



DOUGLAS SHIRE COUNCIL

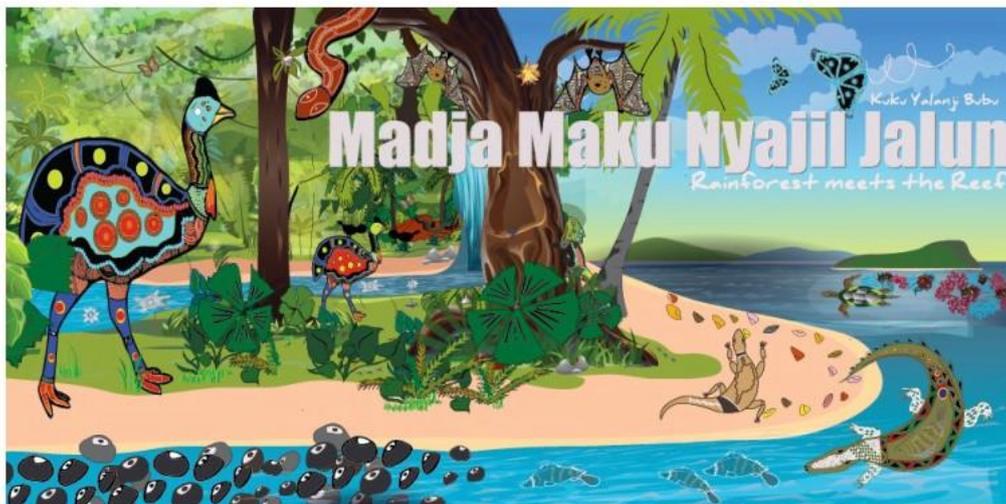
# SPECIAL COUNCIL MEETING

## MINUTES

Tuesday, 15 June 2021

ENSURING EXCELLENCE IN GOVERNANCE  
ACCOUNTABLE AND TRANSPARENT DECISION-MAKING  
ENGAGING, PLANNING, PARTNERING  
CELEBRATING OUR COMMUNITIES

**DOUGLAS**  
SHIRE COUNCIL



Douglas Shire Council would like to show its appreciation by acknowledging local indigenous artists Lenice Schonenberger, Loretta Pierce (Lenoy) and Ronald Bamboo for providing the cover artwork entitled "**Daintree Ferry**"

**MINUTES OF THE SPECIAL COUNCIL MEETING OF THE DOUGLAS SHIRE COUNCIL  
HELD ON TUESDAY, 15 JUNE 2021 COMMENCING AT 10.00AM**

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Mayor Cr Kerr opened the Meeting by welcoming everyone to the Special Meeting of the Douglas Shire Council being held on Tuesday, 15 June 2021 at the Mossman Council Chambers.

Cr Kerr gave notice that, in accordance with *Section 277E of the Local Government Regulation 2012*, that the Special Meeting of Council will be restricted in numbers of public attendance because of health and safety reasons associated with the public health emergency involving COVID-19. This Special Meeting of Council will be available to view via Live Stream on Council's Website and will be available for others to watch at a later time.

**ACKNOWLEDGEMENT OF COUNTRY**

Cr Kerr 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.

**1. ATTENDANCE AND APOLOGIES**

**PRESENT**

Cr Michael Kerr (Mayor), Cr Lisa Scomazzon (Deputy Mayor), Cr Peter McKeown, Cr Abigail Noli and Cr Roy Zammataro.

**APOLOGIES**

**OFFICERS IN ATTENDANCE**

Mark Stoermer (Chief Executive Officer), Juanita Holden (Manager Governance), Tara Killeen (Chief Financial Officer), Paul Hoye (Manager Environment and Planning), Lisa Golding (Acting Manager People and Community Services) Joanne Nicholson (Team Leader Financial Accounting), Sandeep Tut (Team Leader Management Accounting), Tom Volling (Senior Media and Communications Officer), Kursty Logan (Senior Rates Officer), Donna Smith (Finance Officer - Rates) and Nicole Barton (Mayoral and Councillor Support Officer).

**2. CONFLICT OF INTEREST**

Nil

**3. AGENDA ITEMS**

**3.1. ADOPTION OF DIFFERENTIAL GENERAL RATES FOR FINANCIAL YEAR 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Scomazzon

**Seconded** Cr McKeown

*“That Council resolves to:*

- 1. Pursuant to section 81 of the Local Government Regulation 2012, the categories in to which rateable land is categorised, the description of those categories and, pursuant to sections 81(4) and 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:***

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**CATEGORY 1 RESIDENTIAL – Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**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;**

**CATEGORY 2 – RESIDENTIAL – Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**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;**

**CATEGORY 3 – RESIDENTIAL – Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**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;**

**CATEGORY 4 – RESIDENTIAL – Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**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;**

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**CATEGORY 5 – RESIDENTIAL – Principal Place of Residence**

**Description**

*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.*

**Identification (as determined by the CEO)**

*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;*

**CATEGORY 6 – RESIDENTIAL – Principal Place of Residence**

**Description**

*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.*

**Identification (as determined by the CEO)**

*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;*

**CATEGORY 7 – RESIDENTIAL – Non Principal Place of Residence**

**Description**

*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.*

**Identification (as determined by the CEO)**

*Ordinarily properties with the following land use codes would fall within this category:-*

- 01 Vacant urban land (excluding those included 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.*

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**CATEGORY 8 – RESIDENTIAL – Non Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land (excluding those included 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.**

**CATEGORY 9 – RESIDENTIAL – Non Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land (excluding those included 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.**

**CATEGORY 10 – RESIDENTIAL – Non Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land (excluding those included 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.**

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**CATEGORY 11 – RESIDENTIAL – Non Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land (excluding those included 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.**

**CATEGORY 12 – RESIDENTIAL – Non Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land (excluding those included 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.**

**CATEGORY 13 – RESIDENTIAL Building Units – Principal Place of Residence**

**Description**

**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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use code would fall within this category:-**

- 08 Building Units**

**CATEGORY 14 – RESIDENTIAL Building Units – Non Principal Place of Residence**

**Description**

**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.**

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**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-***

**08 Building Units**

**CATEGORY 15 – RESIDENTIAL Flat 2**

**Description**

***Properties that are used for multi residential purposes (flats) and contain 2 independent living flats.***

**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-***

**03 Multi Unit Dwelling (Flats)**

**CATEGORY 16 – RESIDENTIAL – Flats 3-4**

**Description**

***Properties used for multi residential purposes (flats) and contain 3 or 4 independent living flats.***

**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-***

**03 Multi Unit Dwelling (Flats)**

**CATEGORY 17 – RESIDENTIAL – Flats 5-6**

**Description**

***Properties used for multi residential purposes (flats) and contain 5 or 6 independent living flats.***

**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-***

**03 Multi Unit Dwelling (Flats)**

**CATEGORY 18 – RESIDENTIAL – Flats 7+**

**Description**

***Properties used for multi residential purposes (flats) and contain 7 or more independent living flats.***

**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-***

**03 Multi Unit Dwelling (Flats)**

**CATEGORY 19 – RESIDENTIAL – Section 50**

**Description**

***Residential properties that are subject to section 50 of the Land Valuation Act 2010.***

**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-***

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72 Residential land, which is subject to section 50 of the Land Valuation Act 2010.

**CATEGORY 20 - RURAL PRODUCTIVE**

**Description**

*Properties which are used predominately for primary production.*

**Identification (as determined by the CEO)**

*Ordinarily properties with the following land use codes would fall within this category:-*

- 60 Sheep Grazing - Dry;
- 61 Sheep Breeding;
- 64 Cattle Grazing - Breeding;
- 65 Cattle Breeding and Fattening;
- 66 Cattle Fattening;
- 67 Goats;
- 68 Milk - Quota;
- 69 Milk - No Quota;
- 70 Cream;
- 71 Oil Seeds;
- 73 Grains;
- 74 Turf Farms;
- 75 Sugar Cane;
- 76 Tobacco;
- 77 Cotton;
- 78 Rice;
- 79 Orchards;
- 80 Tropical Fruits;
- 81 Pineapples;
- 82 Vineyards;
- 83 Small Crops and Fodder Irrigated;
- 84 Small Crops Fodder Non-irrigated;
- 85 Pigs;
- 86 Horses;
- 87 Poultry;
- 88 Forestry and Logs;
- 89 Animals Special;
- 93 Peanuts.

**CATEGORY 21 - ALL OTHER LAND**

**Description**

*All land which is not otherwise categorised.*

**Identification (as determined by the CEO)**

**CATEGORY 22 – COMMERCIAL NORTH**

**Description**

*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):*

- (i) that are used, or capable of being used, for commercial/industrial purposes; or*
- (ii) included as Commercial and Industry Planning Areas in the 2018 Douglas Shire Planning Scheme Version 1.0.*

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**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land;**
- 04 Large vacant urban land;**
- 06 Outbuildings;**
- 07 Guest House/Private Hotel;**
- 08 Building Units;**
- 09 Group Titles;**
- 10 Combined Multi Dwelling and Shop;**
- 11 Shop - Single;**
- 12 Shops - Shopping group (more than 6 shops);**
- 13 Shopping group (2 to 6 shops);**
- 14 Shops - Main Retail;**
- 15 Shops - Secondary Retail;**
- 16 Drive In Shopping Centres;**
- 17 Restaurant;**
- 18 Special Tourist Attraction;**
- 19 Walkway;**
- 20 Marina;**
- 22 Car Park;**
- 23 Retail Warehouse;**
- 24 Sales Area Outdoor;**
- 25 Offices;**
- 26 Funeral Parlours;**
- 27 Hospitals; Convalescent Homes (Medical Care) (Private);**
- 28 Warehouses and Bulk Stores;**
- 29 Transport Terminal;**
- 30 Service Station;**
- 31 Oil Depots and Refinery;**
- 32 Wharves;**
- 33 Builders Yard/Contractors Yard;**
- 34 Cold Stores - Iceworks;**
- 35 General Industry;**
- 36 Light Industry;**
- 37 Noxious/Offensive Industry;**
- 38 Advertising - Hoarding;**
- 39 Harbour Industries;**
- 40 Extractive;**
- 41 Child Care;**
- 42 Hotel/Tavern;**
- 43 Motel;**
- 44 Nurseries;**
- 45 Theatres and Cinemas;**
- 46 Drive-In Theatres;**
- 47 Licensed Clubs;**
- 48 Sports Clubs/Facilities;**
- 49 Caravan Parks;**
- 50 Other Clubs Non-Business;**
- 51 Religious;**
- 52 Cemeteries (including Crematoria);**
- 55 Library;**
- 56 Showgrounds/Racecourses/Airfields;**
- 57 Parks and Gardens;**
- 58 Educational - including Kindergartens;**

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- 72 Refer to section 50 of the Land Valuation Act 2010;
- 91 Transformers;
- 92 Defence Force establishments;
- 95 Reservoir, Dam, Bores;
- 96 Public Hospital;
- 97 Welfare Homes/Institutions;
- 99 Community Protection Centre.

**CATEGORY 23 - COMMERCIAL SOUTH**

**Description**

**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)**

- (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.**

**Identification (as determined by the CEO)**

**Ordinarily properties with the following land use codes would fall within this category:-**

- 01 Vacant urban land;
- 04 Large vacant urban land;
- 06 Outbuildings;
- 07 Guest House/Private Hotel;
- 08 Building Units;
- 09 Group Titles;
- 10 Combined Multi Dwelling and Shop;
- 11 Shop - Single;
- 12 Shops - Shopping group (more than 6 shops);
- 13 Shopping group (2 to 6 shops);
- 14 Shops - Main Retail;
- 15 Shops - Secondary Retail;
- 16 Drive In Shopping Centres;
- 17 Restaurant;
- 18 Special Tourist Attraction;
- 19 Walkway;
- 20 Marina;
- 22 Car Park;
- 23 Retail Warehouse;
- 24 Sales Area Outdoor;
- 25 Offices;
- 26 Funeral Parlours;
- 27 Hospitals; Convalescent Homes (Medical Care) (Private);
- 28 Warehouses and Bulk Stores;
- 29 Transport Terminal;
- 30 Service Station;
- 31 Oil Depots and Refinery;
- 32 Wharves;
- 33 Builders Yard/Contractors Yard;
- 34 Cold Stores - Iceworks;
- 35 General Industry;
- 36 Light Industry;
- 37 Noxious/Offensive Industry;
- 38 Advertising - Hoarding;
- 39 Harbour Industries;
- 40 Extractive;

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- 41 *Child Care;*
- 42 *Hotel/Tavern;*
- 43 *Motel;*
- 44 *Nurseries;*
- 45 *Theatres and Cinemas;*
- 46 *Drive-In Theatres;*
- 47 *Licensed Clubs;*
- 48 *Sports Clubs/Facilities;*
- 49 *Caravan Parks;*
- 50 *Other Clubs Non-Business;*
- 51 *Religious;*
- 52 *Cemeteries (including Crematoria);*
- 55 *Library;*
- 56 *Showgrounds/Racecourses/Airfields;*
- 57 *Parks and Gardens;*
- 58 *Educational - including Kindergartens;*
- 72 *Refer to section 50 of the Land Valuation Act 2010;*
- 91 *Transformers;*
- 92 *Defence Force establishments;*
- 95 *Reservoir, Dam, Bores;*
- 96 *Public Hospital;*
- 97 *Welfare Homes/Institutions;*
- 99 *Community Protection Centre.*

**CATEGORY 24 – COMMERCIAL NOT FOR PROFIT**

**Description**

*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.*

**Identification (as determined by the CEO)**

*Properties in this category are recipients of a concession under Council's Rates Rebate – Not for Profit Entities Policy.*

**CATEGORY 25 - COMMERCIAL MARINA**

**Description**

*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.*

**Identification (as determined by the CEO)**

*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*

**CATEGORY 26 – HEAVY INDUSTRY (SUGAR MILL)**

**Description**

***Properties that are used or have the potential to be used for a sugar mill or co-generation plant.***

**Identification (as determined by the CEO)**

***Ordinarily properties with the following land use code would fall within this category:-  
35 General Industry***

**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.**

**Principle 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.***

***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; and***
  - b) a property is vacant for a period longer than 120 contiguous 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;***
  - 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;***

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- 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; 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. **Council delegates to the Chief Executive Officer the power, pursuant to sections 81(4) and 81(5) of the Local Government Regulation 2012, to identify the rating category to which each parcel of rateable land belongs.**
3. **Pursuant to section 94 of the Local Government Act 2009 and section 80 of the Local Government Regulation 2012, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the Local Government Regulation 2012, the minimum general rate to be made and levied for each differential general rate category, is as follows:**

<b>Category</b>	<b>Rate in the Dollar</b>		<b>Minimum Differential General Rate</b>
<b>1 - Residential – PPR</b>	<b>.772456</b>	<b>cents in the dollar</b>	<b>\$1,075</b>
<b>2 - Residential- PPR</b>	<b>.766187</b>	<b>cents in the dollar</b>	<b>\$2,168</b>
<b>3 - Residential – PPR</b>	<b>.719624</b>	<b>cents in the dollar</b>	<b>\$4,192</b>
<b>4 - Residential - PPR</b>	<b>.706632</b>	<b>cents in the dollar</b>	<b>\$7,655</b>
<b>5 - Residential - PPR</b>	<b>.618822</b>	<b>cents in the dollar</b>	<b>\$8,999</b>
<b>6 - Residential – PPR</b>	<b>.449203</b>	<b>cents in the dollar</b>	<b>\$11,813</b>
<b>7 - Residential - NPPR</b>	<b>.772456</b>	<b>cents in the dollar</b>	<b>\$1,125</b>
<b>8 - Residential- NPPR</b>	<b>.769842</b>	<b>cents in the dollar</b>	<b>\$2,268</b>
<b>9 - Residential – NPPR</b>	<b>.726362</b>	<b>cents in the dollar</b>	<b>\$4,387</b>
<b>10 - Residential - NPPR</b>	<b>.713127</b>	<b>cents in the dollar</b>	<b>\$8,011</b>
<b>11 - Residential - NPPR</b>	<b>.624407</b>	<b>cents in the dollar</b>	<b>\$9,417</b>
<b>12 - Residential – NPPR</b>	<b>.453186</b>	<b>cents in the dollar</b>	<b>\$12,363</b>
<b>13 - Residential Units - PPR</b>	<b>1.110009</b>	<b>cents in the dollar</b>	<b>\$1,075</b>
<b>14 - Residential Units - NPPR</b>	<b>1.457929</b>	<b>cents in the dollar</b>	<b>\$1,125</b>
<b>15 - Residential Flats 2</b>	<b>1.042506</b>	<b>cents in the dollar</b>	<b>\$1,611</b>
<b>16 - Residential Flats 3-4</b>	<b>1.042506</b>	<b>cents in the dollar</b>	<b>\$2,081</b>
<b>17 - Residential Flats 5-6</b>	<b>1.042506</b>	<b>cents in the dollar</b>	<b>\$2,552</b>
<b>18 - Residential Flats 7+</b>	<b>1.042506</b>	<b>cents in the dollar</b>	<b>\$3,022</b>

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<i>Category</i>	<i>Rate in the Dollar</i>		<i>Minimum Differential General Rate</i>
<b>19 - Residential – Section 50</b>	<b>.772456</b>	<b>cents in the dollar</b>	<b>Nil</b>
<b>20 - Rural Productive</b>	<b>1.218316</b>	<b>cents in the dollar</b>	<b>\$1,107</b>
<b>21 - All Other Land</b>	<b>.772456</b>	<b>cents in the dollar</b>	<b>\$1,075</b>
<b>22 - Commercial North</b>	<b>1.119641</b>	<b>cents in the dollar</b>	<b>\$1,107</b>
<b>23 – Commercial South</b>	<b>.917387</b>	<b>cents in the dollar</b>	<b>\$1,107</b>
<b>24 - Commercial NFP</b>	<b>.821762</b>	<b>cents in the dollar</b>	<b>\$1,075</b>
<b>25 - Commercial Marina</b>	<b>4.424752</b>	<b>cents in the dollar</b>	<b>\$322,812</b>
<b>26- Heavy Industry (Sugar Mill)</b>	<b>1.119641</b>	<b>cents in the dollar</b>	<b>\$1,107</b>

4. Pursuant to section 116 of the Local Government Regulation 2012, the amount of the differential general rate to be levied for the 2021/22 financial year on the categories of land identified in Column 1 of the table below, be limited to an amount no more than an amount equal to the amount of general rate levied on that land in the previous financial year increased by the percentage identified in Column 2 of the table below:

<i>Column 1 Category</i>	<i>Column 2 Percentage Increase (i.e. “the cap”)</i>
<b>Category 20 – Rural Productive</b>	<b>Twenty Percent (20%)</b>

**Carried** unanimously.

**3.2. MOWBRAY VALLEY RURAL FIRE BRIGADE SPECIAL CHARGE 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Zammataro

**Seconded** Cr Scomazzon

**“That Council resolves:-**

***Pursuant to section 94 of the Local Government Act 2009 and section 94 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.***

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- 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 \$5,600.*
  - d. The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2022.*
- 2. The 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 fire fighting and fire prevention under the Fire and Emergency 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 2021/22 financial year is to be levied by two half year levies.*
  - 4. The entire budgeted revenue shall be remitted to the Mowbray Valley Rural Fire Brigade to be expended in accordance with their budget.”*

Carried unanimously.

### **3.3. DAINTREE RURAL FIRE BRIGADE SPECIAL CHARGE 2021-2022**

Moved Cr McKeown

Seconded Cr Scomazzon

*“That Council resolves:-*

*Pursuant to section 94 of the Local Government Act 2009 and section 94 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 \$5,825.*
  - d. The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2022.*

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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 fire fighting and fire prevention under the Fire and Emergency 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 2021/22 financial year is to be levied by two half year levies.*
4. *The entire budgeted revenue shall be remitted to the Daintree Rural Fire Brigade to be expended in accordance with their budget.”*

**Carried** unanimously.

**3.4. THORNTON PEAK RURAL FIRE BRIGADE SPECIAL CHARGE 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Scomazzon

**Seconded** Cr McKeown

***“That Council resolves:-***

***Pursuant to section 94 of the Local Government Act 2009 and section 94 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 \$7,335.*
  - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2022.*
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 fire fighting and fire prevention under the Fire and Emergency 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.*

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3. *The special charge for the 2021/22 financial year is to be levied by two half year levies.*
4. *The entire budgeted revenue shall be remitted to the Thornton Peak Rural Fire Brigade to be expended in accordance with their budget.”*

**Carried** unanimously.

**3.5. WONGA RURAL FIRE BRIGADE SPECIAL CHARGE 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr McKeown

**Seconded** Cr Scomazzon

***“That Council resolves:-***

***Pursuant to section 94 of the Local Government Act 2009 and section 94 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 \$29,852.***
  - d. ***The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2022.***
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 fire fighting and fire prevention under the Fire and Emergency 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 2021/22 financial year is to be levied by two half year levies.***
4. ***The entire budgeted revenue shall be remitted to the Wonga Rural Fire Brigade to be expended in accordance with their budget.”***

**Carried** unanimously.

**3.6. BLOOMFIELD RIVER RURAL FIRE BRIGADE SPECIAL CHARGE 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Zammataro

**Seconded** Cr McKeown

***“That Council resolves:-***

***Pursuant to section 94 of the Local Government Act 2009 and section 94 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 map named Bloomfield River Rural Fire Brigade.***
  - c. The estimated cost of carrying out the overall plan is \$8,200.***
  - d. The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2022.***
- 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 fire fighting and fire prevention under the Fire and Emergency 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 2021/22 financial year is to be levied by two half year levies.***
- 4. The entire budgeted revenue shall be remitted to the Bloomfield River Rural Fire Brigade to be expended in accordance with their budget.”***

**Carried** unanimously.

**3.7. REFUSE SPECIAL CHARGE 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Scomazzon

**Seconded** Cr Kerr

***“That Council resolves:-***

***Pursuant to section 94 of the Local Government Act 2009 and section 94 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.***

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

*The estimated cost to Council of operating all current Transfer Stations over the 2021/22 financial year is \$787,000 and the estimated revenue from gate fees and recyclable materials for the same period is \$431,650, resulting in an anticipated net operating loss of \$355,350. 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 \$80,130.*

**d) Estimated Time for carrying out the Overall Plan is 1 year ending on 30 June 2022.**

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

- 2. a) For the 2021/22 financial year a special charge of \$208.14 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.**

	<b>Type of Improvement</b>	<b>Minimum Unit</b>
1.	<b>Hotels</b>	<b>10</b>
2.	<b>Cafes/Restaurants</b>	<b>5</b>
3.	<b>Take Away Food Outlets</b>	<b>2</b>
4.	<b>General store/shop</b>	<b>2</b>
5.	<b>School/kindergarten/childcare facility</b>	<b>1</b>
6.	<b>Residential dwelling, including Caretaker residence</b>	<b>1</b>
7.	<b>Caravan Park/camping Ground</b>	
	<i>i. for every 5 sites or part thereof</i>	<b>1</b>
8.	<b>Motel/Resort Accommodation</b>	
	<i>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.)</i>	<b>1</b>
	<i>ii. without facilities to enable the preparation and/or cooking of food</i>	<b>1</b>
	<i>- for every three units or part thereof</i>	
9.	<b>Holiday Cabins</b>	
	<i>i. for every three cabins or part thereof</i>	<b>1</b>
10.	<b>Industrial/Commercial Premises (includes professional offices and industrial/commercial premises not otherwise specified in this schedule) each shop office</b>	<b>1</b>

**Carried** unanimously.

**3.8. UTILITY CHARGES AND ASSOCIATED RATING MATTERS 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Scomazzon

**Seconded** Cr Zammataro

***“That Council resolves:-***

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

***Pursuant to section 94 of the Local Government Act 2009 and section 99 of the 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***

- (i) A Domestic Cleansing Charge, for the purpose of removal and disposal of refuse for the 2021/22 financial year be set at an amount of \$521.32 per service per annum and applied in accordance with the following schedule:-***

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

- (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 pursuant to the provisions of the Body Corporate and Community Management Act 1997.***

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

**A Commercial Cleansing Charge, for the purpose of removal and disposal of refuse for the 2021/22 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 \$404.00 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 \$404.00 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 \$404.00 per unit.**
- (iv) Commercial properties may be provided with special access to the following Transfer Stations for disposal of excess waste and recycling:**
  - 1. Cow Bay Transfer Station**
  - 2. Daintree Transfer Station**
  - 3. Killaloe Transfer Station**
  - 4. Ayton Transfer Station**

	<b>Type of Improvement</b>	<b>Unit</b>
1.	<b>Hotels</b>	<b>10</b>
2.	<b>Cafes/Restaurants</b>	<b>5</b>
3.	<b>Take Away Food Outlets</b>	<b>2</b>
4.	<b>General store/shop</b>	<b>2</b>
5.	<b>School/kindergarten/childcare facility</b>	<b>1</b>
6.	<b>Residential dwelling, including Caretaker residence</b>	<b>1</b>
7.	<b>Caravan Park/camping Ground</b>	
	<b>i. for every 5 sites or part thereof</b>	<b>1</b>
8.	<b>Motel/Resort Accommodation</b>	
	<b>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.)</b>	<b>1</b>
	<b>ii. without facilities to enable the preparation and/or cooking of food</b>	
	<b>- for every three units or part thereof</b>	<b>1</b>

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	<i>Type of Improvement</i>	<i>Unit</i>
9.	<i>Holiday Cabins i. for every three cabins or part thereof</i>	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

**(c) COMMERCIAL (Other)**

**A Commercial Cleansing Charge, for the purpose of removal and disposal of refuse for the 2021/22 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 \$521.32 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 \$521.32 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). Each cleansing unit will entitle the property to an additional refuse bin for weekly servicing, or equivalent at a charge of \$404.00 per unit and will apply 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.**

	<i>Type of Improvement</i>	<i>Minimum Number of Cleansing Service Units</i>
1.	<i>Caretakers/Managers Accommodation Each</i>	1
2.	<i>Schools/Pre-Schools</i>	
	<i>- Mossman State High School</i>	30
	<i>- Mossman State Primary School</i>	15
	<i>- Mossman State Pre-School</i>	5
	<i>- Daintree State School</i>	1
	<i>- Miallo State School</i>	1

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<i>Type of Improvement</i>		<i>Minimum Number of Cleansing Service Units</i>
	- Port Douglas State School	<b>4</b>
	- St Augustine's School	<b>6</b>
	- Wonga State School	<b>6</b>
<b>3.</b>	<b>Industrial/Commercial Premises each shop office (Includes professional offices and industrial/commercial premises not otherwise specified in this schedule)</b>	<b>1</b>
<b>4.</b>	<b>Hotels</b>	<b>10</b>
<b>5.</b>	<b>Cafes/Restaurants</b>	<b>2</b>
<b>6.</b>	<b>Take Away Food Outlets</b>	<b>2</b>
<b>7.</b>	<b>Caterer's Premises</b>	<b>3</b>
<b>8.</b>	<b>Grocery/Convenience Store/Supermarkets</b>	<b>4</b>
<b>9.</b>	<b>Halls</b>	<b>1</b>
<b>10.</b>	<b>Churches (including Church Hall)</b>	<b>1</b>
<b>11.</b>	<b>Mossman Hospital</b>	<b>36</b>
<b>12.</b>	<b>Day Care Centre</b>	<b>3</b>
<b>13.</b>	<b>Kindergartens</b>	<b>1</b>
<b>14.</b>	<b>Sporting Clubs</b>	<b>3</b>
<b>15.</b>	<b>Motel/Resort Accommodation</b>	
	<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>	<b>1</b>
	<i>ii. Without facilities to enable the preparation and/or cooking of food</i> <i>- for every three units or part thereof</i>	<b>1</b>
<b>16.</b>	<b>Holiday Cabins</b>	
	<i>i. for every three cabins or part thereof</i>	<b>1</b>
<b>17.</b>	<b>Marinas</b>	
	<i>i. Up to fifty berths for every two berths</i>	<b>1</b>

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<i>Type of Improvement</i>		<i>Minimum Number of Cleansing Service Units</i>
	<i>ii. For every additional five berths in excess of fifty berths</i>	<b>1</b>
<b>18.</b>	<b>Fire Stations, Ambulance Centres, Police Stations, Court Houses</b>	
	<i>i. Station or Centre</i>	<b>1</b>
	<i>ii. Each Officer's Residence (where jointly rated with i. above)</i>	<b>1</b>
<b>19.</b>	<b>Post Offices</b>	<b>1</b>
<b>20.</b>	<b>Wrecking Yards</b>	<b>2</b>
<b>21.</b>	<b>Mossman Central Mill</b>	<b>10</b>
<b>22.</b>	<b>Mini Storage Units (per whole shed)</b>	<b>1</b>

**(d) ALL CATEGORIES**

- (i) That for the purpose of calculating utility charges, the term "Strata Title Unit" is deemed to be each lot created pursuant to the provisions of the Body Corporate and Community Management Act 1997.*
- (ii) Any property which has more than one use may receive a combination of charges to reflect the varying uses.*

**2. Sewerage Utility Charges:**

**Pursuant to section 94 of the Local Government Act 2009 and section 99 of the Local Government Regulation 2012, Council make and levy sewerage utility charges, for the supply of sewerage services by the Council, as follows:**

**Sewerage charges shall be made for the cost of supplying a service for the removal of sewage for the 2021/22 financial year in accordance with the following:-**

- (a) RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)**
  - (i) A standard charge of \$961.48 to be applied for each residence, each flat and each strata title unit.*
  - (ii) A charge of \$765.52 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 \$822.56 per W.C. to be applied in accordance with the following:-**

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***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.***

- (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 over two or more allotments 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, 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.***
- (iii) In respect of any structure, building or improvement on land exempt from rating under section 93 of the Local Government Act 2009 and section 73 of the Local Government Regulation 2012 excluding however, 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.***
- (iv) In respect of places of public worship and nursing homes listed under section 73 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.***
- (v) 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, 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.***
- (vi) In respect of vacant land where Council is prepared to accept sewage, a standard charge equivalent to one W.C. per allotment shall apply.***
- (vii) 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.***
- (viii) The rating on the basis set out above 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 rating be charged 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 2021 the rate shall be apportioned.***
- (ix) Each 1.8m of urinal or part thereof shall be deemed to be one W.C.***

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- (x) Each three individual wall hung urinals or part thereof shall be deemed to be one W.C.*
- (xi) Each pedestal shall be deemed to be one W.C.*

**(c) RURAL PRODUCTIVE**

*A standard charge of \$961.48 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 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 pursuant to the provisions of the Body Corporate and Community Management Act 1997.*
- (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. Pursuant to section 94 of the Local Government Act 2009 and section 99 of the Local Government Regulation 2012, Council make and levy water utility charges, for the supply of water services by the Council, as follows:**

**Water Charges shall be made for the purpose of supplying water for the 2021/22 financial year on the following basis:-**

- (a) RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)**
  - (i) An access charge of \$354.03 shall be applied for each barrack, each residence, each flat, each strata title unit and each vacant allotment; and*

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- (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 water passing through the water meter subject to a water notice issued within the financial year.**

**(b) COMMERCIAL**

- (i) An Access Charge of \$354.03 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 \$1.68 per kilolitre for all water passing through the meter subject to a water notice issued within the financial year.**

**(c) RURAL PRODUCTIVE**

- (i) An access charge of \$354.03 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 water passing through the water meter subject to a water notice issued within the financial year.**

**(d) UNTREATED WATER SCHEME RESIDENTIAL**

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

- (i) An access charge of \$354.03 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**

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- (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 \$1.27 per kilolitre for all untreated water passing through the water meter within the water year.**

**(e) UNTREATED WATER SCHEME COMMERCIAL**

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

- (i) An access charge of \$354.03 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 \$1.36 per kilolitre for all untreated water passing through the water meter within the water year.**

**(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 Resources 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 2021 the charge made shall be at the rate specified for the 2021/22 financial year.**
- (vii) That for the purpose of calculating utility charges, the term "Strata Title Unit" is deemed to be each lot created pursuant to the provisions of the Body Corporate and Community Management Act 1997.**
- (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.**

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**B. Pursuant to section 102(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:**

**Pursuant to section 133 of the Local Government Regulation 2012, interest at the rate of eight point zero three percent (8.03%) per annum compounding daily is to be charged on all overdue rates or charges.**

**5. Levy and Payment:**

**(a) Pursuant to section 107 of the Local Government Regulation 2012 and section 114 of the Fire and Emergency Services Act 1990, Council's rates and charges (with the exception of Water Utility Charges), and the State Government's Emergency Management, Fire and Rescue Levy be levied:**

**- For the half year 1 July 2021 to 31 December 2021 - in July/August 2021; and**

**- For the half year 1 January 2022 to 30 June 2022 - in January/February 2022.**

**(b) Water Utility Charges (Access and Water Usage Charges) imposed for the 2021/22 financial year will be issued three times a year.**

**(c) Pursuant to section 118 of the Local Government Regulation 2012, that Council's rates and charges, and the State Government's Emergency Management, Fire and Rescue Levy, be paid within 35 days of the date of the issue of the rate notice.**

**6. Rates Concessions:**

**(a) Pursuant to sections 120, 121 and 122 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 Revenue Statement.**

**(b) Pursuant to sections 120, 121 and 122 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 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) Pursuant to sections 120, 121 and 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) Pursuant to sections 120, 121 and 122 of the Local Government Regulation 2012, a concession will be granted to owners of the following properties as an incentive for conservation under the Rates Incentive for Conservation policy:**

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- (i) Properties where more than 50% of the total area of the property is covered by a Nature Refuge Agreement under the Nature Conservation Act 1992 or the Voluntary Declarations under the Vegetation Management Act 1999 are entitled to a rebate of 50% of the general rate.*
- (ii) Properties where less than 50% of the total area of the property is covered by a Nature Refuge Agreement under the Nature Conservation Act 1992 or the Voluntary Declarations under the Vegetation Management Act 1999 are entitled to a rebate of 35% of the general rate.*
  
- (e) Pursuant to sections 120, 121 and 122 of the Local Government Regulation 2012, a rebate of 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.

**3.9. STATEMENT OF ESTIMATED FINANCIAL POSITION 2020-2021**

Tara Killeen, Chief Financial Officer

**Moved** Cr Scomazzon

**Seconded** Cr McKeown

***“That Council resolves:-***

***1. Pursuant to section 205 of the Local Government Regulation 2012, the Statement of the Financial Operations and Financial Position of the Council in respect of the 2020/21 financial year (“the Statement of Estimated Financial Position”) be received and its contents noted.***

***2. The Financial Report for the period ended 31 May 2021 be noted.”***

**Carried** unanimously.

**3.10. ANNUAL BUDGET 2021-2022**

Tara Killeen, Chief Financial Officer

**Moved** Cr Kerr

**Seconded** Cr Scomazzon

***“That Council resolves:-***

***Pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's Budget for the 2021-2022 financial year, incorporating:***

- I. The statement of income and expenditure;***
- II. The statement of financial position;***
- III. The statement of cash flow;***
- IV. The statement of changes in equity;***
- V. The long-term financial forecast;***
- VI. The relevant measures of financial sustainability;***
- VII. Budgeted sources and application of Capital Funding***
- VIII. Budgeted movement in Reserves***
- IX. Budgeted rates and utilities charges***
- X. Capital works program***

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- XI. The total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget;*
- XII. The revenue statement; and*
- XIII. The revenue policy (adopted by Council resolution on 27 April 2021), as tabled, be adopted.”*

**Mayor’s Budget Speech**

I would like to start by again thanking you Mrs Killeen and your team of course, for the work you have all completed on what has again been an extremely difficult budget for our shire.

No one would have predicted COVID-19 and no one certainly would have ever predicted the ongoing effects this virus has had on all economies around the world. Unfortunately, Douglas is certainly not immune to these ongoing economic circumstances and an incredible amount of time and effort has gone into these budget reports to ensure we can get the best outcome for our rate payers. The acknowledgement of that work to your whole team is paramount.

I will start by saying that this is a budget of reality. Whilst I would have absolutely preferred to see more of the things, I know residents and ratepayers are asking for, the simple fact is that this financial year, we as a council also need to recover. We need to recover from the short fall in revenue that occurred whilst helping businesses and residents in the various forms that we did during the heightened COVID-19 period. Upon reflection, I certainly have no regrets in doing so and I am proud that this council was able to assist where we could.

Now though, is the time to bring the direction back to making this Council and the region sustainable for the long-term future. I believe this is a responsible budget that continues to deliver transparency, sensible investment and renewals, as well as strengthen the shire’s economy for its future. Last year, COVID-19 lockdowns and restrictions depleted our local economy - we must learn from this. If we don’t, it was a wasted experience that could well occur again.

Where we will be at the end of this period, will be determined by the tough decisions this Council makes now to set ourselves up for the future. In the 20/21 financial year, this council budgeted to deliver its biggest capital works program, bringing over \$33 million dollars’ worth of projects. For a small council, this is an achievement well worth mentioning.

This budget currently has a further \$16 million dollars going to capital works, with items such as a million-dollar investment in trunk infrastructure to bring the new Craiglie estate online so we can increase our housing availability, \$8 million dollars in civil works including a cycle way from Cooya to Mossman, replacement of Anichs Bridge, replacement of Warner Bridge and roads, footpaths and kerbside renewals.

We will commence works on the Mossman Port Douglas Sports Master Plan, further the Indigenous Signage Program, put \$450,000 into parks and gardens, and most importantly, over \$4 million into further future proofing our water and wastewater with renewals, upgrades and improvements. As further grant funding becomes available, more projects can be added to this list.

We will continue with sensible policy and investment to build our resistance to outside influences by continuing to grow our rate base, diversifying our industries and exploring revenue-raising opportunities. This Council continues to have an important role to play in keeping our local economy moving. Whilst we are gaining on the elusive surplus goal, we can’t lose sight of ensuring that our communities are sustainable as well.

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Council's financial position is now expected to be pushed back to a \$2.35 million operating deficit and we have been able to maintain the minimum general rate increase to 2.8% across the board, better than the 3.3% increase originally forecasted.

Meanwhile, about 36% of people living in units, known as Residential Building Units, will see a reduction in their rates bill. You will also see through our new categories, that if you live in your house or unit, your rates will now be lower than those with holiday homes or rental properties.

The new categories achieve a more equitable distribution of rates closer in line with community expectations. Under our new categories, people who live locally in their house or unit have a fairer assessment of their bills than ever before. There will be winners and losers in these new categories, but the playing field is certainly becoming more even and further rate assessments will be made this financial year to further improve the fairness and balance of rateable properties.

I appreciate that some may be critical of this minimum increase of 2.8% being more than CPI, which was the goal, and I will be the first to apologise, but no one foresaw the effects of COVID-19 and we must ensure that we continue to have enough revenue to be able to offer the current service levels plus more in this shire.

We are persisting at looking for ways to create jobs, alleviate housing shortages, repair infrastructure and ensure our economy becomes stronger.

Unfortunately, we are still facing uncharted territory, but we continue our commitment to getting the Shire back on track through growth and diversity, rather than cutbacks and reductions.

**FOR:** Crs Kerr, Scmazzon and McKeown

**AGAINST:** Crs Noli and Zammataro.

**Carried.**

**CLOSURE OF MEETING**

The meeting closed at 10.23 am.

**CONFIRMED THIS 29<sup>TH</sup> DAY OF JUNE 2021**

  
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**MAYOR/CHAIR**