

DOUGLAS SHIRE COUNCIL

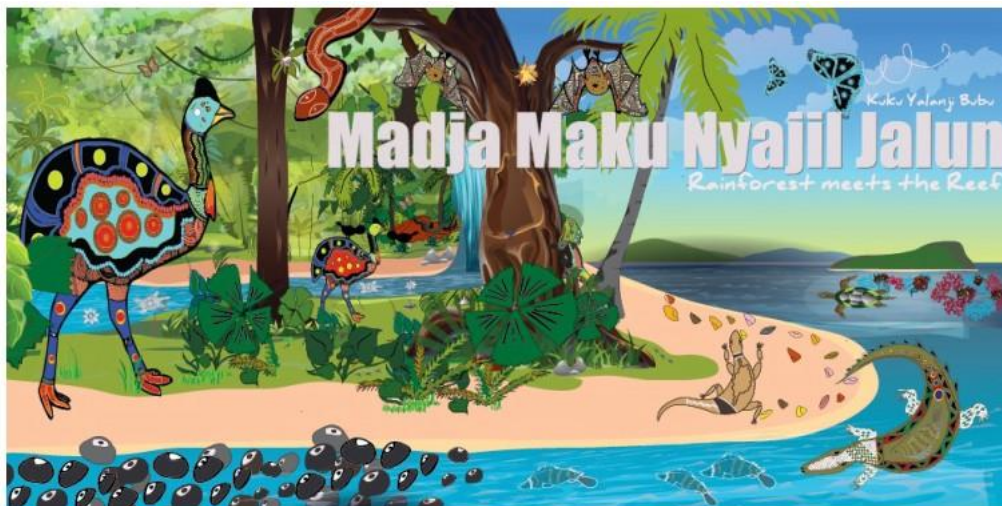
SPECIAL COUNCIL MEETING

MINUTES

Tuesday, 28 June 2022

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 MEETING OF THE DOUGLAS SHIRE COUNCIL HELD ON
TUESDAY, 28 JUNE 2022 COMMENCING AT 11.00AM**

Mayor Cr Kerr opened the Meeting by welcoming everyone to the Special Meeting of the Douglas Shire Council being held on Tuesday, 28 June 2022 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.

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

Nil

OFFICERS IN ATTENDANCE

Rachel Brophy (Chief Executive Officer), Tara Killeen (Chief Financial Officer), Paul Hoye (Manager Environment and Planning), Jonathan Ward (Manager Water and Wastewater), Pieter Kleinhans (Acting Manager Infrastructure), Lisa Golding (Manager People and Community Services), Colin Chalmers (Asset Management Officer), Kursty Logan (Senior Rates Officer), Donna Smith (Finance Rates Officer), Tom Volling (Senior Media and Communications Officer), Kelly Dean (Mayor and Councillor Support Officer) and Brenda Jang (Executive Assistant).

2. CONFLICT OF INTEREST

Nil

3. AGENDA ITEMS

3.1. ADOPTION OF DIFFERENTIAL GENERAL RATES FOR FINANCIAL YEAR 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Scomazzon

Seconded Cr Noli

That Council resolves to:

- In accordance with s 81 of the Local Government Regulation 2012, the categories to which rateable land is categorised, the description of those categories and, in accordance with s 81(4) and s 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:*

**MINUTES OF THE SPECIAL MEETING OF THE DOUGLAS SHIRE COUNCIL HELD ON
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CATEGORY 1 RESIDENTIAL – Principal Place of Residence (PPR)

Description

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.

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 (PPR)

Description

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.

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 (PPR)

Description

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.

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 (PPR)

Description

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.

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 5 – RESIDENTIAL – Non-Principal Place of Residence (NPPR)

**MINUTES OF THE SPECIAL MEETING OF THE DOUGLAS SHIRE COUNCIL HELD ON
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Description

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.

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 18 and 19);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 18 and 19);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 18 and 19);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 6 – RESIDENTIAL – Non-Principal Place of Residence (NPPR)

Description

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.

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 18 and 19);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 18 and 19);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 18 and 19);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 7 – RESIDENTIAL – Non-Principal Place of Residence (NPPR)

Description

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.

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 18 and 19);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 18 and 19);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 18 and 19);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 8 – RESIDENTIAL – Non-Principal Place of Residence (NPPR)

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Description

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.

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 18 and 19);
- 02 Residential single unit dwelling - urban and rural;
- 04 Large homesite - vacant urban and rural (excluding those in commercial categories 18 and 19);
- 05 Large homesite - dwelling - urban and rural;
- 06 Outbuildings (excluding those in commercial categories 18 and 19);
- 09 Group Titles;
- 94 Vacant rural land.

CATEGORY 9 – RESIDENTIAL Building Units – Principal Place of Residence (PPR)

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 10 – RESIDENTIAL Building Units – Non-Principal Place of Residence (NPPR)

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.

Identification (as determined by the CEO)

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

- 08 Building Units

CATEGORY 11 – 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 12 – 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:-

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03 Multi Unit Dwelling (Flats)

CATEGORY 13 – RESIDENTIAL – Flats 5-6

Description

Properties used for multi residential (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 14 – RESIDENTIAL – Flats 7+

Description

Properties used for multi residential (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 15 – RESIDENTIAL – Section 50

Description

Residential properties that are subject to s 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:-

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

CATEGORY 16 - 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;

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- 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 17 - ALL OTHER LAND

Description

All land which is not otherwise categorised.

Identification (as determined by the CEO)

CATEGORY 18 – COMMERCIAL NORTH

Description

Properties in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those properties in Commercial Categories 19, 20, 21 and 22):

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.

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);

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- 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;
- 72 Refer to s50 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 19 - 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 18, 20, 21 and 22) that are used, or capable of being used, for commercial/industrial purposes; or 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;

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- 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;
- 72 Refer to s50 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 20 – COMMERCIAL NOT FOR PROFIT

**MINUTES OF THE SPECIAL MEETING OF THE DOUGLAS SHIRE COUNCIL HELD ON
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Description

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.

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 21 - 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 22 – 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.

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:

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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;

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:

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

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;

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;

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

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.

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, in accordance with s 81(4) and s 81(5) of the Local Government Regulation 2012, to identify the rating category to which each parcel of rateable land belongs.*
3. *In accordance with s 94 of the Local Government Act 2009 and s 80 of the Local Government Regulation 2012, the differential general rate to be made and levied for each differential general rate category and, in accordance with s 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:*

<i>Category</i>	<i>Rate in the Dollar</i>		<i>Minimum Differential General Rate</i>
<i>1 - Residential – PPR</i>	<i>.70120</i>	<i>cents in the dollar</i>	<i>\$1,118</i>
<i>2 - Residential – PPR</i>	<i>.55030</i>	<i>cents in the dollar</i>	<i>\$5,100</i>
<i>3 - Residential – PPR</i>	<i>.53130</i>	<i>cents in the dollar</i>	<i>\$7,462</i>
<i>4 - Residential – PPR</i>	<i>.40000</i>	<i>cents in the dollar</i>	<i>\$11,069</i>
<i>5 - Residential – NPPR</i>	<i>.70810</i>	<i>cents in the dollar</i>	<i>\$1,218</i>
<i>6 - Residential – NPPR</i>	<i>.55360</i>	<i>cents in the dollar</i>	<i>\$5,200</i>
<i>7 - Residential – NPPR</i>	<i>.53310</i>	<i>cents in the dollar</i>	<i>\$7,562</i>
<i>8 - Residential – NPPR</i>	<i>.40200</i>	<i>cents in the dollar</i>	<i>\$11,169</i>
<i>9 - Residential Units – PPR</i>	<i>.79800</i>	<i>cents in the dollar</i>	<i>\$1,118</i>
<i>10 - Residential Units – NPPR</i>	<i>1.05380</i>	<i>cents in the dollar</i>	<i>\$1,218</i>

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<i>Category</i>	<i>Rate in the Dollar</i>		<i>Minimum Differential General Rate</i>
11 - Residential Flats 2	.90850	<i>cents in the dollar</i>	\$1,674
12 - Residential Flats 3-4	.90850	<i>cents in the dollar</i>	\$2,163
13 - Residential Flats 5-6	.90850	<i>cents in the dollar</i>	\$2,652
14 - Residential Flats 7+	.90850	<i>cents in the dollar</i>	\$3,217
15 - Residential – Section 50	.70810	<i>cents in the dollar</i>	Nil
16 - Rural Productive	1.24440	<i>cents in the dollar</i>	\$1,218
17 - All Other Land	0.70810	<i>cents in the dollar</i>	\$1,218
18 - Commercial North	1.12120	<i>cents in the dollar</i>	\$1,218
19 - Commercial South	.78490	<i>cents in the dollar</i>	\$1,218
20 - Commercial NFP	.72710	<i>cents in the dollar</i>	\$1,118
21 - Commercial Marina	3.79780	<i>cents in the dollar</i>	\$335,402
22 - Heavy Industry (Sugar Mill)	1.16330	<i>cents in the dollar</i>	\$1,218

4. Pursuant to s 116 of the Local Government Regulation 2012, for the 2022-2023 financial year, Council has not made, and will not make, a resolution limiting an increase of Rates and Charges.

Carried Unanimously

3.2. MOWBRAY VALLEY RURAL FIRE BRIGADE SPECIAL CHARGE 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr McKeown

Seconded Cr Zammataro

Pursuant to s 94 of the Local Government Act 2009 and s 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.

The overall plan for the Mowbray Valley Rural Fire Brigade Special Charge is as follows:

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.

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

The estimated cost of carrying out the overall plan is \$5,600.

The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2023.

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 firefighting and fire prevention under the Fire and Emergency Services Act 1990.

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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.

The special charge for the 2022-2023 financial year is to be levied by two half year levies.

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 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Zammataro

Seconded Cr Scomazzon

In accordance with s 94 of the Local Government Act 2009 and s 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 \$2,350.*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2023.*
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 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 2022-2023 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 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Scomazzon

Seconded Cr Noli

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In accordance with s 94 of the Local Government Act 2009 and s 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 \$6,065.*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2023.*
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 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 2022-2023 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 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Noli

Seconded Cr McKeown

In accordance with s 94 of the Local Government Act 2009 and s 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 \$47,404.37.*

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- d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2023.*
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 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 2022-2023 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 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Noli

Seconded Cr Scomazzon

In accordance with s 94 of the Local Government Act 2009 and s 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 maps shown as attachment 1 & 2 named Bloomfield River Rural Fire Brigade.*
 - c. *The estimated cost of carrying out the overall plan is \$10,200.*
 - d. *The estimated time for carrying out the overall plan is one (1) year ending on 30 June 2023.*
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 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 2022-2023 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.*

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Carried Unanimously

3.7. REFUSE SPECIAL CHARGE 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Scomazzon

Seconded Cr Zammataro

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

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

The estimated cost to Council of operating all current Transfer Stations over the 2022/23 financial year is \$949,211 and the estimated revenue from gate fees and recyclable materials for the same period is \$532,312, resulting in an anticipated net operating loss of \$416,899. 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

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the cost charged to Council for use of the Ayton Transfer Station and will raise approximately \$78,150.

- d) *Estimated Time for carrying out the Overall Plan is 1 year ending on 30 June 2023.*

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 2022/23 financial year a special charge of \$216.26 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.*

<i>Type of Improvement</i>		<i>Minimum Unit</i>
1.	<i>Hotels</i>	10
2.	<i>Cafes/Restaurants</i>	5
3.	<i>Take Away Food Outlets</i>	2
4.	<i>General store/shop</i>	2
5.	<i>School/kindergarten/childcare facility</i>	1
6.	<i>Residential dwelling, including Caretaker residence</i>	1
7.	<i>Caravan Park/camping Ground</i> <i>i. for every 5 sites or part thereof</i>	1
8.	<i>Motel/Resort Accommodation</i> <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> <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
9.	<i>Holiday Cabins</i> <i>i. for every three cabins or part thereof</i>	1
10.	<i>Industrial/Commercial Premises</i> <i>(includes professional offices and industrial/commercial premises not otherwise specified in this schedule)</i> <i>each shop office</i>	1

Carried Unanimously

3.8. UTILITY CHARGES AND ASSOCIATED RATING MATTERS 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Scomazzon

Seconded Cr McKeown

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

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In accordance with s 94 of the Local Government Act 2009 and s 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 2022/23 financial year be set at an amount of \$541.66 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.*
- (vi) *Ratepayers may apply for a cleansing service on vacant land and each service approved will attract the standard domestic cleansing charge.*

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

A Commercial Cleansing Charge, for the purpose of removal and disposal of refuse for the 2022/23 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.

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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 \$420.00 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 \$420.00 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 \$420.00 per unit.*

<i>Type of Improvement</i>		<i>Unit</i>
1.	<i>Hotels</i>	10
2.	<i>Cafes/Restaurants</i>	3
3.	<i>Take Away Food Outlets</i>	2
4.	<i>General store/shop</i>	2
5.	<i>School/kindergarten/childcare facility</i>	1
6.	<i>Residential dwelling, including Caretaker residence</i>	1
7.	<i>Caravan Park/camping Ground</i>	
	<i>i. for every 5 sites or part thereof</i>	1
8.	<i>Motel/Resort Accommodation</i>	
	<i>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.)</i>	1
	<i>- for every three units or part thereof</i>	
	<i>ii. without facilities to enable the preparation and/or cooking of food</i>	1
	<i>- for every five units or part thereof</i>	
9.	<i>Holiday Cabins</i>	
	<i>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.)</i>	1
	<i>- for every three cabins or part thereof</i>	
	<i>ii. without facilities to enable the preparation and/or cooking of food</i>	1
	<i>- for every five cabins or part thereof</i>	
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 2022-2023 financial year be set as specified below:-

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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 \$541.66 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 \$541.66 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 \$420.00 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>	35
	<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
	<i>- Port Douglas State School</i>	4
	<i>- St Augustine's School</i>	6
	<i>- Wonga State School</i>	6
3.	<i>Industrial/Commercial Premises each shop office (Includes professional offices and industrial/commercial premises not otherwise specified in this schedule)</i>	1
4.	<i>Hotels</i>	10
5.	<i>Cafes/Restaurants</i>	2
6.	<i>Take Away Food Outlets</i>	2
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

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<i>Type of Improvement</i>		<i>Minimum Number of Cleansing Service Units</i>
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. (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>	1
	<i>ii. Without facilities to enable the preparation and/or cooking of food - for every three units or part thereof</i>	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>	1
	<i>ii. For every additional five berths in excess of fifty berths, excluding berths identified in 17.iii</i>	1
	<i>iii. For every commercial day trip 40m+ berth*</i>	13
18.	<i>Fire Stations, Ambulance Centres, Police Stations, Court Houses</i>	
	<i>i. Station or Centre</i>	1
	<i>ii. Each Officer's Residence (where jointly rated with i. above)</i>	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

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

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2. Sewerage Utility Charges:

In accordance with s 94 of the Local Government Act 2009 and s 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 2022-2023 financial year in accordance with the following:-

- (a) **RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)**
- (i) *A standard charge of \$998.98 to be applied for each residence, each flat and each strata title unit.*
 - (ii) *A charge of \$795.38 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 \$854.64 per W.C. to be applied in accordance with the following:-

- (i) *In respect of sewered premises designed or used as boarding houses, hostels, guest houses, hotels or motels or designed or used for commercial, manufacturing, repairing, servicing, building and like industries, erected on one allotment of land, a separate charge for each W.C.*
- (ii) *In respect of sewered premises designed or used as boarding houses, hostels, guest houses, hotels or motels or designed or used for commercial, manufacturing, repairing, servicing, building and like industries, erected over two or more allotments of land, a separate charge for each W.C.*
- (iii) *In respect of sewered premises designed or used as boarding houses, hostels, guest houses, hotels or motels or designed or used for commercial, manufacturing, repairing, servicing, building and like industries, which are not connected to a sewer main, but in respect of which the Council is prepared to accept sewage, a charge shall be made in accordance with the applicable basis set out in subclause (i & ii) hereof. A minimum of 1 W.C standard charge shall apply.*
- (iv) *In respect of any structure, building or improvement on land exempt from rating under s 93 of the Local Government Act 2009 and s 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.*
 - a. *In respect of places of public worship and nursing homes listed under s 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.*

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- (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 2022 the rate shall be apportioned.*
- (ix) *Each 1.8m of urinal or part thereof shall be deemed to be one W.C.*
- (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 \$998.98 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.*
- (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 sewerage service area.*

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3. Water Utility Charges:

- A. *In accordance with s 94 of the Local Government Act 2009 and s 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 2022-2023 financial year on the following basis:-

- (a) **RESIDENTIAL and "ALL OTHER LAND" (excluding Commercial and Rural Productive)**
- (vi) *An access charge of \$367.83 shall be applied for each barrack, each residence, each flat, each strata title unit and each vacant allotment; and*
- (vii) *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 \$1.63 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 \$367.83 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 \$1.75 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 \$367.83 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 \$1.63 per kilolitre for all water passing through the water meter subject to a water notice issued within the financial year.*

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(d) *UNTREATED WATER SCHEME RESIDENTIAL*

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

- (i) *An access charge of \$367.83 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 \$1.32 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 \$367.83 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 \$1.41 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 2022 the charge made shall be at the rate specified for the 2022-2023 financial year.*

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- (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.*
- (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 s 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:

In accordance with s 133 of the Local Government Regulation 2012, interest at the rate of eight point seventeen percent (8.17%) 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 s 107 of the Local Government Regulation 2012 and s 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 2022 to 31 December 2022 - in July/August 2022; and
 - For the half year 1 January 2023 to 30 June 2023 - in January/February 2023.*
- (b) *Water Utility Charges (Access and Water Usage Charges) imposed for the 2022/23 financial year will be issued three times a year.*
- (c) *In accordance with s 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) *In accordance with s 120, s 121 and s 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 Rates pensioner remission policy and Revenue Statement.*
- (b) *In accordance with s 120, s 121 and s 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 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*

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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 s 120, s 121 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 s 120, s 121 and s 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:*
- (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 up to 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 up to 35% of the general rate.*
- (a) *In accordance with s 120, s 121 and s 122 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

3.9. STATEMENT OF ESTIMATED FINANCIAL POSITION 2021-2022

Tara Killeen, Chief Financial Officer

Moved Cr Scomazzon

Seconded Cr Zammataro

- Pursuant to s 205 of the Local Government Regulation 2012, the Statement of the Financial Operations and Financial Position of the Council in respect of the 2021-2022 financial year ("the Statement of Estimated Financial Position") be received and its contents noted.*
- The Financial Report for the period ended 31 May 2022 be noted.*

Carried Unanimously

3.10. ANNUAL BUDGET 2022-2023

Tara Killeen, Chief Financial Officer

Moved Cr Kerr

Seconded Cr Scomazzon

In accordance with s 169 and s 170 of the Local Government Regulation 2012, Council's Budget for the 2022-2023 financial year, incorporating:

- The statement of income and expenditure*
- The statement of financial position;*

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3. *The statement of cash flow;*
4. *The statement of changes in equity;*
5. *The long-term financial forecast;*
6. *The relevant measures of financial sustainability;*
7. *Budgeted sources and application of Capital Funding*
8. *Budgeted movement in Reserves*
9. *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*
10. *Capital works program*
11. *The revenue statement; and*
12. *The revenue policy (adopted by Council resolution on 29 March 2022), as tabled, be adopted.*

Mayor's Budget Speech

As we present Douglas Shire Council's Budget for the 2022/23 financial year, I would like to take a moment to reflect on the difficult period our region has just been through, and spare a thought for those who continue to face difficulties unlike anything we could have ever predicted.

Since the start of 2020, when this term of council began, Douglas has faced challenge after challenge outside the normal trials of day-to-day council operations.

Our community's resilience during the COVID-19 pandemic, when vital visitor markets were cut off, deserves to be commended. I personally saw how many businesses diversified their offerings and made difficult decisions in order to see through what was in front of them.

Today's budget is the first in the post-pandemic era, which I say with caution as whilst we may have made it through the lock downs, lock outs and mandatory responses, the long-term effects of Covid-19 are still all around us.

I haven't even mentioned the global issues such as the war in Ukraine, which is placing pressure on our economy.

As we sit here today, there are positives. Port Douglas is over-flowing with tourists for school holidays, houses are being built at new subdivisions and Council continues to deliver the projects and services our community deserves and requires.

But we are clearly facing many new challenges. Global supply chains are facing significant disruptions. Prices are skyrocketing, products are harder to find, housing for staff is becoming non-existent, labour shortages are hurting industries and higher costs of living are affecting all our community.

People can see this right across the economy, whether it is going to the grocery store, putting fuel in your car, or building something - costs are increasing at an elevated rate, and these are also real costs for Council to consider when budgeting to provide for our shire.

As a shire, the record low rental vacancy rates need to be a concern. However, this phenomenon is not restricted to just Douglas. In Canberra last week, it was the predominant discussion at the Australian Local Government Association conference. Over 95% of attendees agreed the country was experiencing a housing crisis. We will continue to lobby the other levels of government to assist in finding realistic solutions to address the housing crisis.

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I believe this team of Councillors has managed to get the best result we can to keep the broader general rate rise for residents as low as possible and below CPI, while keeping this Council in a good financial position.

This \$53.6 million-dollar budget includes a \$13.7 million dollar capital works program featuring 57 projects.

Our community will see a \$4.7 million investment in roads and transport infrastructure, \$3.27 million pumped into continuing improvements of our water supply and \$1.83 million into community facilities, including parks and gardens.

We will be spending \$1.1 million on expanding the Smart Water Meter Program to all properties with reticulated water supply in the Douglas Shire. Council is already saving 200 kilolitres, or five backyard swimming pools every day after installing 900 meters during the first stage in Port Douglas earlier this year.

With the Mossman-to-Cooya Beach cycleway nearing completion, another \$190,000 will be spent on a design the final stretch of the pathway from Cooya Beach back to the Captain Cook Highway, and the design of a section from Captain Cook Highway to Lakeland Avenue in Port Douglas.

The cycleways are part of a package of projects such as streetscape improvements, sports masterplan upgrades and parks refresh aimed at giving Douglas Shire residents greater experiences and an even better place to live.

In the next 12 months, Council will spend more than \$21 million on material and services providing potential opportunity for local businesses to work with us.

This is a solid budget which keeps the broader general rate rises below the current CPI of 6%, maintains service levels and ensures we continue to track to financial sustainability considerably earlier than first predicted at the height of the COVID pandemic.

We did this while continuing to address the inequities in the rating structure through stage 2 of an independent review into our rating categories.

During this review, a 3.9% general rate increase was applied across the board with variations to different categories. To put that in perspective, for a category one property, where a ratepayer lives at the address, the median rate increase is \$43 per year, or 82 cents per week.

For a property in residential rating category five, where a ratepayer does not live at the address, the median rate increase is \$93 per year, or \$1.78 per week. This is the same median rate increase for building units where the ratepayer does not live at the address.

This was done by considering feedback from organisations and ratepayers when undertaking the review, as well as recent land valuations completed by the Department of Resources.

Compared to other similar-sized regions across the state, Douglas is in a strong position and despite our small population, we are able to offer a wide, varied and high level of service to our rate base.

I believe that this is a sensible, budget which is designed to set this Council up to weather the increasing challenges facing all governments and businesses in coming years.

Carried Unanimously

CLOSURE OF MEETING

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The meeting closed at 11.20am.

CONFIRMED THIS 26TH DAY OF JULY 2022



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MAYOR/CHAIR