



DOUGLAS SHIRE COUNCIL

SPECIAL (BUDGET) COUNCIL MEETING

MINUTES

Tuesday 1 July 2025

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



A **Special Meeting** of the Douglas Shire Council will be held on **Tuesday 1 July 2025** at **9:00a.m.** at the Council Chambers, 64-66 Front Street, Mossman, and the attendance of each Councillor is requested.

AGENDA

‘ACKNOWLEDGEMENT OF COUNTRY’

‘I would like to acknowledge the Kuku Yalanji people who are the Traditional Custodians of the Land on which we meet today. I would also like to pay respect to their Elders both past, present and emerging and extend that respect to other Indigenous Australians who may be listening or watching our meeting this morning’.

1. *Attendance and Apologies*
2. *Conflict of Interest*
3. *Agenda Items as Listed*

SCOTT OSMAN

CHIEF EXECUTIVE OFFICER



**MINUTES OF THE SPECIAL (BUDGET) MEETING OF THE DOUGLAS SHIRE COUNCIL
HELD ON TUESDAY 1 JULY 2025 COMMENCING AT 9:00A.M.**

Mayor Cr Scomazzon opened the meeting at 9:00 by welcoming everyone to the Special Budget Meeting of the Douglas Shire Council being held on 1 July 2025 at the Mossman Council Chambers.

This Special 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 1 JULY 2025
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), M Eastham (General Manager TC Jasper Corporate and Communities) (Via Teams), D Langman (Chief Engineer TC Jasper Infrastructure and Recovery), A Pratap (Acting Chief Financial Officer), N Crimmins (Senior Records Management Officer), K Williams (Executive Assistant), L Boyd (Mayor & Councillor Support Officer), T Woodhams (Digital Communications Officer)

2. CONFLICT OF INTEREST/MATERIAL PERSONAL INTEREST

Nil

3. OFFICERS REPORTS

3.1. OPERATIONAL PLAN 2025-2026

Moved Cr Noli

Seconded Cr Rees

That:

- 1. Council adopts the Douglas Shire Council Operational Plan for 2025/2026; and*
- 2. Council delegates authority under Section 257(1)(b) of the Local Government Act 2009 to the Chief Executive Officer to finalise any minor grammatical amendments to the Operational Plan 2025/2026.*

Carried unanimously

3.2. ADOPTION OF DIFFERENTIAL GENERAL RATES FOR FINANCIAL YEAR 2025-2026

Moved Cr Noli

Seconded Cr Meadows

That Council resolves to:

- 1. In accordance with s81 of the Local Government Regulation 2012, that the categories to which rateable land is categorised, the description of those categories*

and, in accordance with s81(4) and s81(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	<i>Residential - Principal place of residence (PPR) - \$1 to \$695,000</i>	<i>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 \$695,000.</i>	02, 05, 09
2	<i>Residential - Principal place of residence (PPR) - \$695,001 to \$1,300,000</i>	<i>Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s, with a rateable valuation from \$695,001 to \$1,300,000.</i>	02, 05, 09
3	<i>Residential - Principal place of residence (PPR) - \$1,300,001 to \$2,000,000</i>	<i>Properties used solely for a single residential dwelling, which is the principal place of residence of the owner/s, with a rateable valuation from \$1,300,001 to \$2,000,000.</i>	02, 05, 09
4	<i>Residential - Principal place of residence (PPR) – more than \$2,000,000</i>	<i>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 \$2,000,000.</i>	02, 05, 09
5	<i>Residential – Non-Principal place of residence (NPPR) - \$1 to \$695,000</i>	<i>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 \$695,000.</i>	01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20
6	<i>Residential – Non-Principal place of residence (NPPR) - \$695,001 to \$1,300,000</i>	<i>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 \$695,001 to \$1,300,000.</i>	01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20

<i>Category Number</i>	<i>Category Name</i>	<i>Description</i>	<i>Primary Land Use Applicable</i>
7	<i>Residential – Non-Principal place of residence (NPPR) - \$1,300,001 to \$2,000,000</i>	<i>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 \$1,300,001 to \$2,000,000.</i>	<i>01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20</i>
8	<i>Residential – Non-Principal place of residence (NPPR) – more than \$2,000,000</i>	<i>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 \$2,000,000.</i>	<i>01, 02, 04, 05, 06, 09, 94 Excluding properties in Commercial Categories 19 and 20</i>
9	<i>Residential Building Units - Principal place of residence (PPR)</i>	<i>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.</i>	<i>08</i>
10	<i>Residential Building Units - Non-Principal place of residence (NPPR)</i>	<i>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.</i>	<i>08</i>
11	<i>Residential – Flats 2</i>	<i>Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.</i>	<i>03</i>
12	<i>Residential – Flats 3-4</i>	<i>Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.</i>	<i>03</i>
13	<i>Residential – Flats 5-6</i>	<i>Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats</i>	<i>03</i>
14	<i>Residential – Flats 7+</i>	<i>Properties used for multi residential purposes (flats) and contain 7 or more independent living flats</i>	<i>03</i>

<i>Category Number</i>	<i>Category Name</i>	<i>Description</i>	<i>Primary Land Use Applicable</i>
15	<i>Residential Section 50</i>	<i>Subdivider land which is subject to s 50 of the Land Valuation Act 2010.</i>	72
16	<i>Rural Productive (Broadacre Sugar Cane)</i>	<i>Properties which are used predominately for primary production Sugar Cane</i>	75
17	<i>Rural Productive (Other)</i>	<i>Properties which are used predominately for primary production other than Sugar Cane.</i>	60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 93
18	<i>All Other Land</i>	<i>All land which is not otherwise categorised.</i>	
19	<i>Commercial - North of McClelland Road</i>	<i>Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 20, 21, 22 and 23): (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.</i>	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
20	<i>Commercial – South of McClelland Road</i>	<i>Properties in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those properties in Commercial Categories 19, 21, 22 and 23) (i) that are used, or capable of being used, for commercial/industrial purposes; or (ii) included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.</i>	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

<i>Category Number</i>	<i>Category Name</i>	<i>Description</i>	<i>Primary Land Use Applicable</i>
21	<i>Commercial - Not for Profit</i>	<i>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.</i>	
22	<i>Commercial - Marina</i>	<i>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.</i>	<i>12 With a secondary land use of: 20</i>
23	<i>Heavy Industry</i>	<i>Properties that are used or have the potential to be used for a sugar mill or co-generation plant.</i>	<i>35</i>

LAND USE CODES

<i>Land Use Codes (LUC)</i>	
01 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;	56 Showgrounds/Racecourses
08 Building Units;	/Airfields;
09 Group Titles;	57 Parks and Gardens;
10 Combined Multi Dwelling and Shops;	58 Educational - including
11 Shop - Single;	Kindergartens;
12 Shops group (more than 6 shops);	60 Sheep Grazing - Dry;
13 Shopping group (2 to 6 shops);	61 Sheep Breeding;
14 Shops - Main Retail;	64 Cattle Grazing - Breeding;
15 Shops - Secondary Retail;	65 Cattle Breeding and Fattening;
16 Drive In Shopping Centre;	66 Cattle Fattening;
17 Restaurant;	67 Goats;
18 Special Tourist Attraction;	68 Milk - Quota;
19 Walkway;	69 Milk - No Quota;
20 Marina;	70 Cream;
21 Residential Institution (Non-medical	71 Oil Seeds;
centre);	72 Subdivider land subject to s 50 of
22 Car Park;	the Land Valuation Act 2010.
23 Retail Warehouse;	73 Grains;
24 Sales Area Outdoor;	74 Turf Farms;
25 Professional Offices;	75 Sugar Cane;
26 Funeral Parlours;	76 Tobacco;
27 Hospitals; Convalescent Homes	77 Cotton;
(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; ex 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 a 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 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 of the flats or tenements.*
2. *To delegate to the Chief Executive Officer the power, in accordance with s81(4) and s81(5) of the Local Government Regulation 2012, to identify the rating category to which each parcel of rateable land belongs.*
 3. *In accordance with s94 of the Local Government Act 2009 and s80 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 s77 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 \$695,000	.83383	<i>cents in the dollar</i>	\$1,319
2 - Residential – PPR \$695,001 to \$1,300,000	.66668	<i>cents in the dollar</i>	\$5,954
3 - Residential – PPR \$1,300,000 to \$2,000,000	.66613	<i>cents in the dollar</i>	\$8,884
4 - Residential – PPR more than \$2,000,000	.51618	<i>cents in the dollar</i>	\$13,414
5 - Residential – NPPR \$1 to \$695,000	.91674	<i>cents in the dollar</i>	\$1,638
6 - Residential – NPPR \$695,001 to \$1,300,000	.73267	<i>cents in the dollar</i>	\$6,759
7 - Residential – NPPR \$1,300,000 to \$2,000,000	.73199	<i>cents in the dollar</i>	\$10,076
8 - Residential – NPPR more than \$2,000,000	.57157	<i>cents in the dollar</i>	\$15,359
9 - Residential Units – PPR	.83943	<i>cents in the dollar</i>	\$1,319
10 - Residential Units – NPPR	1.14617	<i>cents in the dollar</i>	\$1,638
11 - Residential Flats 2	1.14585	<i>cents in the dollar</i>	\$1,995
12 - Residential Flats 3-4	1.14585	<i>cents in the dollar</i>	\$2,684
13 - Residential Flats 5-6	1.14585	<i>cents in the dollar</i>	\$3,394
14 - Residential Flats 7+	1.14585	<i>cents in the dollar</i>	\$4,109
15 - Residential – Section 50	.88400	<i>cents in the dollar</i>	Nil
16 - Rural Productive (Broadacre Sugar Cane)	1.37936	<i>cents in the dollar</i>	\$1,437
17 – Rural Productive (Other)	1.46618	<i>cents in the dollar</i>	\$1,437
18 - All Other Land	.88400	<i>cents in the dollar</i>	\$1,437
19 - Commercial North	1.32103	<i>cents in the dollar</i>	\$1,652

Category	Rate in the Dollar		Minimum Differential General Rate
20 - Commercial South	1.04238	cents in the dollar	\$1,652
21 - Commercial NFP	.85669	cents in the dollar	\$1,319
22 - Commercial Marina	4.55989	cents in the dollar	\$402,708
23 - Heavy Industry	1.39636	cents in the dollar	\$1,648

Carried unanimously

3.3. MOWBRAY VALLEY RURAL FIRE BRIGADE SPECIAL CHARGE 2025-2026

Moved Cr Meadows

Seconded Cr Zammataro

In accordance with to 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 \$8,600.00*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2026.*
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 2025-2026 financial year 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 2025-2026

Moved Cr Rees

Seconded Cr Noli

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 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 \$5,640.*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2026.*
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 the 2025-2026 financial year 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

3.5. THORNTON PEAK RURAL FIRE BRIGADE SPECIAL CHARGE 2025-2026

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 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 \$3,457.00*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2026.*
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 2025-2026 financial year is to be levied by two 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 2025-2026

Moved Cr Rees

Seconded Cr Noli

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 \$16,300.*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2026.*
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 2025-2026 financial year 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

3.7. BLOOMFIELD RIVER RURAL FIRE BRIGADE SPECIAL CHARGE 2025-2026

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 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 2026.*
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 2025-2026 financial year 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

3.8. REFUSE SPECIAL CHARGE 2025-2026

Moved Cr Zammataro

Seconded Cr Rees

Pursuant to 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 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 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 the 2025-2026 financial year is \$1,914,100 and the estimated revenue from gate fees and recyclable materials for the same period is \$804,626, resulting in an anticipated net operating loss of \$1,109,474. 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 \$93,791.

d) *Estimated Time for carrying out the Overall Plan is 1 year ending on 30 June 2026.*

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 the 2025-2026 financial year a special charge of \$256.26 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 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 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
9.	Holiday Cabins i. for every three 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 2025-2026

Moved Cr Noli

Seconded Cr Meadows

1. *Cleansing Utility Charges (Waste Management):*

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

(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 2025-2026 financial year 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 the 2025-2026 financial year be set at an amount of \$641.88 per service per annum and applied in accordance with the following schedule:-*

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

- (ii) A minimum charge of one service to apply on all improved properties for refuse removal and disposal and that a minimum of one annual charge of one 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 2025-2026 financial year 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 \$641.88 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 and whether or not a recycling service has been introduced, a charge of \$641.88 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 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 \$641.88 per unit.*

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

<i>Type of Improvement</i>		<i>Minimum Number of Cleansing Service Units</i>
7.	<i>Caterer's Premises</i>	3
8.	<i>Grocery/Convenience Store/Supermarkets</i>	4
9.	<i>Halls</i>	1
10.	<i>Churches (including Church Hall)</i>	1
11.	<i>Mossman Hospital</i>	36
12.	<i>Day Care Centre</i>	3
13.	<i>Kindergartens</i>	1
14.	<i>Sporting Clubs</i>	3
15.	<i>Motel/Resort Accommodation</i> <i>i. With facilities to enable the preparation and/or cooking of food.</i> <i>(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.)</i> <i>ii. Without facilities to enable the preparation and/or cooking of food</i> <i>- for every three units or part thereof</i>	1 1
16.	<i>Holiday Cabins</i> <i>i. for every three cabins or part thereof</i>	1
17.	<i>Marinas</i> <i>i. Up to fifty berths for every two berths, excluding berths identified in 17.iii</i> <i>ii. For every additional five berths in excess of fifty berths, excluding berths identified in 17.iii</i> <i>iii. For every commercial day trip 40m+ berth*</i>	1 1 13
18.	<i>Fire Stations, Ambulance Centres, Police Stations, Court Houses</i> <i>i. Station or Centre</i> <i>ii. Each Officer's Residence (where jointly rated with i. above)</i>	1 1
19.	<i>Post Offices</i>	1
20.	<i>Wrecking Yards</i>	2
21.	<i>Mossman Central Mill</i>	10
22.	<i>Mini Storage Units (per whole shed)</i>	1
23.	<i>Brewery</i>	10

* This section refers to five 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 2025-2026 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 \$498.96 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 \$498.96 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 2025-2026 financial year 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 \$498.96 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 \$498.96 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 \$498.96 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

<i>Type of Improvement</i>		<i>Unit</i>
7.	<i>Caravan Park/camping Ground i. for every 5 sites or part thereof</i>	1
8.	<i>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 units or part thereof</i>	1
	<i>ii. without facilities to enable the preparation and/or cooking of food - for every five units or part thereof</i>	1
9.	<i>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 cabins or part thereof ii. without facilities to enable the preparation and/or cooking of food - for every five cabins or part thereof</i>	1 1
10.	<i>Industrial/Commercial Premises (includes professional offices and industrial/commercial premises not otherwise specified in this schedule) for each shop office</i>	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 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 \$1,183.80 to be applied for each residence, each flat and each strata title unit.*
- (ii) *A charge of \$942.56 to be applied to each vacant allotment.*
- (iii) *A standard commercial charge per Water Closet (W.C.) will apply to properties where strata title units have pedestals/urinals servicing common property.*

(b) COMMERCIAL

A standard charge of \$1,012.80 per W.C. to be applied in accordance with the following:-

- (i) *In respect of seweraged 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 W.C.*
- (ii) *In respect of seweraged 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 or more allotments of land, a separate charge for each W.C.*
- (iii) *In respect of seweraged 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 1 W.C 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% of the standard charge for each W.C., 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% of the standard charge equivalent to one W.C. for each caravan site, each tent site and each cabin without facilities, and 50% 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 W.C. 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 W.C. 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 W.C.*
- (xi) *Each three individual wall hung urinals or part thereof shall be deemed to be one W.C.*
- (xii) *Each pedestal shall be deemed to be one W.C.*

(c) **RURAL PRODUCTIVE**

A standard charge of \$1,183.80 to be applied in accordance with the following:-

- (i) *In respect of all sewerage premises designed or used for rural productive purposes, a standard charge per W.C. 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 access charge of \$435.90 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 \$1.93 per kilolitre for all water passing through the water meter.*

(b) **COMMERCIAL**

- (i) *An Access Charge of \$435.90 shall be applied in accordance with the following:-*
- *One access 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 additional access charge shall apply for every three rooms or part thereof, provided for accommodation.*
 - *In respect of caravan parks, one additional access charge shall apply for every three accommodation units and every six tent/van sites or part thereof.*
 - *One access 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 \$2.07 per kilolitre for all water passing through the meter.*

(c) **RURAL PRODUCTIVE**

- (i) *An access charge of \$435.90 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 \$1.93 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 access charge of \$435.90 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 \$1.57 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 access charge of \$435.90 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 \$1.66 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 times each year.*
- (vi) *For the purpose of charging water usage charges for water meters read after 1 July 2025 the charge made shall be at the rate specified for the 2025-2026 financial year.*
- (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 2 weeks before, and ends 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 twelve point twelve percent (12.12%) 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.

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 2025 to 31 December 2025 - in July/August 2025; and*
 - *For the half year 1 January 2026 to 30 June 2026 - in January/February 2026.*
- (b) *Water Utility Charges (Access and Water Usage Charges) imposed for the 2025-2026 financial year will be issued three 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 40% on the differential general rate, to a maximum of \$1,350.00 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 40% of their share of the total differential general rate of the property, to a maximum of \$1,350.00 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% concession of the general rate and up to 50% 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% 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.*

Carried Unanimously

3.10. STATEMENT OF ESTIMATED FINANCIAL POSITION 2024-2025

Moved Cr Noli

Seconded Cr Rees

That:

1. Council receives and notes the Statement of Estimated Financial Position of the Council in respect of the 2024-2025 financial year, pursuant to s205 of the Local Government Regulation 2012; and

2. Council receives and notes the Financial Reports for the period ended 31 May 2025, comprising the Statement of Comprehensive Income, and the Statement of Financial Position for 31 May 2025.

Carried Unanimously

3.11. ANNUAL BUDGET 2025-2026

Moved Cr Rees

Seconded Cr Meadows

In accordance with s169 and s170 of the Local Government Regulation 2012, Council's Budget for the 2025-2026 financial year and the Long-Term Financial Forecast for the financial years 2025-2026 to 2034-2035 as contained in the document titled Annual Budget 2025-2026 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 25 March 2025)*

as tabled, be adopted by Council.

Mayor's Budget Speech

This morning Council presents a budget that reflects our commitment to prudent financial management, community resilience, and sustainable growth. This budget invests in what matters most—our people, our services, and our future.

We are planning for a return to surplus by 2027–2028, 5 years ahead of schedule. While we are budgeting for an operating deficit of just over \$915,000, this budget sets a responsible and planned course forward. It acknowledges the financial pressures we face, including the

impacts of Cyclone Jasper, and responds with a plan that balances fiscal discipline with continued investment in the services and infrastructure our community depends on.

By implementing these measures now—including a general rate increase of approximately \$2 per week for owner-occupiers and \$3 per week for investors—we forecast a more than half a million dollar reduction in the operating deficit by the end of the next financial year, with a projected surplus of \$423,000 by 2027–2028, 5 years ahead of the previously forecast 2032/2033 return to surplus.

This rate increase for 2025 – 2026 is not taken lightly. It reflects the real costs of delivering essential services such as clean drinking water, weekly rubbish collection, safe roads, and the operation of our libraries, pools, and community facilities. These services are the backbone of our community, and we are committed to maintaining their high standard. That means reviewing our operations to ensure we deliver efficiently and effectively, without compromising on quality.

This year's budget also includes a record investment in infrastructure—over \$134 million in capital works aimed at boosting resilience, sustainability, and liveability across the shire.

\$96 million is allocated to disaster recovery and resilience works particularly north of the Daintree River, helping restore and future-proof critical infrastructure impacted by Cyclone Jasper.

Council has also allocated \$2.6 million to commence landside infrastructure improvements that will support the future upgrade of the Daintree River Ferry. These works lay the foundation for a four-lane vessel that will ease congestion and improve the crossing experience for residents and visitors alike.

We are investing \$10.3 million in the Mossman River Intake—an alternative water source that will strengthen water security for the Douglas Shire, supporting population growth and climate resilience.

Families can look forward to the completion of the Port Douglas Splash Park, with \$2.3 million allocated to create a vibrant, welcoming space for children and families to enjoy. We anticipate opening the park during the September school holidays.

Other key infrastructure investments include \$4.5 million for critical repairs to our water main network and \$3 million for road network renewals and upgrades.

These projects are not just about bricks and mortar—they're about improving how we live, preparing for future challenges, and making Douglas Shire an even better place to call home. They also support local jobs and economic activity, with many projects creating employment opportunities and engaging local contractors.

This budget is about making thoughtful choices today to secure a financially stronger and more resilient future.

Carried Unanimously

4. MEETING CLOSURE

The meeting closed at 9:26am.

CONFIRMED AT THE ORDINARY COUNCIL MEETING HELD ON THE 29TH DAY OF JULY 2025.