library;</td> </tr> <tr> <td>12 Shops - Shopping group (more than 6 shops);</td> <td>31 Oil Depots and Refinery;</td> <td>56 Showgrounds , Racecourses Airfields;</td> </tr> <tr> <td>13 Shopping group (2 to 6 shops);</td> <td>32 Wharves;</td> <td>57 Parks and Gardens;</td> </tr> <tr> <td>14 Shops - Main Retail;</td> <td>33 Builders Yard/Contractors Yard;</td> <td>58 Educational – including Kindergartens;</td> </tr> <tr> <td>15 Shops - Secondary Retail;</td> <td>34 Cold Stores - Iceworks;</td> <td>72 Refer to section 50 of the <i>Land Valuation Act 2010</i></td> </tr> <tr> <td>16 Drive In Shopping Centres;</td> <td>35 General Industry;</td> <td>91 Transformers;</td> </tr> <tr> <td>17 Restaurant;</td> <td>36 Light Industry;</td> <td>92 Defence Force establishments;</td> </tr> <tr> <td>18 Special Tourist Attraction;</td> <td>37 Noxious/Offensive Industry;</td> <td>95 Reservoir, Dam, Bores;</td> </tr> <tr> <td>19 Walkway;</td> <td>38 Advertising - Hoarding;</td> <td>96 Public Hospital;</td> </tr> <tr> <td>20 Marina;</td> <td>39 Harbour Industries;</td> <td>97 Welfare Homes/Institutions;</td> </tr> <tr> <td>22 Car Park;</td> <td>40 Extractive;</td> <td>99 Community Protection Centre.</td> </tr> <tr> <td>23 Retail Warehouse;</td> <td>41 Child Care;</td> <td></td> </tr> <tr> <td></td> <td>42 Hotel/Tavern;</td> <td></td> </tr> <tr> <td></td> <td>43 Motel;</td> <td></td> </tr> <tr> <td></td> <td>44 Nurseries;</td> <td></td> </tr> </table>	01 Vacant urban land;	24 Sales Area Outdoor;	45 Theatres and Cinemas;	04 Large vacant urban land;	25 Offices;	46 Drive-In Theatres;	06 Outbuildings;	26 Funeral Parlours;	47 Licensed Clubs;	07 Guest House/Private Hotel;	27 Hospitals; Convalescent Homes	48 Sports Clubs/Facilities;	08 Building Units;	(Medical Care) (Private);	50 Other Clubs, Non-Business;	09 Group Titles;	28 Warehouses and Bulk Stores;	51 Religious;	10 Combined Multi Dwelling and Shop;	29 Transport Terminal;	52 Cemeteries (including Crematoria);	11 Shop - Single;	30 Service Station;	55 Library;	12 Shops - Shopping group (more than 6 shops);	31 Oil Depots and Refinery;	56 Showgrounds , Racecourses Airfields;	13 Shopping group (2 to 6 shops);	32 Wharves;	57 Parks and Gardens;	14 Shops - Main Retail;	33 Builders Yard/Contractors Yard;	58 Educational – including Kindergartens;	15 Shops - Secondary Retail;	34 Cold Stores - Iceworks;	72 Refer to section 50 of the <i>Land Valuation Act 2010</i>	16 Drive In Shopping Centres;	35 General Industry;	91 Transformers;	17 Restaurant;	36 Light Industry;	92 Defence Force establishments;	18 Special Tourist Attraction;	37 Noxious/Offensive Industry;	95 Reservoir, Dam, Bores;	19 Walkway;	38 Advertising - Hoarding;	96 Public Hospital;	20 Marina;	39 Harbour Industries;	97 Welfare Homes/Institutions;	22 Car Park;	40 Extractive;	99 Community Protection Centre.	23 Retail Warehouse;	41 Child Care;			42 Hotel/Tavern;			43 Motel;			44 Nurseries;		<p><b>Minimum</b> \$1,107.00</p> <p><b>Rate in the Dollar</b> 0.917387</p>
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RATING CATEGORIES	CRITERIA	MINIMUM & RATE IN THE
<b>Category 24 Commercial Not for Profit</b>	<u>Description</u> Properties used by not for profit recreation, sporting and community groups that receive a concession under Council's Rates Rebate – Not for Profit Entities Policy.  <u>Identification (as determined by the CEO)</u> Properties in this category are recipients of a concession under Council's Rates Rebate – Not for Profit Entities Policy.	<b>Minimum</b> \$1,075.00  <b>Rate in the Dollar</b> 0.821762
<b>Category 25 Commercial Marina</b>	<u>Description</u> 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 shops.  <u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category- 12 Shops - Shopping group (more than 6 shops).  With a secondary land use of: 20 Marina	<b>Minimum</b> \$322,812.00  <b>Rate in the Dollar</b> 4.424752
<b>Category 26 Heavy Industry (Sugar Mill)</b>	<u>Description</u> Properties that are used, or have the potential to be used for a sugar mill or co-generation plant .  <u>Identification</u> Ordinarily properties with the following land use codes would fall within this category:- 35 General Industry;	<b>Minimum</b> \$1,107.00  <b>Rate in the Dollar</b> 1.119641

**DOUGLAS SHIRE COUNCIL – RATING CATEGORIES – GENERAL RATES**  
**LAND USE CODES / DESCRIPTION**

For each category specified, the particular uses described by the land use codes are examples, which are not necessarily exhaustive, of uses intended to be encompassed by a general land use description forming part of the criteria.

**THE CATEGORY IN WHICH YOUR PROPERTY HAS BEEN INCLUDED IS PRINTED ON THE FACE OF THE RATE NOTICE. THIS CATEGORY HAS BEEN IDENTIFIED BY THE DOUGLAS SHIRE COUNCIL.** Terms used in the differential rating category criteria are defined in the Council's Revenue Statement.

**IMPORTANT**

You are further advised:

- a) if you consider that, as at the date of issue of the rate notice, your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in another of the categories listed in the notice you may object against the categorisation of your land by posting to or lodging with the Douglas Shire Council a notice of objection in the prescribed form by the due date of such notice issue. (Copies of this form are available at the Shire Office.)
- b) that the only grounds on which you may so object are that your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in some other category.
- c) that the posting to or lodging of an objection with the Douglas Shire Council shall not in the meantime interfere with or affect the levy and recovery of the rates referred to in the rate notice; and
- d) that where by reason of the decision of the Douglas Shire Council (in consultation with the Department of Resources) on the objection the land is taken to have been included in another category as at the date of issue of the rate notice an adjustment of the amount of rates levied or, as the case may be, the amount of rates paid shall be made in accordance with the provisions of Section 91 of the *Local Government Regulation 2012*.
- e) Postal Address – **The Chief Executive Officer**, Douglas Shire Council, PO Box 723, Mossman QLD 4873
- f) If you are dissatisfied with the decision of the Chief Executive Officer an appeal may be filed with the Land Court.