

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

The Douglas Shire Council decided to levy Differential General Rates in accordance with section 94 of the *Local Government Act 2009* and sections 80 and 81 of the *Local Government Regulation 2012*, for the year ended 30th June 2021.

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

RATING CATEGORIES	CRITERIA	MINIMUM & RATE IN THE
<b>Category 1 Residential</b>	<p><u>Description</u> Residential properties used, or capable of being used, for residential purposes with a valuation from \$1 to \$250,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-            01 Vacant urban land (excluding those included in commercial category 11 and 12);            02 Residential single unit dwelling - urban and rural;            04 Large homesite - vacant urban and rural (excluding those in category 7 and those in commercial category – 11 and 12);            05 Large homesite - dwelling - urban and rural; (excluding those in category 7);            06 Outbuildings (excluding those in category 7 and those in commercial category 11 and 12            09 Group Titles;            94 Vacant rural land.</p>	<p><b>Minimum</b> \$1,045.00</p> <p><b>Rate in the Dollar</b> 0.751416</p>
<b>Category 2 Residential</b>	<p><u>Description</u> Residential properties used, or capable of being used, for residential purposes with a valuation from \$250,001 to \$500,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-            01 Vacant urban land (excluding those included in commercial category 11 and 12);            02 Residential single unit dwelling - urban and rural;            04 Large homesite - vacant urban and rural (excluding those in category 7 and those in commercial category – 11 and 12);            05 Large homesite - dwelling - urban and rural; (excluding those in category 7);            06 Outbuildings (excluding those in category 7 and those in commercial category 11 and 12            09 Group Titles;            94 Vacant rural land.</p>	<p><b>Minimum</b> \$2,108.00</p> <p><b>Rate in the Dollar</b> 0.731094</p>
<b>Category 3 Residential</b>	<p><u>Description</u> Residential properties used, or capable of being used, for residential purposes with a valuation from \$500,001 to \$1,000,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-            01 Vacant urban land (excluding those included in commercial category 11 and 12);            02 Residential single unit dwelling - urban and rural;            04 Large homesite - vacant urban and rural (excluding those in category 7 and those in commercial category – 11 and 12);            05 Large homesite - dwelling - urban and rural; (excluding those in category 7);            06 Outbuildings (excluding those in category 7 and those in commercial category 11 and 12            09 Group Titles;            94 Vacant rural land.</p>	<p><b>Minimum</b> \$4,077.00</p> <p><b>Rate in the Dollar</b> 0.673805</p>
<b>Category 4 Residential</b>	<p><u>Description</u> Residential properties used, or capable of being used, for residential purposes with a valuation from \$1,000,001 to \$1,300,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-            01 Vacant urban land (excluding those included in commercial category 11 and 12);            02 Residential single unit dwelling - urban and rural;            04 Large homesite - vacant urban and rural (excluding those in category 7 and those in commercial category – 11 and 12);            05 Large homesite - dwelling - urban and rural; (excluding those in category 7);            06 Outbuildings (excluding those in category 7 and those in commercial category 11 and 12            09 Group Titles;            94 Vacant rural land.</p>	<p><b>Minimum</b> \$7,446.00</p> <p><b>Rate in the Dollar</b> 0.649478</p>
<b>Category 5 Residential</b>	<p><u>Description</u> Residential properties used, or capable of being used, for residential purposes with a valuation from \$1,300,001 to \$2,000,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-            01 Vacant urban land (excluding those included in commercial category 11 and 12);            02 Residential single unit dwelling - urban and rural;            04 Large homesite - vacant urban and rural (excluding those in category 7 and those in commercial category – 11 and 12);            05 Large homesite - dwelling - urban and rural; (excluding those in category 7);            06 Outbuildings (excluding those in category 7 and those in commercial category 11 and 12            09 Group Titles;            94 Vacant rural land.</p>	<p><b>Minimum</b> \$8,753.00</p> <p><b>Rate in the Dollar</b> 0.558504</p>

RATING CATEGORIES	CRITERIA	MINIMUM & RATE IN THE
<b>Category 6 Residential</b>	<p><u>Description</u> Residential properties used, or capable of being used, for residential purposes with a valuation greater than \$2,000,000.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-  01 Vacant urban land (excluding those included in commercial category 11 and 12);  02 Residential single unit dwelling - urban and rural;  04 Large homesite - vacant urban and rural (excluding those in category 7 and those in commercial category – 11 and 12);  05 Large homesite - dwelling - urban and rural; (excluding those in category 7);  06 Outbuildings (excluding those in category 7 and those in commercial category 11 and 12  09 Group Titles;  94 Vacant rural land.</p>	<p><b>Minimum</b> \$11,491.00</p> <p><b>Rate in the Dollar</b> 0.398230</p>
<b>Category 7 Residential</b>	<p>(i) <u>Description</u> Residential properties (excluding those in categories 1 to 6) where that land's Planning Area is included in the 2018 Douglas Shire Planning Scheme Version 1.0. or the Integrated Resort Development Act 1987 (Mirage Port Douglas Scheme) as Low Density with a total land area over 10 Hectares or Residential 1 with a total land area over 0.5 Hectares or Residential 2 with a total land area over 3.5 Hectares or Residential 3 with a total land area over 0.5 Hectares or Tourist and Residential with a total land area over 0.5 Hectares or Community Facilities with a total land area over 1 Hectare.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-  04 Large Homesite - Vacant Urban and Rural (excluding those in commercial category 11 and 12);  06 Outbuildings (excluding those in commercial category 11 and 12); and</p> <p>(ii) <u>Description</u> Properties (excluding those in categories 1 to 6) where that land's Planning Area is included in the 2018 Douglas Shire Planning Scheme Version 1.0. or the Integrated Resort Development Act 1987 (Mirage Port Douglas Scheme) as Residential 1 with a total land area over 5 Hectares or Residential 2 with a total land area over 3.5 Hectares or Residential 3 with a total land area over 1.5 Hectares or Tourist and Residential with a total land area over 0.5 Hectares or Community Facilities with a total land area over 1 Hectare.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category:-  05 Large Homesite – Dwelling - Urban and Rural; and</p> <p>(iii) <u>Description</u> As well as those properties used as Residential Institutions (non-medical care).</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category:-  21 Residential Institutions (non-medical care);</p>	<p><b>Minimum</b> \$1,045.00</p> <p><b>Rate in the Dollar</b> 0.831195</p>
<b>Category 8 Residential</b>	<p><u>Description</u> Residential properties that are used for residential purposes and the lot is part of a Community Title Scheme.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category:-  08 Building Units.</p>	<p><b>Minimum</b> \$1,045.00</p> <p><b>Rate in the Dollar</b> 1.418219</p>
<b>Category 9 Residential</b>	<p><u>Description</u> Residential properties that are used for multi residential (flats) purposes.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category:-  03 Multi Unit Dwelling (Flats)</p>	<p><b>Minimum</b> \$1,567.00</p> <p><b>Rate in the Dollar</b> 1.014111</p>
<b>Category 10 Residential</b>	<p><u>Description</u> Residential properties that comply with section 50 of the <i>Land Valuation Act 2010</i>.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category:-  72 Residential land which is subject to section 50 of the <i>Land Valuation Act 2010</i>.</p>	<p><b>Minimum</b> NIL</p> <p><b>Rate in the Dollar</b> 0.751416</p>

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<p><b>Category 11 Commercial</b></p>	<p><u>Description</u> Commercial properties that are used, or capable of being used, for commercial/industrial purposes in the localities of Cooya, Mossman and other localities to the north of Mossman (excluding those in Categories 13 and 14).</p>	<p><b>Minimum</b> \$1,076.00</p> <p><b>Rate in the Dollar</b> 1.089145</p>																																																																								
<p><b>Category 12 Commercial</b></p>	<p><u>Description</u> Commercial properties that are used, or capable of being used, for commercial/industrial purposes in the localities of Port Douglas, Craiglie and other localities to the south of Craiglie (excluding those in Categories 13 and 14).</p> <p><u>Identification</u> Ordinarily properties with the following land use codes would fall within this category:-</p> <table border="0" data-bbox="240 613 1326 1272"> <tr> <td>07 Guest House/Private Hotel;</td> <td>27 Hospitals;</td> <td>49 Caravan Parks;</td> </tr> <tr> <td>08 Building Units;</td> <td>Convallescent Homes</td> <td>50 Other Clubs</td> </tr> <tr> <td>09 Group Titles;</td> <td>(Medical Care) (Private);</td> <td>Non-Business;</td> </tr> <tr> <td>10 Combined Multi Dwelling and Shop;</td> <td>28 Warehouses and Bulk Stores;</td> <td>51 Religious;</td> </tr> <tr> <td>11 Shop - Single;</td> <td>29 Transport Terminal;</td> <td>52 Cemeteries (including Crematoria);</td> </tr> <tr> <td>12 Shops - Shopping group (more than 6 shops);</td> <td>30 Service Station;</td> <td>55 Library;</td> </tr> <tr> <td>13 Shopping group (2 to 6 shops);</td> <td>31 Oil Depots and Refinery;</td> <td>56 Showgrounds Racecourses</td> </tr> <tr> <td>14 Shops - Main Retail;</td> <td>32 Wharves;</td> <td>Airfields;</td> </tr> <tr> <td>15 Shops - Secondary Retail;</td> <td>33 Builders Yard/Contractors Yard;</td> <td>57 Parks and Gardens;</td> </tr> <tr> <td>16 Drive In Shopping Centres;</td> <td>34 Cold Stores - Iceworks;</td> <td>58 Educational – including Kindergartens;</td> </tr> <tr> <td>17 Restaurant;</td> <td>35 General Industry;</td> <td>91 Transformers;</td> </tr> <tr> <td>18 Special Tourist Attraction;</td> <td>36 Light Industry;</td> <td>92 Defence Force establishments;</td> </tr> <tr> <td>19 Walkway;</td> <td>37 Noxious/Offensive Industry;</td> <td>95 Reservoir, Dam, Bores;</td> </tr> <tr> <td>20 Marina;</td> <td>38 Advertising - Hoarding;</td> <td>96 Public Hospital;</td> </tr> <tr> <td>22 Car Park;</td> <td>39 Harbour Industries;</td> <td>97 Welfare Homes/Institutions;</td> </tr> <tr> <td>23 Retail Warehouse;</td> <td>40 Extractive;</td> <td>99 Community Protection Centre.</td> </tr> <tr> <td>24 Sales Area Outdoor;</td> <td>41 Child Care;</td> <td></td> </tr> <tr> <td>25 Offices;</td> <td>42 Hotel/Tavern;</td> <td></td> </tr> <tr> <td>26 Funeral Parlours;</td> <td>43 Motel;</td> <td></td> </tr> <tr> <td></td> <td>44 Nurseries;</td> <td></td> </tr> <tr> <td></td> <td>45 Theatres and Cinemas;</td> <td></td> </tr> <tr> <td></td> <td>46 Drive-In Theatres;</td> <td></td> </tr> <tr> <td></td> <td>47 Licensed Clubs;</td> <td></td> </tr> <tr> <td></td> <td>48 Sports Clubs/Facilities;</td> <td></td> </tr> </table> <p>(ii) <u>Description</u> Also including the following properties where that land is included as Commercial and Industry Planning Areas in 2018 Douglas Shire Planning Scheme Version 1.0.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-</p> <p>01 Vacant urban land;</p> <p>04 Large vacant urban land;</p> <p>06 Outbuildings;</p> <p>09 Group Titles;</p> <p>72 Refer to section 50 of the <i>Land Valuation Act 2010</i>.</p>	07 Guest House/Private Hotel;	27 Hospitals;	49 Caravan Parks;	08 Building Units;	Convallescent Homes	50 Other Clubs	09 Group Titles;	(Medical Care) (Private);	Non-Business;	10 Combined Multi Dwelling and Shop;	28 Warehouses and Bulk Stores;	51 Religious;	11 Shop - Single;	29 Transport Terminal;	52 Cemeteries (including Crematoria);	12 Shops - Shopping group (more than 6 shops);	30 Service Station;	55 Library;	13 Shopping group (2 to 6 shops);	31 Oil Depots and Refinery;	56 Showgrounds Racecourses	14 Shops - Main Retail;	32 Wharves;	Airfields;	15 Shops - Secondary Retail;	33 Builders Yard/Contractors Yard;	57 Parks and Gardens;	16 Drive In Shopping Centres;	34 Cold Stores - Iceworks;	58 Educational – including Kindergartens;	17 Restaurant;	35 General Industry;	91 Transformers;	18 Special Tourist Attraction;	36 Light Industry;	92 Defence Force establishments;	19 Walkway;	37 Noxious/Offensive Industry;	95 Reservoir, Dam, Bores;	20 Marina;	38 Advertising - Hoarding;	96 Public Hospital;	22 Car Park;	39 Harbour Industries;	97 Welfare Homes/Institutions;	23 Retail Warehouse;	40 Extractive;	99 Community Protection Centre.	24 Sales Area Outdoor;	41 Child Care;		25 Offices;	42 Hotel/Tavern;		26 Funeral Parlours;	43 Motel;			44 Nurseries;			45 Theatres and Cinemas;			46 Drive-In Theatres;			47 Licensed Clubs;			48 Sports Clubs/Facilities;		<p><b>Minimum</b> \$1,076.00</p> <p><b>Rate in the Dollar</b> 0.892400</p>
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<p><b>Category 13 Commercial</b></p>	<p>Commercial properties used by Not for Profit Recreation, Sporting and Community Groups that are eligible for Rates Based Financial Assistance.</p>	<p><b>Minimum</b> \$1,045.00</p>																																																																								
<p><b>Category 14 Commercial</b></p>	<p><u>Description</u> Properties in this category must qualify for rate assistance under Council's Rates Based Financial Assistance Policy.</p> <p><u>Identification (as determined by the CEO)</u> Properties in this category are recipients of rate assistance under Council's Rates Based Financial Assistance</p> <p>Shopping Centres with a secondary land use of Marina with a total area over 1.5ha.</p> <p><u>Description</u> All properties which are predominantly used or intended for use as a Shopping Centre and Marina which:</p> <p>(a) Have an area in excess of 5 ha; and</p> <p>(b) Contain a building or group of buildings comprising more than six shops.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use code would fall within this category:-</p> <p>12 Shops - Shopping group (more than 6 shops).</p>	<p><b>Rate in the Dollar</b> 0.799379</p> <p><b>Minimum</b> \$304,204.00</p> <p><b>Rate in the Dollar</b> 4.344162</p>																																																																								

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<b>Category 15 Rural Productive</b>	<p><u>Description</u> Properties which are used predominately for Primary Production.</p> <p><u>Identification (as determined by the CEO)</u> Ordinarily properties with the following land use codes would fall within this category:-</p> <table border="0"> <tr> <td>60 Sheep Grazing - Dry;</td> <td>71 Oil Seeds;</td> <td>83 Small Crops and Fodder Irrigated;</td> </tr> <tr> <td>61 Sheep Breeding;</td> <td>73 Grains;</td> <td>84 Small Crops Fodder Non-irrigated;</td> </tr> <tr> <td>64 Cattle Grazing - Breeding;</td> <td>74 Turf Farms;</td> <td>85 Pigs;</td> </tr> <tr> <td>65 Cattle Breeding and Fattening;</td> <td>75 Sugar Cane</td> <td>86 Horses;</td> </tr> <tr> <td>66 Cattle Fattening;</td> <td>76 Tobacco;</td> <td>87 Poultry;</td> </tr> <tr> <td>67 Goats;</td> <td>77 Cotton;</td> <td>88 Forestry and Logs;</td> </tr> <tr> <td>68 Milk - Quota;</td> <td>78 Rice;</td> <td>89 Animals Special;</td> </tr> <tr> <td>69 Milk - No Quota;</td> <td>79 Orchards;</td> <td>93 Peanuts</td> </tr> <tr> <td>70 Cream;</td> <td>80 Tropical Fruits;</td> <td></td> </tr> <tr> <td></td> <td>81 Pineapples;</td> <td></td> </tr> <tr> <td></td> <td>82 Vineyards;</td> <td></td> </tr> </table>	60 Sheep Grazing - Dry;	71 Oil Seeds;	83 Small Crops and Fodder Irrigated;	61 Sheep Breeding;	73 Grains;	84 Small Crops Fodder Non-irrigated;	64 Cattle Grazing - Breeding;	74 Turf Farms;	85 Pigs;	65 Cattle Breeding and Fattening;	75 Sugar Cane	86 Horses;	66 Cattle Fattening;	76 Tobacco;	87 Poultry;	67 Goats;	77 Cotton;	88 Forestry and Logs;	68 Milk - Quota;	78 Rice;	89 Animals Special;	69 Milk - No Quota;	79 Orchards;	93 Peanuts	70 Cream;	80 Tropical Fruits;			81 Pineapples;			82 Vineyards;		<p><b>Minimum</b> \$1,076.00</p> <p><b>Rate in the Dollar</b> 1.185132</p>
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<b>Category 16 All Other Land</b>	<p>All land which is not otherwise categorized.</p>	<p><b>Minimum</b> \$1,045.00</p> <p><b>Rate in the Dollar</b> 0.751416</p>																																	

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

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

**THE CATEGORY IN WHICH YOUR PROPERTY HAS BEEN INCLUDED IS PRINTED ON THE FACE OF THE RATE NOTICE. THIS CATEGORY HAS BEEN IDENTIFIED BY THE DOUGLAS SHIRE COUNCIL.**

**IMPORTANT**

You are further advised:

- a) if you consider that, as at the date of issue of the rate notice, your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in another of the categories listed in the notice you may object against the categorisation of your land by posting to or lodging with the Douglas Shire Council a notice of objection in the prescribed form within thirty (30) days of such date of issue. (Copies of this form are available at the Shire Office.)
- b) that the only grounds on which you may so object are that your land should, having regard to the criteria adopted by the Douglas Shire Council, have been included in some other category.
- c) that the posting to or lodging of an objection with the Douglas Shire Council shall not in the meantime interfere with or affect the levy and recovery of the rates referred to in the rate notice; and
- d) that where by reason of the decision of the Douglas Shire Council (in consultation with the Department of Natural Resources and Mines) on the objection the land is taken to have been included in another category as at the date of issue of the rate notice an adjustment of the amount of rates levied or, as the case may be, the amount of rates paid shall be made in accordance with the provisions of Section 91 of the *Local Government Regulation 2012*.
- e) Postal Address – The Chief Executive Officer, Douglas Shire Council, PO Box 723, Mossman QLD 4873
- f) If you are dissatisfied with the decision of the Chief Executive Officer an appeal may be filed with the Land Court.