



# **MINUTES**

**Wednesday, 20 July 2022**

**Special Council Meeting**

**MINUTES OF MAREEBA SHIRE COUNCIL  
SPECIAL COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBERS  
ON WEDNESDAY, 20 JULY 2022 AT 9:00AM**

**1 MEMBERS IN ATTENDANCE**

Cr Kevin Davies (Chair), Cr Mary Graham, Cr Lenore Wyatt, Cr Lachlan (Locky) Bensted, Cr Daniel (Danny) Bird, Cr Mario Mlikota

Cr Angela Toppin (Mayor) via teleconference

**2 OFFICE OF THE CEO**

**7.1 ADOPTION OF THE 2022/23 BUDGET**

**RESOLUTION 2022/128**

Moved: Cr Mario Mlikota

Seconded: Cr Lachlan (Locky) Bensted

That Council determine the Budget and Rating Resolutions set out hereunder:

**2021/22 Statement of Estimated Financial Position**

Council resolves, pursuant to section 205(2) of the *Local Government Regulation 2012*, to receive and note the contents of the statement of the financial operations and financial position of the Council in respect of the previous financial year ("the Statement of Estimated Financial Position").

**2022/23 Budget**

Council resolves, pursuant to sections 169 and 170 of the *Local Government Regulation 2012*, to adopt the Council Budget for the 2022/23 financial year, incorporating: -

- i. The statement of financial position (appearing on page 3 of "MSC Budget – 1 July 2022 to 30 June 2023");
- ii. The statement of cash flow (appearing on page 4 of "MSC Budget – 1 July 2022 to 30 June 2023");
- iii. The statement of income and expenditure (appearing on page 2 of "MSC Budget – 1 July 2022 to 30 June 2023");
- iv. The statement of changes in equity (appearing on page 5 of "MSC Budget – 1 July 2022 to 30 June 2023");
- v. The long-term financial forecast (appearing on page 18 of "MSC Budget – 1 July 2022 to 30 June 2023");
- vi. The revenue statement (appearing at pages 21 to 64 of "MSC Budget – 1 July 2022 to 30 June 2023");

- vii. The revenue policy (appearing at pages 91 to 93 of “MSC Budget – 1 July 2022 to 30 June 2023”);
- viii. The relevant measures of financial sustainability (appearing on pages 19 of “MSC Budget – 1 July 2022 to 30 June 2023”); and
- ix. 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 (appearing on pages 6 of “MSC Budget – 1 July 2022 to 30 June 2023”).

### **2022/23 The Differential General Rate**

Council resolves for the period 1 July 2022 to 30 June 2023:

- (a) pursuant to section 81 of the *Local Government Regulation 2012*, the categories into which rateable land is categorised and the description of those categories, is as per Columns 1 and 2 of the table that follows; and
- (b) 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 is as per Column 3 of the table that follows; and
- (c) 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 per Column 4 of the table that follows; and
- (d) pursuant to sections 81(4) and 81(5) of the *Local Government Regulation 2012*, to delegate to the Chief Executive Officer the power to identify the rating category to which each parcel of rateable land belongs.

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate (Regulation, section 77)
A1 - Residential (Urban) - \$0 to \$78,000	<p>All land having a rateable value of between \$0 and \$78,000 that is used for single unit residential purposes or any other rateable land not otherwise categorised including:</p> <ul style="list-style-type: none"> <li>•properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area less than or equal to 1,000m<sup>2</sup>; and</li> <li>•all residential land inside of the urban nodes.</li> </ul>	0.01509	\$1,139.00
A2 - Residential (Urban) - \$78,001 to \$90,000	<p>All land having a rateable value of between \$78,001 and \$90,000 that is used for single unit residential purposes or any other rateable land not otherwise categorised including:</p> <ul style="list-style-type: none"> <li>•properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area less than or equal to 1,000m<sup>2</sup>; and</li> <li>•all residential land inside of the urban nodes.</li> </ul>	0.01476	\$1,178.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
A3 - Residential (Urban) - \$90,001 to \$140,000	<p>All land having a rateable value of between \$90,001 and \$140,000 that is used for single unit residential purposes or any other rateable land not otherwise categorised including:</p> <ul style="list-style-type: none"> <li>•properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area less than or equal to 1,000m<sup>2</sup>; and</li> <li>•all residential land inside of the urban nodes.</li> </ul>	0.00985	\$1,329.00
A4 - Residential (Urban) - \$140,001 to \$240,000	<p>All land having a rateable value of between \$140,001 and \$240,000 that is used for single unit residential purposes or any other rateable land not otherwise categorised including:</p> <ul style="list-style-type: none"> <li>•properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area less than or equal to 1,000m<sup>2</sup>; and</li> <li>•all residential land inside of the urban nodes.</li> </ul>	0.00850	\$1,379.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
A5 - Residential (Urban) - \$240,001 to \$750,000	<p>All land having a rateable value of between \$240,001 and \$750,000 that is used for single unit residential purposes or any other rateable land not otherwise categorised including:</p> <ul style="list-style-type: none"> <li>•properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area less than or equal to 1,000m<sup>2</sup>; and</li> <li>•all residential land inside of the urban nodes.</li> </ul>	0.00740	\$2,040.00
A6 - Residential (Urban) – Greater than \$750,000	<p>All land having a rateable value of more than \$750,000 that is used for single unit residential purposes or any other rateable land not otherwise categorised including:</p> <ul style="list-style-type: none"> <li>•properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area less than or equal to 1,000m<sup>2</sup>; and</li> <li>•all residential land inside of the urban nodes.</li> </ul>	0.00720	\$5,550.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
B2 – Multi Unit - 2 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 2 units/flats.	0.01140	\$1,139.00
B3 – Multi Unit - 3 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 3 units/flats.	0.01140	\$1,709.00
B4 – Multi Unit - 4 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 4 units/flats.	0.01140	\$2,278.00
B5 – Multi Unit - 5 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> ,	0.01140	\$2,848.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate (Regulation, section 77)
B6 – Multi Unit - 6 Units	comprising of 5 units/flats. All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 6 units/flats.	0.01140	\$3,417.00
B7 – Multi Unit - 7 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 7 units/flats.	0.01140	\$3,987.00
B8 – Multi Unit - 8 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 8 units/flats.	0.01140	\$4,556.00
B9 – Multi Unit - 9 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community</i>	0.01140	\$5,125.00



	<i>Management Act 1997, comprising of 9 units/flats.</i>		
Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate (Regulation, section 77)
B10 – Multi Unit - 10 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997, comprising of 10 units/flats.</i>	0.01140	\$5,694.00
B11 – Multi Unit - 11 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997, comprising of 11 units/flats.</i>	0.01140	\$6,264.00
B12 – Multi Unit - 12 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997, comprising of 12 units/flats.</i>	0.01140	\$6,833.00
B13 – Multi Unit - 13 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997, comprising of 13 units/flats.</i>	0.01140	\$7,403.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
B14 – Multi Unit - 14 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 14 units/flats.	0.01140	\$7,972.00
B15 – Multi Unit - 15 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 15 units/flats.	0.01140	\$8,542.00
B16 – Multi Unit - 16 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 16 units/flats.	0.01140	\$9,111.00
B17 – Multi Unit - 17 Units	All land used for multi-unit dwellings and flats excluding properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> , comprising of 17 units/flats.	0.01140	\$9,681.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
C1 – Non-Residential	All other non-residential land excluding land categorised under categories D1, E1-E4, H1, I1-I3, J1, K1 and L1-L5 including properties where the Building Unit Plan, Group Title Plan or Community Title Scheme is lodged under the <i>Body Corporate and Community Management Act 1997</i> that operate as a commercial business e.g.: unit of shops, holiday villas etc	0.01317	\$1,278.00
D1 – Major Drive-In Shop or Shopping Centre	All land used for a drive-in shop or shopping centre with a rateable valuation greater than or equal to \$1,000,000.	0.02002	\$32,825.00
E1 – Mining Lease/Claims	All land where mining leases and claims are used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , and where no operators or employees reside on the property and employs less than 5 employees.	0.06077	\$556.00
E2 – Mining Lease/Claims	All land where mining leases and claims are used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , and where one or more of the operators or employees reside on the property and employs less than 5 employees.	0.07922	\$1,139.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
E3 – Mining Lease/Claims	All land where mining leases and claims are used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , and employs between 5 - 20 employees.	0.37970	\$57,681.00
E4 – Mining Lease/Claims	All land where mining leases and claims are used for prospecting, developing or use as a mine as defined in the <i>Mineral Resources Act 1989</i> , and employs over 20 employees.	0.75937	\$115,362.00
F1 – Primary Production	All land area which is predominately used for primary production purposes other than those properties defined as Category G1 or G2.	0.00814	\$1,849.00
G1 – Large Grazing Properties- \$0 to \$8,000,000	All land having a rateable value of between \$0 and \$8,000,000 that is used for the primary purpose of raising livestock and land area exceeds 5,000 hectares.	0.00575	\$3,000.00
G2 – Large Grazing Properties) – Greater than \$8,000,000	All land having a rateable value of more than \$8,000,000 that is used for the primary purpose of raising livestock and land area exceeds 5,000 hectares.	0.00400	\$46,000.00
H1 – Specialty Industries	All land used for the slaughtering and processing of poultry	0.01808	\$37,045.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate (Regulation, section 77)
I1 – Extractive Industry (Quarry) – maximum of 5,000 tonnes per annum	All land used or capable of being used for extractive industry purposes, where the quantity of material capable of being extracted &/or screened is up to a maximum of 5,000 tonnes per annum.	0.00740	\$572.00
I2 – Extractive Industry (Quarry) – between 5,001 and 100,000 tonnes per annum (inclusive)	All land used or capable of being used for extractive industry purposes, where the quantity of material capable of being extracted &/or screened is between 5,001 tonnes and 100,000 tonnes per annum.	0.00147	\$627.00
I3 – Extractive Industry (Quarry) – greater than 100,000 tonnes per annum	All land used or capable of being used for extractive industry purposes, where the quantity of material capable of being extracted &/or screened is greater than 100,000 tonnes per annum.	0.00056	\$685.00
J1 – Heavy Industry - Sugar Mill	Land used for a sugar mill	0.31256	\$90,642.00
K1 – Heavy Industry - Waste Facility	Land used for a large commercial waste facility.	0.22898	\$69,839.00
L1 - Renewable Energy	All land used for renewable energy where the combined output capacity is capable of 0 MW to <50 MW.	0.03867	\$18,644.00
L2 - Renewable Energy	All land used for renewable energy where the combined output capacity is capable of 50 MW to <100 MW.	0.03867	\$31,907.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
L3 - Renewable Energy	All land used for renewable energy where the combined output capacity is capable of 100 MW to <150 MW.	0.03867	\$45,169.00
L4 - Renewable Energy	All land used for renewable energy where the combined output capacity is capable of 150 MW to <200 MW.	0.03867	\$58,432.00
L5 - Renewable Energy	All land used for renewable energy where the combined output is capable of 200 MW or greater.	0.03867	\$71,182.00
M1 – Residential (Rural) - \$0 to \$70,000	All residential land having a rateable value of between \$0 and \$70,000 outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area exceeding 1,000m <sup>2</sup> , other than land that is categorised as Category F1 (Primary Production).	0.01650	\$1,139.00
M2 – Residential (Rural) - \$70,001 to \$99,000	All residential land having a rateable value of between \$70,001 and \$99,000 outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area exceeding 1,000m <sup>2</sup> , other than land that is categorised as Category F1 (Primary Production).	0.01508	\$1,155.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
M3 – Residential (Rural) - \$99,001 to \$145,000	All residential land having a rateable value of between \$99,001 and \$145,000 outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area exceeding 1,000m <sup>2</sup> , other than land that is categorised as Category F1 (Primary Production).	0.01208	\$1,493.00
M4 – Residential (Rural) - \$145,001 to \$220,000	All residential land having a rateable value of between \$145,001 and \$220,000 outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area exceeding 1,000m <sup>2</sup> , other than land that is categorised as Category F1 (Primary Production).	0.00900	\$1,752.00
M5 – Residential (Rural) - \$220,001 to \$550,000	All residential land having a rateable value of between \$220,001 and \$550,000 outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area exceeding 1,000m <sup>2</sup> , other than land that is categorised as Category F1 (Primary Production).	0.00800	\$1,980.00

Column 1 - Category (Regulation, section 81)	Column 2 - Description (Regulation, section 81)	Column 3 – Differential General Rate  (Act, section 94; Regulation, section 80) Rate in Dollar	Column 4 – Minimum General Rate  (Regulation, section 77)
M6 – Residential (Rural) – greater than \$550,000	All residential land having a rateable value greater than \$550,000 outside of the urban nodes, or all land where the Building Unit Plan or Group Titles Plan is lodged under the <i>Body Corporate and Community Management Act 1997</i> with an area exceeding 1,000m <sup>2</sup> , other than land that is categorised as Category F1 (Primary Production).	0.00795	\$4,400.00
N1 – Unused land	All vacant land in the localities of Watsonville, Irvinebank, Mt Albion, Thornborough, Stannary Hills, Chillagoe, Dimbulah and Mungana that is not used for any purpose and is not included in any other category.	1.01000	Nil
O1 - Multi-Residential Gated Resorts	All land used for residential resorts or other similar purposes within a gated area.	0.01818	\$60,936.50
S1 – Approved subdividers	All land valued in accordance with the provisions of Section 49 of the <i>Land Valuation Act 2010</i> and Section 77 (3) of the <i>Local Government Regulation 2012</i> .	0.01328	Nil

### 2022/23 Sewerage Utility Charges

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



**Kuranda/Myola Sewerage**

- (a) The Kuranda/Myola Sewered Area shall be defined as that area which is indicated on the map titled "Sewerage Area - Kuranda" in Map 18 and "Sewerage Area - Myola" in Map 20 - of "MSC Budget – 1 July 2022 to 30 June 2023"
- (b) The Kuranda/Myola Sewerage Charge shall be levied on all properties located within the defined area titled "Sewerage Area - Kuranda" and "Sewerage Area - Myola" and shall be levied on a per unit basis as and set out on Schedule 1 (Page 52) of "MSC Budget - 1 July 2022 to 30 June 2023".
- (c) The Kuranda/Myola Sewerage Charge shall be levied at \$791.00 per unit for vacant lots, \$970.00 per unit for each residential dwelling or unit/flat and \$323.00 per unit for all non-residential units.
- (d) For those properties that share both residential and non-residential structures, the premises shall be considered mixed use premises attracting both unit and charge per unit factors for each type of structure.

**Mareeba Sewerage**

- (a) The Mareeba Sewered Area shall be defined as that area which is indicated on the map titled "Sewerage Area - Mareeba" in Map 19 of "MSC Budget - 1 July 2022 to 30 June 2023".
- (b) The Mareeba Sewerage Charge shall be levied on all properties located within the defined area titled "Sewerage Area - Mareeba" on a per unit basis and set out on Schedule 1 (Page 52 & 53) of "MSC Budget - 1 July 2022 to 30 June 2023".
- (c) The Mareeba Sewerage Charge shall be levied at \$791.00 per unit for each vacant lot, \$970.00 per unit for each residential dwelling or unit/flat and \$970.00 per pedestal/urinal for each non-residential unit.
- (d) For those properties that share both residential and non-residential structures, the premises shall be considered mixed use premises attracting both unit and charge per unit factors for each type of structure.

In respect of improvements erected during the year, sewerage charges shall be levied proportionally for the unexpired part of the year from the date Council determines the improvement is ready for occupation.

In circumstances where dwellings are built over the boundary line of two or more parcels and the ratepayer proves that this is the case, Council shall levy one sewerage access charge as if it were one parcel. In the situation that Council is currently charging one access charge for two parcels with a dwelling built over the boundary line, there will be no need for the ratepayer to provide further proof.

**2022/23 Waste Management Utility Charges**

Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, to make and levy utility charges for:

- (a) **Wheelie Bin** - \$318.00 per wheelie bin service - for supplying waste collection services to premises within the waste area for the financial year; and

- (b) **Waste Management Charge** - \$180.50 per assessable property - being the provision of a contribution towards the operating, managing and environmental compliance of refuse transfer stations and landfills within the Shire.

#### **Waste Collection Utility Charge (Wheelie Bin)**

Waste collection utility charges for land or structures where Council deems that a service will be supplied for each residence, flat or strata title unit, will be charged \$318.00 per wheelie bin service whether or not a service is rendered.

The service will be supplied to premises in the waste area which is defined as an area in which Council or Council's contractors provide a solid waste collection service as defined in Maps 6 to 17 of "MSC Budget - 1 July 2022 to 30 June 2023". Waste services for non-residential properties within Mareeba Shire Council are not provided.

In respect of improvements erected during the year, waste collection utility charges shall be levied proportionally for the unexpired part of the year from the date council determines the improvement is ready for occupation. For users, the charge will be for a weekly collection of one (1) wheelie bin. The proceeds from the charge will fund the operation of the collection service, transport management and costs of disposal of the refuse collected.

#### **Waste Management Utility Charge**

A utility charge for refuse transfer stations and landfills, to be known as the "Waste Management Charge" will be levied on all assessable properties within the boundaries of the Waste Management Charge Area as defined in Map 31 of "MSC Budget - 1 July 2022 to 30 June 2023" excluding Categories G and E other than the below listed properties within either Categories G and/or E that have reasonable access to the waste facilities funded by this utility charge:

- Lot 1 ML4798
- Lot 1 ML4867
- Lot 1 ML4919

The purpose of this charge is to provide a contribution to the operation, management and environmental compliance of refuse transfer stations and landfills in the Shire and includes the costs of pre-cyclone clean ups and waste education. Council is of the opinion that all assessable properties that fall within the abovementioned definition and declared area will benefit from the provision of these solid waste facilities and services.

The budgeted cost of managing and operating the refuse transfer stations and landfills is not fully funded by this utility charge. Further funding will be provided by other charges and revenue generated at the refuse transfer stations.

The Waste Management Charge will be \$180.50 per assessable property (as described above).

#### **2022/23 Water Utility Charges**

Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012*, to make and levy utility charges for supplying water to premises within the listed areas on a two-tier tariff system comprising of:

- (a) **Fixed Access Charge** - to cover Council's fixed costs in supplying water to the Water Areas as marked on the water supply maps for the relevant towns in Schedule 2 (Page 54) "MSC Budget - 1 July 2022 to 30 June 2023" and in Maps 32 to 37 - "MSC Budget - 1 July 2022 to 30 June 2023" (i.e. the costs which do not vary with the amount of water reticulated including interest and redemption charges incurred by Council); and

- (b) **Water Usage Charge** - for each kilolitre of water consumed, to cover Council's variable costs of operating, maintaining and managing the water supply system.

The Two-Tier Tariff Water Charges as shown below and on Schedule 2 (Page 54) "MSC Budget - 1 July 2022 to 30 June 2023" for Mareeba, Kuranda, Chillagoe, Dimbulah and Mt Molloy water areas will be levied during the 2022/23 financial year on properties located in the water areas within the Shire shown on the maps of the relevant water supply areas in Maps 32 to 37 - "MSC Budget - 1 July 2022 to 30 June 2023".

**Water Usage Charge**

<b>Classification</b>	<b>Chillagoe</b>	<b>Dimbulah</b>	<b>Mareeba</b>	<b>Kuranda</b>	<b>Mt Molloy (non- potable)</b>	<b>Other - Untreated Water</b>
First Tier Limit	0-550	0-550	0-550	0-550	0-550	0-3000
Second Tier Limit	>550	>550	>550	>550	>550	>3000
First Tier Charge	\$0.7788	\$0.7788	\$0.7788	\$0.7788	\$0.4485	\$0.1146
Second Tier Charge	\$1.5737	\$1.5737	\$1.5737	\$1.5737	\$1.4691	\$0.4948

Council believes that it is equitable for all users and potential users to contribute to the costs of the water supply system by way of an access charge and consumption charge. The consumption charge for water consumed conforms to the "user pays" principle.

The usage charge is levied on a two-tiered basis for the Mareeba, Kuranda, Chillagoe, Dimbulah and Mt Molloy water areas with a lower charge (First Tier Charge) for water consumption up to the First Tier Limit and a higher usage charge (Second Tier Charge) for consumption above the First Tier Limit.

The Fixed Access Charge is also applied to each separate parcel of vacant land within the water areas that is not connected to the Council's reticulated water supply system. Where a property is levied Multiple Fixed Access Charges, the first-tier limit shall increase proportionately.

For the purposes of levying the Fixed Access Charge, each property will be assessed on the basis of whether it is used for residential, non-residential or industrial purposes. Large commercial or industrial users are defined as those properties specifically identified as being high water consumers.

Charged per parcel of land or per improvement, whichever is the greater.

**Fixed Access Charge**

<b>Classification</b>	<b>Chillagoe</b>	<b>Dimbulah</b>	<b>Mareeba</b>	<b>Kuranda</b>	<b>Mt Molloy (non-potable)</b>	<b>Other - Untreated Water</b>
Vacant Land	\$776.00	\$776.00	\$776.00	\$776.00	\$714.00	\$638.00
Residential	\$776.00	\$776.00	\$776.00	\$776.00	\$714.00	\$638.00
Non-residential/Mixed-use structures/Metered Common Properties	\$776.00	\$776.00	\$776.00	\$776.00	\$714.00	\$638.00
Industrial Water	\$6,909.00	\$6,909.00	\$6,909.00	\$6,909.00	\$6,909.00	

For those properties that share both residential and non-residential structures, the premises shall be considered mixed use premises attracting residential, non-residential or non-standard access charges for each type of structure.

In circumstances where dwellings are built over the boundary line of two or more parcels and the ratepayer proves that this is the case, Council shall levy one water access charge as if it were one parcel. In the situation that Council is currently charging one access charge for two parcels with a dwelling built over the boundary line, there will be no need for the ratepayer to provide further proof.

In respect of improvements erected during the year, water charges shall be levied proportionally for the unexpired part of the year from the date council determines the improvement is ready for occupation. The tiered water usage charging system provides an incentive for water conservation.

Council's Water Leak Management Policy appearing at pages 70 of "MSC Budget – 1 July 2022 to 30 June 2023" sets out the processes for resolving any conflict in relation to inaccurately registering and non-functioning meters.

**2022/23 Trade Waste Utility Charges**

Council resolves pursuant to section 94 of the *Local Government Act 2009* and section 99 of the *Local Government Regulation 2012* that the following trade waste charges are made and levied on all commercial and industrial properties discharging trade waste into Council's wastewater system as shown on Maps 18 to 20 of "MSC Budget - 1 July 2022 to 30 June 2023" and in accordance with the *Water Supply (Safety and Reliability) Act 2008*.

In accordance with Council's Trade Waste Policy and Trade Waste Plan Council will classify trade waste customers into one of the categories set out in the table below. An annual fixed charge will be applied to each property in each category as set out in the table below:

Trade Waste Category	Description	Annual Fixed Charge
Category 1	Low Risk	0.00
Category 2	Low - Medium Risk	\$205.00
Category 3	Medium Risk	\$410.00
Category 4	High Risk	\$615.00
Industry*	Significant Risk	\$10,250.00

\* In situations where Industry have Council approval to discharge to the sewer the trade waste charge as above will apply.

### 2022/23 Special Charge - Irvinebank Reservoir Water Supply Benefited Area

- (a) Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, to make and levy an annual special charge (to be known as the Irvinebank Reservoir Water Supply Benefited Area Special Charge) of \$400.00 on all rateable land to which the overall plan applies for the purpose of covering the costs of operation, maintenance and capital expenditure associated with the delivering water from the Ibis Dam to the town reservoirs for the Irvinebank Water Benefited Area according to the overall plan.
- (b) The overall plan for the Irvinebank Reservoir Water Supply Benefited Area Special Charge is as follows:
- (i) The service, facility or activity funded by the special charge is the maintenance and operation of water supply equipment/infrastructure that delivers water from the Ibis Dam to the Irvinebank town reservoirs.
- (ii) The rateable land to which the special charge is applied is as defined on Map 2 - titled "Irvinebank Water Benefited Area" of the "MSC Budget – 1 July 2022 to 30 June 2023".
- Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special charge.
- (iii) The estimated cost of carrying out the overall plan is \$95,675.00.
- (iv) The estimated time for carrying out the overall plan is one year, concluding on 30 June 2023.

### 2022/23 Special Charge - Irvinebank Township Water Supply Benefited Area

- (a) Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012* to make and levy an annual special charge (to be known as the Irvinebank Township Water Supply Benefited Area Special Charge) of \$50.00 on all rateable land to which the overall plan applies for the purpose of funding the maintenance and operation of water supply equipment/infrastructure that delivers water from the Irvinebank town reservoirs to the properties connected to Irvinebank reticulated water supply system according to the overall plan.
- (b) The overall plan for the Irvinebank Township Water Supply Benefited Area Special Charge is as follows:

- (i) The service, facility or activity funded by the special charge is the maintenance and operation of water supply equipment/infrastructure that delivers water from the Irvinebank town reservoirs to the properties connected to Irvinebank reticulated water supply system.
- (ii) The rateable land to which the special charge is applied is as defined on Map 2 - "Irvinebank Water Benefited Area" of the "MSC Budget – 1 July 2022 to 30 June 2023".  
Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special charge.
- (iii) The estimated cost of carrying out the overall plan is \$3,000.00.
- (iv) The estimated time for carrying out the overall plan is one year, concluding on 30 June 2023.

### 2022/23 Special Rate - Mareeba Benefited Area

- (a) Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, to make and levy an annual special rate (to be known as Mareeba Benefited Area Special Rate) on all commercial land within the Mareeba locality that is categorised (pursuant to Council's differential general rating categories) as categories C, D or H, excluding vacant land, defined on Map 3 "Mareeba Benefited Area 1 & 2" and Map 4 "Mareeba Benefited Area 3" of the "MSC Budget – 1 July 2022 to 30 June 2023" according to the overall plan to fund projects including but not limited to road, drainage, footpath construction and repair, beautification economic and tourism promotional projects in the Mareeba Benefited Area as follows:

Category	Description	\$ Rate
Mareeba Benefited Area 1	Areas coloured purple on the Benefited Area Map 3 of the "MSC Budget – 1 July 2022 to 30 June 2023"	\$0.00241 per dollar of valuation
Mareeba Benefited Area 2	Areas coloured blue on the Benefited Area Map 3 of the "MSC Budget – 1 July 2022 to 30 June 2023"	\$0.00166 per dollar of valuation
Mareeba Benefited Area 3	Areas coloured orange on the Benefited Area Map 4 of the "MSC Budget – 1 July 2022 to 30 June 2023"	\$0.00068 per dollar of valuation

- (b) The overall plan for the Mareeba Benefited Area Special Rate is as follows: -
  - (i) The service, facility or activity funded by the special rate is the undertaking of one or more of the following, but not limited to;
    - i. footpath construction and repair
    - ii. roads construction and repair

- iii. drainage construction and repair
  - iv. adequate car parking
  - v. beautification works
  - vi. promotional activities
  - vii. installation of street furniture and street decorations
  - viii. economic and tourism development activities.
- (ii) The rateable land to which the special charge is applied is all commercial land within the Mareeba locality that are categorised (pursuant to Council's differential general rating categories) as categories C, D or H, excluding vacant land, defined on Map 3 - "Mareeba Benefited Area 1 & 2 and Map 4 - "Mareeba Benefited Area 3 " of the "MSC Budget – 1 July 2022 to 30 June 2023".
- (iii) Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special rate to different extents based on their locality.
- (iv) The estimated cost of carrying out the overall plan is \$119,792.
- (v) The estimated time for carrying out the overall plan is one year, concluding on 30 June 2023.

#### **2022/23 Special Charge - Extractive Industry Road Contribution**

- (a) Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, to make and levy an annual special charge (to be known as the Extractive Industry Road Contribution Special Charge) on all rateable land to which are categorised (pursuant to Council's differential general rating categories) in categories I1, I2 or I3 according to the overall plan to fund the undertaking of road construction and repair, and drainage construction and repair to roads impacted by extractive industry operations within the Shire as follows:

<b>Category</b>	<b>Description</b>	<b>\$ Charge</b>
ERC1	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is up to a maximum of 5,000 tonnes per annum.	\$1,443.00
ERC2	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is between 5,001 tonnes and 20,000 tonnes per annum.	\$4,328.00
ERC3	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is between 20,001 tonnes and 40,000 tonnes per annum.	\$8,652.00
ERC4	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is between 40,001 tonnes and 60,000 tonnes per annum.	\$14,420.00
ERC5	All land used for extractive industry purposes, where the quantity of material extracted &/or screened is between 60,001 tonnes and 100,000 tonnes per annum.	\$23,072.00
ERC6	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is greater than 100,000 tonnes per annum.	\$28,839.00

- (b) The overall plan for the Extractive Industry Road Contribution Special Charge is as follows:
- (i) The service, facility or activity funded by the special rate is the undertaking of road construction and repair, and drainage construction and repair to roads impacted by extractive industry operations within the Shire.
  - (ii) The rateable land to which the special charge is applied is all extractive industry operations within the Shire that are categorised (pursuant to Council's differential general rating categories) as categories I1, I2, or I3.

Council considers that the rateable land to be levied with the special charge described above is used in a way that specifically contributes to the need for the service, facility and activity funded by this special charge at differential levels, reflecting the degree to which the land or its occupier is considered to contribute to that need.

- (iii) The estimated cost of carrying out the overall plan is \$865,000
- (iv) The estimated time for carrying out the overall plan is one year, concluding on 30 June 2023.

### 2022/23 Special Charge - Volunteer Brigade Equipment and Maintenance

- (a) Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, to make and levy an annual special charge (to be known as the Volunteer Brigade Equipment and Maintenance Special Charge) on all properties within the Volunteer Brigade Equipment and Maintenance Levy Area identified on the maps for the relevant Volunteer Brigade Services Special Charge Area in Map 38 of the "MSC Budget – 1 July 2022 to 30 June 2023" to fund the purchase and maintenance of equipment by the respective volunteer brigades as follows:

Volunteer Brigade Area	\$ Charge per Property
Davies Creek	30.00
Hodzic	40.00
Irvinebank	20.00
Julatten	20.00
Koah	20.00
Kuranda/Myola	40.00
Mount Molloy	20.00
Mutchilba	60.00
Paddy's Green	50.00
Speewah	20.00
Springmount	60.00
Walsh River	50.00
Watsonville/Bakerville	40.00
Wolfram Road	30.00
Walkamin	30.00

- (b) The overall plan for the Volunteer Brigade Equipment and Maintenance Special Charge is as follows:



- (i) The service, facility or activity funded by the special charge is the funding of the purchase and maintenance of equipment by the respective volunteer brigades to allow them to carry out their voluntary services for the benefit of the rateable land the subject of the special charge.
- (ii) The rateable land to which the special charge is applied is each parcel of rateable land identified on the maps for the relevant Volunteer Brigade Services Special Charge Area in Map 38 of the "MSC Budget – 1 July 2022 to 30 June 2023".

Council considers that the rateable land described above derives a special benefit from the service, facility and activity funded by the special charge at differential levels reflecting the degree to which the land or its occupier is considered to derive benefit.
- (iii) The estimated cost of carrying out the overall plan is \$73,440.
- (iv) The estimated time for carrying out the overall plan is one year, concluding on 30 June 2023.

### **2022/23 Special Rate - Russett Park Bridge Access Area**

- (a) Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 94 of the *Local Government Regulation 2012*, to make and levy an annual special rate (to be known as the Russett Park Bridge Access Area Special Rate) of 0.0016 per dollar for the properties in the area defined on Map 5 titled "Russett Park Bridge Access Area" of the "MSC Budget – 1 July 2022 to 30 June 2023" to fund a high-level bridge for better accessibility to the Russett Park area according to the annual implementation plan.
- (b) The annual implementation plan for the Russett Park Bridge Access Area Special Rate is as follows:
  - (i) The overall plan for the Russett Park Bridge Access Special Rate was adopted at Council's 2004/05 budget meeting and involved Council constructing a high-level bridge for better accessibility to the Russett Park area as shown on the map titled Russett Park Bridge Access Area. Council funded the construction cost by way of loan. The construction of the bridge has been completed and Council is of the opinion that ratepayers in the Russett Park area who benefit from this bridge should contribute towards the equivalent of a \$200,000.00 loan bearing interest at the rate of 6.5% over a 20-year period.
  - (ii) Accordingly, the annual implementation plan for the Russett Park Bridge Access Special Rate for 2022/23 is the ongoing repayment to Council of part of the cost of constructing the Russett Park Bridge (including the payment by of principal and interest loan repayments).
  - (iii) Should further subdivision of the above-mentioned properties occur during the year ending 30 June 2023, those new properties within the defined area shall be required to pay the special charge as outlined above.

### **2022/23 Separate Charge - Local State Emergency Services Levy (Local SES Levy)**

Council resolves, pursuant to section 94 of the *Local Government Act 2009* and section 103 of the *Local Government Regulation 2012*, to make and levy an annual separate charge of \$3.30 per property for the 2022/23 financial year to be levied equally on all rateable properties within the

Mareeba Shire. The separate charge will be called the Local State Emergency Services Levy (abbreviated to Local SES Levy) and will fund the general operations and maintenance of Local State Emergency Service Groups throughout the Mareeba Shire.

### **2022/23 Levy - State Government Emergency Management Levy**

Council resolves to charge the State Government Emergency Management Levy on behalf of the Queensland State Government, in accordance with the provisions of the *Fire and Emergency Services Act 1990* and *Fire and Emergency Services Regulation 2011*.

### **2022/23 Levy and Payment**

Council resolves that:

- (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, and the State Government's Emergency Management, Fire and Rescue Levy be levied:
  - (i) for the half year 1 July 2022 to 31 December 2022 - in August/ September 2022; and
  - (ii) for the half year 1 January 2023 to 30 June 2023 - in February/March 2022.
- (b) 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.

### **2022/23 Discount**

Council resolves pursuant to section 130 of the *Local Government Regulation 2012*, the differential general rates made and levied shall be subject to a discount of 10% if paid within the discount period of 30 days of the date of issue of the rate notice provided that:

- (a) all of the aforementioned rates and charges are paid within 30 days of the date of issue of the rate notice;
- (b) all other rates and charges appearing on the rate notice (that are not subject to a discount) are paid within 30 days after the date of issue of the rate notice; and
- (c) all other overdue rates and charges relating to the rateable assessment are paid within 30 days of the date of issue of the rate notice.

### **2022/23 Interest on Charges**

Council resolves that, in accordance with Section 133 of the *Local Government Regulation 2012* -

- (a) For the 12 months ending 30 June 2021, Council will charge interest on overdue rates from the day which is 21 days after the day on which they became overdue and at the rate of 8.17% compounded on daily rests.

### **2022/23 Remission of Rates to Not-For-Profit Organisations**

Council resolves pursuant to section 120(1)(b)(i), 121(a) and 122(1)(b) of the *Local Government Regulation 2012* to:

- (a) Grant a rate remission of 100% on all general rates and a charge remission of 100% on

Utility Charges (sewerage, waste collection, waste management and water access charges), Volunteer Brigade Equipment and Maintenance Special Charge and local SES Levy only, to Council approved Type A Community Groups who own or lease a property within the Mareeba Shire excluding vacant land, provided that they satisfy the conditions as set out on the Rate Rebates and Remission Policy (Page 75) of Council's 2022/23 Budget; and

- (b) Grant a rate remission of 50% up to a maximum of \$1,000.00 on all general rates and a charge remission of 20% up to a maximum of \$200.00 on Utility Charges (sewerage, waste collection, waste management and water access charges), Volunteer Brigade Equipment and Maintenance Special Charge and local SES Levy only to Council approved Type B Community Groups who own or lease a property within the Mareeba Shire excluding vacant land, provided that they satisfy the conditions as set out on the Rate Rebates and Remission Policy (Page 75) of Council's 2022/23 Budget; and
- (c) Grant a water consumption charge remission of 35% up to a maximum of \$2,000.00 for Group 1 Category, \$1,000.00 for Group 2 Category and \$500.00 for Group 3 Category if water consumption exceeds \$100.00 per annum provided that they satisfy the conditions as set out on the Rate Rebates and Remission Policy (Page 75) of Council's 2022/23 Budget.

### **2022/23 Remission of Rates to Pensioners**

Council resolves, pursuant to section 120(1)(a), 121(a) and 122(1)(b) of the *Local Government Regulation 2012*, to grant a remission of 30% of all differential general rates excluding interest and other charges to pensioners who own and reside on their property within the Mareeba Shire, provided that they satisfy the conditions as set out on the Rate Rebates and Remission Policy (Page 75) of Council's 2022/23 Budget and the Pensioner Rates Remission Application Form, Form B (Page 81) of Council's 2022/23 Budget. The maximum Council Remission allowable is \$240.00 per property.

### **2022/23 Debt Recovery Policy**

Council resolves to adopt the Debt Recovery Policy as set out on pages 66 to 69 of Council's 2022/23 Budget.

### **2022/23 Water Leak Management Policy**

Council resolves to adopt the Water Leak Management Policy as set out on pages 70 to 73 of Council's 2022/23 Budget.

### **2022/23 Rate Rebate and Remission Policy**

Council resolves to adopt the Rate Rebate and Remission Policy as set out on pages 75 to 80 of Council's 2022/23 Budget.

### **2022/23 Water and Waste Concession for Home Renal Dialysis Policy**

Council resolves to adopt the Water and Waste Concession for Home Renal Dialysis Policy as set out on pages 86 to 89 of Council's 2022/23 Budget.

**2022/23 Revenue Policy**

Council resolves to adopt the Revenue Policy as set out on pages 91 to 93 of Council's 2022/23 Budget.

**2022/23 Investment Policy**

Council resolves to adopt the Investment Policy as set out on pages 94 to 96 of Council's 2022/23 Budget.

**2022/23 Debt Policy**

Council resolves to adopt the Debt Policy as set out on pages 97 to 98 of Council's 2022/23 Budget.

**CARRIED**

There being no further business, the meeting closed at 9:14am.

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Cr Kevin Davies

Chairperson