

INFRASTRUCTURE CHARGE NOTICE

(Section 119 of the Planning Act 2016)

ISAAC REGIONAL COUNCIL CHARGES RESOLUTION (NO. 2) 2018

Date of Issue of Infrastructure Charges Notice: 22 December 2020

Sent via Email and Registered Post: m.fossey@veris.com.au

Darren Russell
C/- Veris
PO Box 158
MACKAY QLD 4740

APPLICATION TYPE: Material Change of Use

APPROVED DEVELOPMENT: Material Change of Use (Development Permit) for Motor Vehicle Workshop and Works Camp (7 bed)

APPLICATION NUMBER: MCU20/0002

APPLICANT: Darren Russell C/- Veris

OWNER: Darren J Russell & As Trustee/s

LAND TO WHICH CHARGE APPLIES: Lot 63 on WHS19

SITE ADDRESS: 160 Walshs Road, Nebo

PLANNING SCHEME *Nebo Planning Scheme 2008*

THE INFRASTRUCTURE CHARGE

(Details of how these charges were calculated are shown overleaf)

GROSS LEVIED CHARGE	\$42,019.40
OFFSETS APPLIED GROSS	NIL
REFUNDS APPLIED	NIL
CREDITS (DISCOUNTS) APPLIED	NIL
INFRASTRUCTURE AGREEMENT IN PLACE AT TIME OF ISSUE OF THIS INFRASTRUCTURE CHARGES NOTICE	NIL
LEVIED CHARGE	\$42,019.40

TIME OF PAYMENT (Confirm charge amount prior to making payment)
Prior to commencement of the use in accordance with Section 122(1) (c) *Planning Act 2016*

ADJUSTMENTS TO THE INFRASTRUCTURE CHARGE

1. AUTOMATIC INCREASE PROVISION

An infrastructure charge levied by Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI Index applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI Index average¹.

If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase. The total sum levied for any of the infrastructure networks can not exceed the maximum adopted charge rate for that infrastructure network calculated for the additional demand of the approved development..

Upon request Council shall provide the indexation amount that needs to be added to the levied charge and confirm the total amount outstanding.

2. INFRASTRUCTURE AGREEMENT

An Infrastructure Agreement may apply in respect of this Infrastructure Charges Notice. The Infrastructure Agreement may be entered into before or after the Decision Notice is issued for the approved development. An agreement about either or both of the following may be entered into:

- a. payment other than as provided by Section 122 of the *Planning Act 2016*, for instance payment by instalment;
- b. provision of infrastructure instead of paying all or part of the levied charge.

In the event of an inconsistency between an Infrastructure Agreement and this Infrastructure Charges Notice, the Infrastructure Agreement may prevail pursuant to Section 157 of the *Planning Act 2016*.

3. FAILURE TO PAY

A levied charge for infrastructure fixed by a local government is, for the purposes of recovery, as per Section 144(1) of the *Planning Act 2016*. This is taken to be a rate within the meaning of the *Local Government Act 2009*. This means:

- a. an adopted infrastructure charge may be recovered by court action for a debt;
- b. an adopted infrastructure charge may be recovered from the person for the time being owning the relevant land, regardless of who was the owner or other person upon whom the charges was imposed;
- c. interest is payable on overdue payments (Compound annual interest at 11% calculated daily is to be applied on an overdue charge); and
- d. if a levied charge is unpaid for 3 years, the land can be sold to recover the outstanding charges.

¹ 3-yearly PPI index average is defined in schedule 2 of the *Planning Act 2016* and means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

PAYMENT OF THE INFRASTRUCTURE CHARGE

1. PAYMENT BY MAIL

Confirm the current levied charge applicable and obtain an updated payment notice from Council's Planning Department.

Mail this updated payment notice immediately with your payment to: ISAAC REGIONAL COUNCIL, PO Box 97, MORANBAH QLD 4744.

NOTE: Cheques must be made payable to ISAAC REGIONAL COUNCIL

2. PAYMENT AT COUNCIL OFFICES

Confirm the current levied charge applicable.

Present written confirmation of charges with your payment to an Isaac Regional Council Office. Please see Council's website for locations.

NOTE: Cheques must be made payable to ISAAC REGIONAL COUNCIL

3. PAYMENT MADE BY CREDIT CARD

Credit Cards accepted: Mastercard or Visa

4. PAYMENT MADE BY ELECTRONIC FUND TRANSFER (EFT)

BSB:	014-550
Account No:	485 702 245
Account Name:	ISAAC REGIONAL COUNCIL
Reference:	ICN Notice Number

Provide Council with a copy of the EFT transfer receipt or remittance advice and copy of the confirmed current applicable levied charge.

OTHER MATTERS

1. LAPSING OF INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice stops having effect to the extent the approved development stops having effect.

2. GOODS AND SERVICES TAX

The Federal Government has determined that rates and utility charges levied by a Local Government will be GST free. Accordingly, no GST is included in this Infrastructure Charges Notice.

3. APPLICABLE OFFSETS AND REFUNDS

Infrastructure offsets and refunds apply when developers are required to provide trunk infrastructure. These may be physical works (such as a sewer main) or land to accommodate infrastructure (for a future road upgrade). The infrastructure (or land) requirement will be conditioned as part of a development approval. In those circumstances, the cost of that trunk infrastructure will be offset against any infrastructure charges payable under the development approval (as an Infrastructure Charges Notice will still be issued where adopted infrastructures apply). Where the cost of providing the trunk infrastructure is greater than the infrastructure charges, a refund will be paid to the developer.

There are no offsets or refunds associated with this approved development.

4. RATIONALE FOR ISSUE OF INFRASTRUCTURE CHARGES NOTICE

Isaac Regional Council has issued this Infrastructure Charges Notice as a result of additional demand placed upon trunk infrastructure that will be generated by the approved development.

5. CONTACT

For further information please contact your local Council:

Phone: 1300 ISAACS (1300 47 22 27)
or +617 4846 3500 if phoning from overseas
or 07 4846 3500 (alternative phone number)

Write to:

The Chief Executive Officer
Isaac Regional Council
PO Box 97
MORANBAH QLD 4744

E-mail: records@isaac.qld.gov.au

(In order for us to receive your email, please ensure it is no larger than 10MB)

Send a message on our 'Contact' located on the web page:

<https://www.isaac.qld.gov.au/contact-us/home>

This web page also lists all of our office locations if you would prefer to visit your nearest Council office, open Monday to Friday, 8.30 am to 5 pm.

6. APPEAL RIGHTS

Should you wish to appeal an Infrastructure Charges Notice, you may make representations to Isaac Regional Council within twenty (20) business days after receipt of the Infrastructure Charges Notice, under section 125 of the *Planning Act 2016*.

Isaac Regional Council may only give one (1) negotiated infrastructure charge notice in respect of section 125 of the *Planning Act 2016*.

Attached is an extract from the *Planning Act 2016* which details the appeal rights in relation to the Infrastructure Charges Notice, 'Planning Act 2016 – Appeals Information'.

GROSS CHARGE SUMMARY

Table 1: Transport Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Industry (Motor Vehicle Work Shop)	984	Per m2 of GFA	\$20.60	Table 2.2	\$20,270.40
Specialised Uses – non-resident workforce accommodation	7	Per bedroom	\$3,107.00	Table 2.1	\$21,749.00

Table 2: Transport Credit Land Use (Discount)

* Highest value of (a), (b), (c) or (d) or (e) is to be applied as the discount.

** If site is located where it will not to be serviced, or planned to serviced by Council trunk sewerage and water supply then those components shall be deducted from the total adopted charge payable).

***A discount calculated in this table will not be higher than the levied charge for proposed development and surplus discount will not be refunded, unless it forms part of an infrastructure agreement.

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
			\$0.00		\$0.00

Table 3: All Networks Levied Charges

Development Description	Water Supply	Sewerage	Transport	Public Parks & Community Land	Stormwater	Total
Industry (Motor Vehicle Work Shop)	\$0.00	\$0.00	\$20,270.40	\$0.00	\$0.00	\$20,270.40
Specialised Uses – non-resident workforce accommodation	\$0.00	\$0.00	\$21,749.00	\$0.00	\$0.00	\$21,749.00
Amount Payable	\$0.00	\$0.00	\$42,019.40	\$0.00	\$0.00	\$42,019.40

* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at [Council]'s discretion.

The amount of the adopted infrastructure charge is subject to variations in the 3-yearly Producer Price Index average (P.P.I.) for construction 6427.0 index number 3101 - Road and Bridge construction index for Queensland.

Application of an offset or refund

There are no offsets or refunds associated with this approved development.

DANIEL WAGNER

Manager Liveability and Sustainability

(On behalf of Gary Stevenson PSM, Chief Executive Officer)

Enclosure: Appeal Information for Infrastructure Charges Notice