

Diamantina Shire Council

Policy Document



REVENUE STATEMENT 2026/2027

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Revenue Statement 2026/2027

INTRODUCTION

PURPOSE

The purpose of a Revenue Statement is to outline and explain the revenue measures adopted in the budget and to meet the requirements of the *Local Government Regulation 2012*.

This Revenue Statement is adopted as part of the Diamantina Shire Council's (council) budget and applies to the financial year ending 30 June 2027.

POLICY OBJECTIVES

To ensure compliance with the *Local Government Act 2009* and *Local Government Regulation 2012* and promote quality financial management.

COMMENCEMENT OF POLICY

This Policy will commence on the 1st of July 2026. This Policy replaces the Revenue Statement 2026/2027.

POLICY

CONTEXT

The context of this Policy aims to ensure a clear and concise approach is undertaken in respect to the intended principles and strategies for the raising of revenue.

STANDARDS

KEY PRINCIPLES

Council's Revenue

The Council's revenue budget comprises mainly of rates and charges levied by the Council, Commonwealth and State Government grants and subsidies, sales and recoverable works, fees and charges, rental income, interest and other income.

Council's estimated revenue for the forthcoming year is in accordance with its adopted Corporate Plan and Operational Plan:

- Set at a level which considers the current economic climate
- Set at a level which considers the services which are to be provided to the community
- Set at a level that is considered fair and equitable
- Set in accordance with Council's adopted Revenue Policy

PERIOD

This statement applies from July 1, 2026, to June 30, 2027

RATING

Differential General Rates

Section 94 of the Local Government Act 2009 requires Council to levy general rates on all rateable land within Council's local government area.

General rates are levied to help fund Council's administration as well as services, facilities and activities that are supplied or undertaken for the benefit of the community in general (rather than a particular person).

The Council is required to raise an appropriate amount of revenue to maintain assets and provide services to the shire as a whole. In deciding how to best raise this revenue, Council considered numerous factors, including:

- The rateable value of the land.
- Relative valuations between different types of land.
- The approach to general rating adopted by the Diamantina Shire Council for the 2026/2027 financial year.
- The demand that some land uses place on the services which Council is required to provide.

Having regard to these factors, Council has determined to undertake differential general rating for the 2026/2027 financial year. Pursuant to section 81, subsections (1) and (3) of the Local Government Regulation 2012 the categories into which rateable land is categorised, the description of those categories and, pursuant to section 81, subsections (4) and (5) of the Local Government Regulation 2012, the method by which land is to be identified and included in its appropriate category is as follows:

Category	Description	Identification
1 Bedourie	Those lands situated within the boundaries of the Town Reserve of Bedourie and not otherwise categorised.	Land identified as area A of map 'Bedourie - Map 1' and having a land use code of 00, 01, 02, 03, 04, 05, 07, 08, 48, 50, 72A, or 94
2 Betoota	Those lands situated within the boundaries of the Town Reserve of Betoota and not otherwise categorised.	Land identified within area A of map 'Betoota - Map 2' having a land use code of 00, 01, 02, 03, 04, 05, 07, 08, 48, 50, 72A, or 94
3 Birdsville	Those lands situated within boundaries of the Town Reserve of Birdsville and not otherwise categorised.	Land identified within area A of map 'Birdsville - Map 3' having a land use code of 00, 01, 02, 03, 04, 05, 07, 08, 48, 50, 72A, 83 or 94

Category	Description	Identification
4.1 Rural	≤\$10M <200,000 Ha Those lands within the shire located outside of a town area and used for grazing or agricultural purposes, that is less than 200,000Ha in area and is \$10,000,000 or less in valuation.	Land having a land use code of 04, 05, 60, 61, 64, 65, 66, 72B, or 94
4.2 Rural	≤\$10M & ≥200,000 Ha Those lands within the shire located outside of a town area and used for grazing or agricultural purposes, that is 200,000Ha or more in area and is \$10,000,000 or less in valuation.	Land having a land use code of 04, 05, 60, 61, 64, 65, 66, 72B, or 94
4.3 Rural	>\$10M <200,000 Ha Those lands within the shire located outside of a town area and used for grazing or agricultural purposes, that is less than 200,000Ha and is greater than \$10,000,000 in valuation.	Land having a land use code of 04, 05, 60, 61, 64, 65, 66, 72B, or 94
4.4 Rural	>\$10M & ≥200,000 to 500,000 Ha Those lands within the shire located outside of a town area and used for grazing or agricultural purposes, that is between 200,000Ha and 500,000Ha (inclusive) in area and is greater than \$10,000,000 in valuation.	Land having a land use code of 04, 05, 60, 61, 64, 65, 66, 72B, or 94
4.5 Rural	>\$10M & ≥500,000 to 900,000 Ha Those lands within the shire located outside of a town area and used for grazing or agricultural purposes, that is between 500,000Ha and 900,000Ha (inclusive) in area and is greater than \$10,000,000 in valuation.	Land having a land use code of 04, 05, 60, 61, 64, 65, 66, 72B, or 94
4.6 Rural	>\$10M & ≥900,000 Ha Those lands within the shire located outside of a town area and used for grazing or agricultural purposes, that is more than 900,000Ha in area and is greater than \$10,000,000 in valuation.	Land having a land use code of 04, 05, 60, 61, 64, 65, 66, 72B, or 94
5.1 Mining Small	Those lands within the Shire used, or capable of being used for extractive or mining purposes with annual extraction of less than 1,000 tonnes of material.	Land having the land use code of 40A, 40B
5.2 Mining Medium	Those lands within the Shire used, or capable of being used for extractive or mining purposes with annual extraction of between 1,000 and 10,000 tonnes of material.	Land having the land use code of 40A, 40B

Category	Description	Identification
5.3 Mining Large	Those lands within the Shire used, or capable of being used for extractive or mining purposes with annual extraction of more than 10,000 tonnes of material.	Land having the land use code of 40A,40B
5.4 Mining Other	All mining leases which are not otherwise categorised of greater than 50 hectares	Land having the land use code of 40A,40B
6 Telecommuni cations	Those lands within the Shire used or capable of being used for telecommunications purposes.	Land having the land use code of 36A,36B, or 91
7.1 Commercial Birdsville Operating	Those lands within Birdsville used or capable of being used for commercial purposes and/or which in full or part provides goods and/or services to visitors/travellers.	Land identified as area A on Birdsville Map 3 and having a land use code of 10, 11, 13, 17, 18, 19, 21, 22, 23, 24, 25, 27, 30, 34, 36A, 36B, 38, 41, 42, 43, 44, 47, 49, 51, 52, 55, 56, 57, 58, 91, 95, 97, or 99
7.2 Commercial Bedourie Operating	Those lands within Bedourie used or capable of being used for commercial purposes and/or which in full or part provides goods and/or services to visitors/travellers.	Land identified as area A on Bedourie Map 1 and having a land use code of 10, 11, 13, 17, 18, 19, 21, 22, 23, 24, 25, 27,30, 34, 36A, 36B, 38, 41, 42, 43, 44, 47, 49, 51, 52, 55, 56, 57, 58, 91, 95, 97, or 99
7.3 Commercial Birdsville Non- Operating	Those lands within Birdsville capable of being used for commercial purposes but do not provide services to tourists/travellers.	Land identified as area A on Birdsville Map 3 and having a land use code of 10, 11, 13, 17, 18, 19, 21, 22, 23, 24, 25, 27, 30,34, 36A, 36B, 38, 41, 42, 43, 44, 47, 49, 51, 52, 55, 56, 57, 58, 91, 95, 97, or 99
8 Industrial	Those lands within the Shire used or capable of being used for industrial purposes.	Land identified as area A on Bedourie Map 1 or area A on Birdsville Map 3 having a land use code of 01, 28, 29, 31, 33, 35, 36A, 36B, 37A.

Category	Description	Identification
9 Intensive Accommodati on	All land predominately used or capable of being used for providing intensive accommodation for more than 50 people (other than the ordinary travelling public) in rooms, suites, or caravan sites specifically built or provided for this purpose. Land within this category is commonly known as “workers accommodation”, “single person’s quarters”, “work camps”, “accommodation village” or “barracks”.	Land having a land use code of 44
10 Petroleum Lease	All Petroleum Leases issued within the Council area.	Land having a land use code of 40C
11 Petroleum Other	All land, used or capable of being used primarily for gas and/or oil extraction and/or processing (or for purposes ancillary or associated with gas and/or oil extraction /processing such as water storage, pipelines), excluding Category 10 petroleum leases.	Land having a land use code of 40C
12 Geothermal Lease	All geothermal leases issued within the Council area.	Land having a land use code of 40D
13 Geothermal Other	All land, used or capable of being used primarily for geothermal extraction and/or processing (or for purposes ancillary or associated with geothermal extraction /processing such as water storage, pipelines), excluding Category 12 geothermal leases.	Land having a land use code of 40D
14 Power Station	All land, within the Council area, used or capable of be used for or ancillary to the generation and transmission of electricity.	Land having a land use code of 90 or 91

Pursuant to section 94 of the *Local Government Act 2009* and section 80 of the *Local Government Regulation 2012*, the differential general rate to be made and levied for each differential general rate category and, pursuant to section 77 of the *Local Government Regulation 2012*, the minimum general rate to be made and levied for each differential general rate category, is as follows:

Differential General Rate Category		2026/2027 Minimum general rate per year	2026/2027 % Rate in \$UCV per year
1	Bedourie	\$755	5.0954
2	Betoota	\$551	5.0954
3	Birdsville	\$755	5.0954
4.1	≤\$10M <200,000 Ha	\$2,960	0.2462
4.2	≤\$10M & ≥200,000 Ha	\$2,960	0.3464
4.3	>\$10M <200,000 Ha	\$2,960	0.3575
4.4	>\$10M & ≥200,000 to 500,000 Ha	\$2,960	0.2305
4.5	>\$10M & ≥500,000 to 900,000 Ha	\$2,960	0.3698
4.6	>\$10M & ≥900,000 Ha	\$2,960	0.3060
5.1	Mining Small	\$1,888	44.4032
5.2	Mining Medium	\$18,436	56.7125
5.3	Mining Large	\$96,283	66.7830
5.4	Mining Other	\$96,283	66.7830
6	Telecommunications	\$984	7.7899
7.1	Commercial Birdsville Operating	\$853	16.9286
7.2	Commercial Bedourie Operating	\$853	8.4808

Differential General Rate Category		2026/2027 Minimum general rate per year	2026/2027 % Rate in \$UCV per year
7.3	Commercial Birdsville Non-Operating	\$871	6.6028
8	Industrial	\$933	2.7622
9	Intensive Accommodation	\$40,752	52.7124
10	Petroleum Lease	\$22,246	57.6417
11	Petroleum Other	\$11,140	57.6417
12	Geothermal Lease	\$22,246	57.6417
13	Geothermal Other	\$5,968	57.6417
14	Power Station	\$10,158	70.6935

OBJECTION TO CATEGORISATION

Pursuant to section 90 of the Local Government Regulation 2012 the owners of rateable land will be informed that they have the right of objection to the category their land is included in. All objections shall be to the Chief Executive Officer of the Diamantina Shire Council and the only basis for objection shall be that at the date of issue of the rate notice, the land should belong to a different rating category.

LIMITING OF RATE INCREASES

Pursuant to section 116 of the *Local Government Regulation 2012*, no limiting of rate increases will apply for the 2026/27 financial year.

SEPARATE CHARGE

Pursuant to section 94 of the Local Government Act 2009 and section 103 of the Local Government Regulation 2012, Council will make and levy a separate charge (to be known as the “Environmental Levy Separate Charge”), to be levied equally on all rateable land in the shire.

The revenue from this charge will be used exclusively to fund identified environmental initiatives, including but not limited to environmental monitoring programs and public education on Council’s environmental initiatives.

Separate Charge	Amount
Environmental Levy per rateable assessment	\$150.00

UTILITY CHARGES

Water Utility Charge

Water charges are determined, collected and used for the purpose of defraying the cost of planning and constructing water infrastructure including interest and redemption charges incurred by Council and the cost of operating, maintaining and managing the water supply systems in Bedourie and Birdsville.

- a) Pursuant to section 99 of the Local Government Regulation 2012, water utility charges be made and levied by the Council upon all lands within the water area for the supply of water services by the Council.
- b) The basis and principles of the water charges be based on the charging methodology for specific land uses outlined in Tables A and B and applies to all lands within the water area. For Table B, each unit is equivalent to a water entitlement of 200KI.
- c) Water charges for the Land Uses as described in Table A below will be charged as an annual fixed rate lump sum for access and consumption.
- d) Water charges for the Land Uses as described in Table B will be based on a water charge based on an amount per unit per annum (the value of a unit is as per Table 3 below). Where land is used for more than one use e.g. shop and dwelling, office and dwelling, caravan park and motel (or the like), the annual charge shall be levied in respect of each separate use.
- e) For the purposes of Table A, "Vacant Unconnected Land" is vacant land where town water is available and to which the Council is prepared to supply water but is not connected to the water service.
- f) Where a service is provided for part of a year, a pro-rata charge shall be levied.
- g) Water connections are not metered.
- h) The following be adopted as the basis for making and levying the access charge.

Table A

Description of land	2026/2027 Fixed Rate Water Charge
Vacant Unconnected Land	\$570
Vacant Connected Land	\$633
Detached Dwelling	\$633
Attached Dwelling Unit -each	\$506

Table B

Description of land	Bedourie water supply (water units)	Birdsville water Supply (water units)
Motels – per accommodation unit	4	4
Hotels	15	15
Health Clinic	15	15
School	20	20
Caravan Parks per shower	6	6
Commercial or Industrial Premises	10	10
Intensive Accommodation per shower	4	4
Geothermal Power Station	0	500
Stock Trough	15	15
Council Outdoor Sports Facility	20	20
Where more than one (1) class of building is on the same parcel of land.	Each use on the land is aggregated to determine the total water units to be charged to the land. Example: where a hotel and a detached dwelling are on the same lot in Bedourie, a total of 25 units of water would be charged (15 for hotel and 10 for dwelling)	

Table C

Water Charge	Amount
Per Unit	\$62.45

Sewerage Utility Charge

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

Sewerage charges apply to all properties that are connected or may be connected to Council's sewerage system. Common Effluent Disposal (CED) is a sewage collection system that consists of septic tanks on each property. Each tank may be connected to the reticulation sewerage system, which conveys the sewage to either a centralised wastewater treatment plant or to a lagoon sewage treatment facility.

Revenue from these charges is used for the purpose of defraying the cost of planning and constructing sewerage infrastructure including any interest and redemption charges incurred by

Council, and the cost of operating, maintaining and managing the sewerage system. The charge is set to recover these costs.

Pursuant to Section 99 of the *Local Government Regulation 2012* sewerage charges as set out hereunder in Schedule 1 below, be made and levied in accordance with the several bases set out hereunder for the supply of a common effluent drainage system (CED) by the Council.

Schedule 1		
CED Scheme	Charge applies to:	% of CED sewerage connected charge ¹
Connected Sewerage Charge ¹	Each single residential dwelling. Each unit in a multi-unit dwelling. Each WC pedestal or urinal in non- residential premises. The first WC pedestal or urinal in an assessment with a land use of Hotel, Motel, Caravan Park and other approved Council commercial lodgings.	100% of Connected Sewerage Charge
2+ Pedestals Sewerage Charge	The second and each additional WC Pedestal or urinal on an assessment with a land use of Hotel, Motel, Caravan Park and other approved Council commercial lodgings.	40% of Connected Sewerage Charge
Un-connected Sewerage Charge	Vacant land that is able to be connected to Council's CED sewerage system.	95% of Connected Sewerage Charge

Connected Sewerage Charge ¹	\$
Connected Sewerage Charge	\$220.00

Waste Management Utility Charge

Pursuant to section 94 of the Local Government Act 2009 and section 99 of the Local Government Regulation 2012, Council will make and levy a utility charge (to be known as the "Waste Management Utility Charge"), to be levied equally on all rateable land in the shire. The revenue from this charge will be used exclusively to fund identified waste management initiatives, including but not limited to waste facility operations, landfill site rehabilitation, public education on waste minimisation, and compliance activities related to waste disposal.

Waste collection charges are determined on a user pays basis and collected and used for the purpose of defraying the cost of supplying a waste collection service for the removal and disposal of waste in Bedourie and Birdsville. The charges are set so as to recover waste collection costs including:

- Waste service administration
- Waste collection
- Provision of a suitable mobile garbage bin (and its replacement due to fair wear and tear)
- Waste minimisation and reduction education:

- a) The waste collection charges will apply to all improved rateable and non-rateable properties which are either contained wholly or partly within in Bedourie (Map 1 area A) or Birdsville (Map 3 area A), as per schedule 2.
- b) No adjustment shall be made for non-occupancy or use of premises less than 6 months in duration. No adjustment shall be made for non-occupancy or use of premises until written advice is given to Council and only from the date of receipt of that advice and the return of the relevant bins provided to Council.
- c) Charges for waste collection service will commence upon the premises being considered to be occupied and the delivery of the 240-litre bin to the premises by Council.
- d) Arrangements can be made to collect additional mobile garbage bins on the normal bin collection day on a temporary basis upon payment of the relevant charge.
- e) Arrangements can be made to collect bin/s on days other than the normal bin collection day on a cost recovery basis.

Schedule 2	
Waste Management Charges	Charge applies to:
Collection Charge - Residential	Each premises' is allocated one (1) 240-litre mobile garbage bin and is serviced weekly. If requested, each additional 240-litre weekly mobile garbage bin serviced on the normal bin collection day
Collection Charge – Non residential	Each property with a structure is allocated one (1) 240-litre mobile garbage bin and is serviced weekly. If requested, each additional 240-litre weekly mobile garbage bin service. Council's Environmental Health Officer will determine minimum bin numbers for any premise that is regulated by government legislation.

Waste Management Utility Charge	Amount
Per 240 litre bin	\$150.00

DISCOUNT

Pursuant to section 130 of the Local Government Regulation 2012, the differential general rates made and levied shall be subject to a discount of 15% if paid within the discount period of sixty (60) days of the date of issue of the rate notice provided that:

- a) all of the aforementioned rates and charges are paid within sixty (60) 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 sixty (60) 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 sixty (60) days of the date of issue of the rate notice.

It is considered that the provision of a discount encourages prompt payment of rates, and the extended period of the discount period allows for the extended time taken for postal services to and from Bedourie.

PAYMENTS IN ADVANCE

Council accepts payments in advance by lump sum or by instalments. Interest is not payable on any credit balances held.

INTEREST

In accordance with section 133 of the *Local Government Regulation 2012*, Council will apply to all overdue rates and charges compound interest at the rate of 8.25% per annum, calculated on daily rests from the day after the Rates and Charges become overdue.

All rates and charges remaining outstanding after the due date stated in the rate notice will be deemed to be overdue rates.

LEVY AND PAYMENT

Council has determined, in accordance with the provisions of Section 107 of the *Local Government Regulation 2012* that all Rates and Charges will be levied annually covering the period 1 July 2026 to 30 June 2027.

In accordance with Section 118 of the *Local Government Regulation 2012* payment must be made not later than 60 days after the date of issue of the rate notice.

Issue Date	Proposed Due Date
Thursday, 20 th August 2026	Tuesday 20 th October 2026

INTERIM RATE NOTICES

In instances where adjustments to rates and charges occur throughout the year, an Interim Rates Notice will be issued as required.

Some examples of when adjustments may be made include:

- reconfiguration of allotment
- valuation changes
- additional services
- change of ownership

Where an adjustment results in an amount of less than \$10, Council will not issue a notice to the ratepayer.

PRIOR YEAR ADJUSTMENTS

Notification from Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (the Department) for valuations will be effective from the date stipulated by the Department.

Any Council errors/mistakes in service charges, will only be backdated to the financial year in which the issue was raised in writing.

RECOVERY OF RATES AND CHARGES

Council requires payment of Rates and Charges within the specified period and it is Council's policy to pursue the collection of outstanding Rates and Charges diligently, but with due concern for the financial hardship faced by some members of the community.

To this end Council will recover any outstanding Rates and Charges in accordance with, Section 95 of the *Local Government Act 2009*, Chapter 4, Part 12 of the *Local Government Regulation 2012* and Diamantina Shire Council's Debt Recovery Policy.

For further information refer to the following policies on Council's website www.diamantina.qld.gov.au

SEPARATE CHARGES

Emergency Management Levy

The Emergency Management Levy (EML) is a State Government levy. Council is required to collect the levy on behalf of the Queensland State Government, in accordance with the provisions of the *Fire and Services Act 1990* and *Fire Services Regulation 2011*, and such are levied in accordance with the prescribed fees as defined in schedule 2 of the *Fire Services Regulation 2011*.

The levy is not a Council Charge, and the Funds collected are remitted to the Queensland Fire Service. It provides for the prevention of, and responses to, fires and other emergency incidents.

REBATES AND CONCESSIONS

Not for Profit / Community Organisations

Pursuant to sections 120(1)(b) and 122 (1) (b) of the *Local Government Regulation 2012*, Council resolves to grant a concession on differential general rates, water (excluding water consumption charges), sewerage and garbage utility charges, to not for profit / community organisations.

A summary of these concessions is set out in the table Appendix A – Resolution

Pensioners

Pursuant to sections 120(1)(a) and 122(1)(b) of the *Local Government Regulation 2012*, Council will grant assistance by way of remission of rates and charges to approved pensioners under the State Government Pensioner Subsidy Scheme.

The Queensland Government's Pensioner Rate Subsidy Scheme provides a subsidy equal to 20 per cent (up to a maximum amount of \$200 each year) of the gross rates and charges levied by Council. To receive the subsidy, they must hold one of the following concession cards:

- Queensland Pensioner Concession Card issued by Centrelink or Department of Veterans' Affairs.
- Department of Veterans' Affairs Health Card for all conditions Gold Card.
- You must also be:
- the owner or life tenant* of the property, which is your principal place of residence and located in Queensland.
- legally responsible for the payment of local council rates and charges levied on that property.

*A life tenancy can only be created by a valid will and is effective only after the death of the property owner, or by a Supreme or Family Court order.

The property must be located in Queensland and the subsidy is allowable on only one property at any one time. A new application must be lodged if you change your address, or if you sell your principal place of residence and buy another property which then becomes your principal place of residence.

Pensioners registered with Council and verified with Centrelink or Department of Veterans' Affairs will continue to receive the rebate each year without the need to re-apply, providing circumstances have not changed.

The Pensioner must make submission on the appropriate application form, for the initial application.

Financial Hardship

Pursuant to section 120 (1) (d) of the *Local Government Regulation 2012*, Council may grant a concession if it is satisfied that the rateable land is owned or occupied by a ratepayer where the payment of the rates and charges would cause hardship to the ratepayer.

Council may at its discretion provide to other ratepayers who are suffering financial hardship, extended payment arrangements.

FEES AND CHARGES

Fees and charges are reviewed annually by Council. Council's adopted Fees and Charges register includes a mixture of regulatory and user pays fees. The regulatory charges are identified as such in Council's Fees and Charges Schedule and have been determined with reference to the relevant legislation and where applicable recover the cost of performing the function.

Council's Fees and Charges register contains full details of fees and charges adopted by Council for the financial year and is available on Council's website.

COST RECOVERY FEES

Cost recovery fees are fixed pursuant to Section 97 of the *Local Government Act 2009*. The criteria used by Council when deciding the amount of the cost-recovery fee are: -

- The cost-recovery fee must not exceed the cost of providing the service for which the fee has been fixed.
- The cost-recovery fee must be broadly based on the "user pays" principle (except where Council decides to subsidise any fee or charge as a community service obligation).

BUSINESS ACTIVITY FEES

Council has the power to conduct business activities and fix business activity fees for services and facilities it provides on this basis. Business activity fees are fixed where Council provides a service and the other party to the transaction can choose whether to avail itself of the service.

Business activity fees are a class of charge, which are purely commercial in application and are usually subject to the Commonwealth's Goods and Services Tax.

Business activity fees include but are not confined to rents, plant hire, private works and hire of facilities as contained in Council's statement of fees and charges.

SERVICE STANDARDS

The Revenue Statement will be developed and presented to Council each financial year, prior to the adoption of the next financial year's budget.

REFERENCE AND SUPPORTING INFORMATION

DEFINITIONS

To assist in interpretation, the following definitions shall apply:

WORD / TERM	DEFINITION
“Bedourie - Map 1” “Betoota - Map 2” “Birdsville - Map 3”	These are the three maps that have been specifically prepared for the purpose of identifying the location of particular rating categories. Copies of these three maps are attached. The originals of the three maps are retained by the Chief Executive Officer.
Council	Means Diamantina Shire Council.
Land Use Code (LUC)	The land use codes referred to in Column 3 above are prepared and adopted by the Diamantina Shire Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. Similarly the definitions of these land use codes are prepared and adopted by the Diamantina Shire Council for use in conjunction with the differential rating categorisation, description and identification table appearing above. A full list of the land use codes and their definitions are in Attachment 1.
Mining	Land that was used, is used, or intended to be used: • as a mine (or for purposes ancillary or associated with mining such as for example, washing down, stockpiling and loading, haulage, waste storage, buffering and rehabilitation); or • in conjunction with other land as part of an integrated mining operation. • For the purposes of the definition of mining, “integrated mining operation means land contained in more than one rateable assessment which land was used, is used, or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, stockpiling and loading, haulage waste storage, buffering and rehabilitation.

RELATED POLICIES, LEGISLATION AND DOCUMENTS

LINKS TO SUPPORTING DOCUMENTATION
Land Valuation Act 2010
Local Government Act 2009
Local Government Regulation 2012

APPENDIX A – Not for Profit/Community Organisations Concessions

Assessment No	Organisation	Property Description
A538	Birdsville Dunes Golf Club	198 Big Red Road Birdsville Qld 4482 L17 SP226890 Trustee Lease No 721987240 Lease A on SP332293

LAND USE CODES

Primary land use codes 2026/2027		
LUC No	Description	Explanation
00	Unspecified Land not categorised by any other land use code.	
01	Vacant Urban Land	Vacant land being put to no use in an urban area (irrespective of zoning) and generally less than 5,000 square metres.
02	Single Unit Dwelling	Land used primarily as a site for a dwelling in an urban area and generally less than 5,000 square metres.
03	Multi Dwellings or Flats	The use of a parcel of land for two or more self-contained residential dwellings or flats but not group or strata title and in an urban area.
04	Large Home Site Vacant	Vacant land being put to no use (irrespective of zoning), generally between 5,000 square metres and 10 hectares (inclusive) and not used for a bonafide rural activity
05	Large Home Site Dwelling	Land used primarily as a site for a dwelling, generally between 5,000 square metres and 10 hectares (inclusive) and not used for a bonafide rural activity.
06	Outbuildings Urban	A parcel of land with a relatively minor shed or garage as the main structural improvement in an urban area. The improvement would be a gross underdevelopment of the site.
07	Guest House/Private Hotel	An accommodation building where room only or room and meals are provided and have shared facilities (not a motel) in an urban area.

Primary land use codes 2025/2026		
LUC No	Description	Explanation
08	Building Format Plan Primary Use Only	A residential parcel of land surveyed on a Building Format Plan which may include Common Property, and which has attached to it a Community Management Statement in an urban area.
10	Combined Dwelling and Shops	Combined dwelling/multi dwelling and shops i.e. residential flats with shops but not registered on a Building Unit Plan or Group Title Plan.
11	Shop	Single Shop with or without attached accommodation and may include provision for car parking.
13	Shopping Group (2 - 6 Shops)	Two to six shops and may include provision for car parking.
17	Restaurant/Function Centre	Restaurant including fast food outlet e.g. Kentucky Fried Chicken, McDonalds or function centre.
18	Special Tourist Attraction	Any development with special recreation, historical or residential features which attracts a large number of people (includes tourist village).
19	Walkway	Stratum as walkway.
21	Residential Institution (Non-Medical Care)	Aged People's Homes not predominantly medical care.
22	Car Park	An area of land which has been prepared to accommodate vehicles either below or at ground level or on suspended concrete floors.
23	Retail Warehouse	Isolated large showroom, warehouse used for retail purposes.
24	Sales Area Outdoors (Dealers, Boats, Cars etc.)	Dealers, Boats, Cars, etc.
25	Professional Offices	Building with professional offices, finance, banks, lending agents and brokers which are predominantly offices.
27	Hospital, Convalescent, Home (Medical Care) (Private)	Hospital, aged people's home, nursing home, convalescent home. Predominantly medical care.
28	Warehouse and Bulk Stores	Warehouse and Bulk Stores not used for retail purposes.
29	Transport Terminal	Freight and/or passengers.
30	Service Station	Predominantly used for fuel retailing which includes fuelling area, associated fuel storage area, associated retail shop and associated parking area. If predominantly servicing repairs, see Land Use Code 36A.

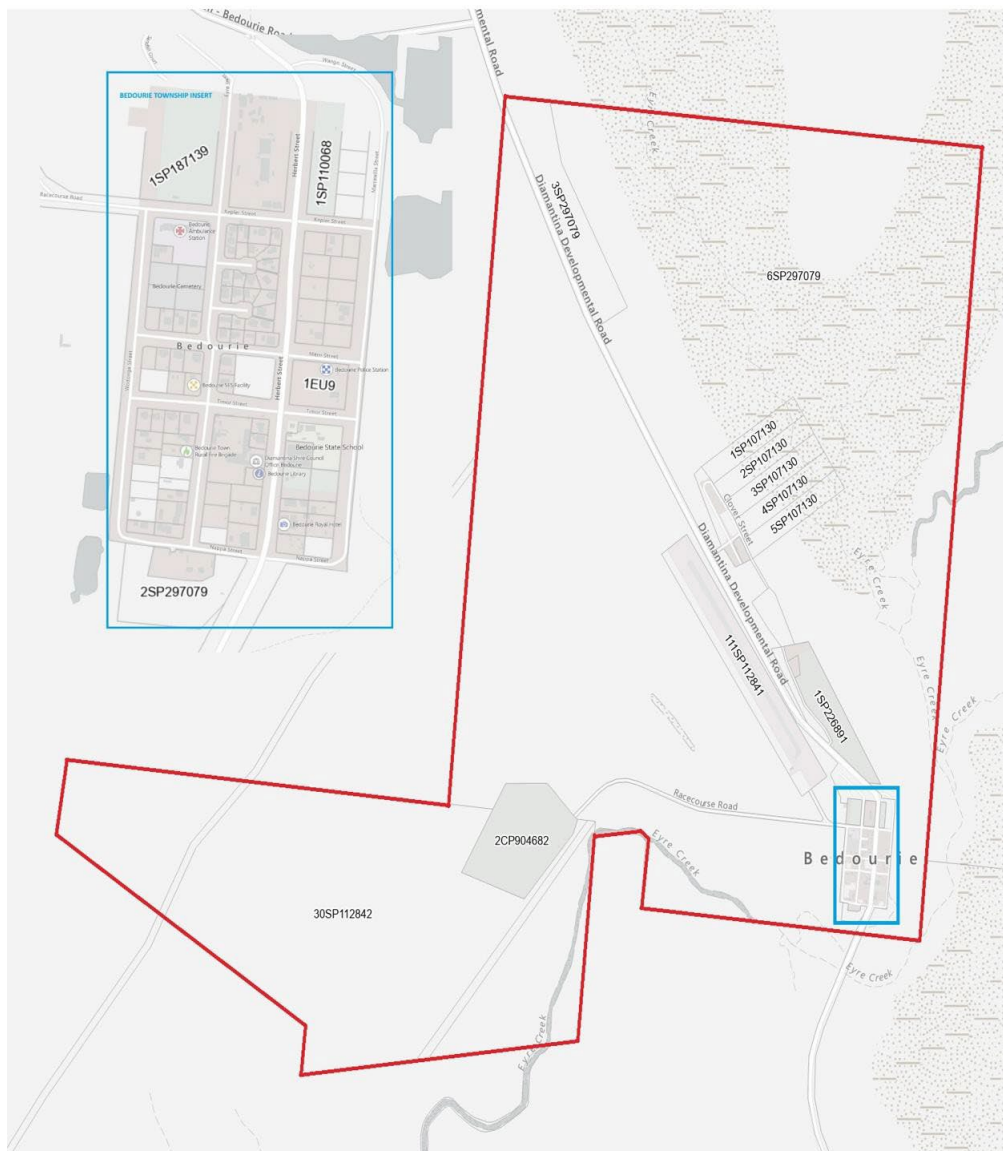
Primary land use codes 2026/2027		
LUC No	Description	Explanation
31	Oil Depot and Refinery	Fuel dumps or storage and oil refineries.
33	Outdoor Storage Area/Contractors Yard	Builders/contractors yard, outdoor storage area (not retail or hardware) or area for parking heavy equipment/materials.
34	Cold Stores - Ice works	Cold Stores - Ice works.
35	General Industry or Medium Industry	Industrial premises that are not Light Industry A – Land Use Code 36A, or Light Industry B – Land Use Code 36B, Heavy Industry – Land Use Code 37A
36A	Light Industry A	Light/service industries e.g. vehicle workshops, bicycle repairs, furniture assembly/repairs/restoration, electrical goods repairs/maintenance, locksmiths, lawn mower repairs or upholstering or car washes.
36B	Light Industry B	Light manufacturing industries e.g. bread making, clothing manufacturing, dry cleaning, glass cutting or implement/machinery assembly.
37A	Heavy Industry	Industry from where a deal of offensive noise, odour, dust, etc. emanates that is not Abattoir – Land Use Code 37B.
38	Advertising - Hoarding	Advertising - Hoarding. Predominantly used for advertising.
40A	Extractive (Quarry)	Any industry which extracts quarry material from the ground.
40B	Extractive (Mining)	Any industry which extracts mining material from the ground.
40C	Gas or Oil Extraction	Any industry which extracts gas or oil from the ground.
40D	Geothermal	Any geothermal industry
41	Child Care excluding Kindergarten	Facility for safe keeping of below school age children.
42	Hotel/Tavern	Premises licensed by Licensing Commission as hotel or tavern for the sale of liquor including casino.
43	Motel	Building predominantly used for overnight accommodation of persons plus vehicle.
44	Intensive Accommodation	Land predominately used or capable of being used for providing intensive accommodation for more than 50 people (other than the ordinary travelling public) in rooms, suites, or caravan sites specifically built or provided for this purpose.

Primary land use codes 2026/2027		
LUC No	Description	Explanation
		Land within this category is commonly known as “workers accommodation”, “single person’s quarters”, “work camps”, “accommodation village” or “barracks”.
47	Licensed Club	Any club with liquor licence/non-sporting e.g. R.S.L. (Not including clubs with attached sporting/recreation facilities).
48	Sports Club/Dance Facility	All sporting/dance/fitness/health/bowling clubs with or without a liquor licence run as a business.
49	Caravan Park	Caravan Park
50	Other Club Non-Business Boy Scouts/Girl Guides etc. not run as a business.	Memorial Halls, Q.C.W.A., School of Arts etc. Sporting Clubs not run as business including sports fields/area tennis courts etc.
51	Church/Facilities	Churches, places of worship, church hall etc.
52	Cemetery (Include Crematoria)	Cemetery (Include Crematoria).
53	Special Use Commonwealth Government	Secondary Code Only
54	Special Use State Government	Secondary Code Only
55	Library	Library
56	Show Ground, Racecourse, Airfield	Airfield parking, no maintenance. If maintenance, see Code 36A or Code 36B.
57	Parks, Gardens	Parks, Gardens - including undeveloped parkland.
58	Educational	Include Kindergarten, University, Tertiary, State and Private, residential colleges/school and non-residential school, kindergarten.
59	Special Use Local Government	Secondary Code Only
60	Sheep Grazing	Dry poorer country associated with running wethers.
61	Sheep Breeding	Better class country used for lamb breeding.
64	Cattle Grazing Breeding	Concentration of the growing and selling of young stock – includes stud breeding.
65	Cattle Grazing Breeding and Fattening	Mixture of growing and/or selling young and mature stock – includes associated studs.
66	Cattle Grazing Fattening	Concentration of feeding and grazing mature stock for sale (includes feedlots).

Primary land use codes 2025/2026		
LUC No	Description	Explanation
72A	Section 49 Valuation Vacant Urban Land	Vacant land subdivided under Sections 49 and 50 of the Land Valuation Act 2010 in an urban area.
72B	Section 49 Valuation Vacant Other Land	Vacant land subdivided under Sections 49 and 50 of the Land Valuation Act 2010 in a rural area.
83	Small Crops & Fodder – Non-Irrigation	
89	Animal Special	
90	Power Station	Production of electricity
91	Transformer	Transformer, substation, tv/radio transmission towers, telecommunication towers
94	Vacant Rural Land (Excl 01 & 04)	
95	Reservoir, Dam, Bore, Pipeline	Reservoir, Dam, Bore, Pipeline - includes permanent pump site.
97	Welfare home/institution	
98	General (if exclusive use is single dwelling or farming)	Secondary Code Only
99	Community Protection Centre	Ambulance, Police Station, SES, Fire Station, Council Office

BEDOURIE MAP 1

Attachment 2 – Bedourie MAP 1



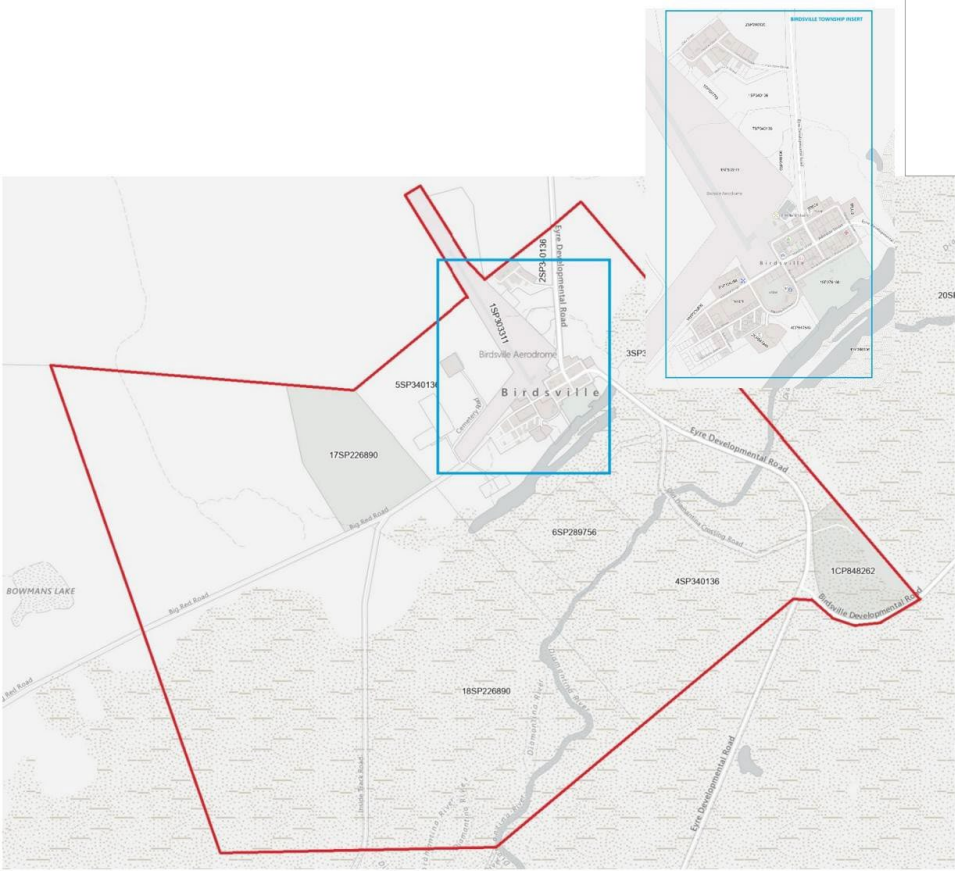
BETOOTA MAP 2

Attachment 3 – Betoota Map



BIRDSDVILLE MAP 3

Attachment 4 – Birdsville Map 3



VERSION CONTROL

PREVIOUS VERSIONS	ADOPTED/APPROVED DATE
Revenue Statement 2015-2016	May 18, 2015; Minute No.2015.07.31-OM-02
Revenue Statement 2016-2017	July 18, 2016; Minute No.2016.07.18-SM-01
Revenue Statement 2017-2018	June 26, 2017; Minute No.2017.06.26-SM-01
Revenue Statement 2018-2019	July 16, 2018; Minute No.2018.07.16-SM-10
Revenue Statement 2019-2020	July 15, 2019; Minute No.2019.07.15-SM-10
Revenue Statement 2020-2021	July 20, 2020; Minute No.2020.07.20-SM-13
Revenue Statement 2021-2022	July 26, 2021; Minute No.2021.07.26-SM-12
Revenue Statement 2022-2023	July 29, 2022; Minute No.2022.07.29-SM-15
Revenue Statement 2023-2024	July 20, 2023; Minute No.2023.07.20-SM-02
Revenue Statement 2024-2025	July 31, 2024; Minute No.2024.07.31-SM-04
Revenue Statement 2025-2026	July 17, 2025; Resolution No. CNL/25/153