

SENT VIA REGISTERED POST AND EMAIL TO: m.ward@veris.com.au

17 October 2022

Alan Close & Ann Close
C/- Veris
PO Box 158
MACKAY QLD 4740

**AMENDED INFRASTRUCTURE CHARGE NOTICE
(Section 307 of the Planning Act 2016)**

ISAAC REGIONAL COUNCIL CHARGES RESOLUTION (NO. 3) 2021

Date of Approval of Amended Infrastructure Charges Notice: 14 October 2022

APPLICATION TYPE:	<i>Change Application (Minor)</i>
APPROVED DEVELOPMENT:	Request for a Minor Change to the Development Approval– Material Change of Use for Commercial Activities (Commercial Premises – training rooms and medical centre), Industrial Activities (Industry – motor vehicle storage and servicing) and Ancillary Uses (offices, amenities room and multiple dwellings (2 units))
APPLICATION NUMBER:	PA12161 (Original) MCU22/0005.01 (Minor Change)
PREVIOUS APPLICATION NUMBER:	PA12161 (Original) MCU22/0005.01 (Minor Change)
APPLICANT:	Alan Close & Ann Close C/- Veris
OWNER:	Alan Close & Ann Close
LAND TO WHICH CHARGE APPLIES:	Lot 1 on SP228153
SITE ADDRESS:	21-27 Thorpe Street, Moranbah
PLANNING SCHEME:	<i>Belyando Planning Scheme 2009</i>
AMENDMENTS TO ORIGINAL INFRASTRUCTURE CHARGES NOTICE:	The original Infrastructure Charges Notice was issued on the 27 March 2013

This Amended Notice supersedes the Amended

Infrastructure Charges Notice issued on the 9 May 2022.

The Infrastructure Charges Notice was amended to reflect updated approved building plans in stage 1 and Infrastructure Charges Resolution currently in effect.

A. INFRASTRUCTURE CHARGE

GROSS LEVIED CHARGE	\$196,900.55
OFFSETS APPLIED GROSS	Nil
REFUNDS APPLIED	Nil
CREDITS (DISCOUNTS) APPLIED	\$30,226.70
INFRASTRUCTURE AGREEMENT IN PLACE AT TIME OF ISSUE OF THIS INFRASTRUCTURE CHARGES NOTICE	Nil
NET CHARGE	\$ 166,673.85

The applicable net charges per stage of the development are shown below:

STAGE	NET CHARGE
STAGE 1	\$57,845
STAGE 2	\$55,320.90
STAGE 3	\$53,507.10
TOTAL NET CHARGE	\$166,673.85

B. TIMING OF PAYMENT

The timing of payment of the infrastructure charge is in accordance with Section 122 (1)(c) of the *Planning Act 2016*. In accordance with the Planning Act the infrastructure charge is payable for a material change of use when the change happens.

C. 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 cannot 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.

D. 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.

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.

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:	MCU22/0005

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

E. 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'.

F. GROSS CHARGE SUMMARY

STAGE 1

Table 1: Water Supply Adopted Charges for Stage 1

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	297	m ² GFA,	\$36.00	Table 2.1	\$10,692.00
Dwelling with 2 or less bedrooms	2	Dwelling	\$4,534.00	Table 2.1	\$9,0680.00

Table 2: Water Supply Credit Land Use for Stage 1

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Vacant lot	1	Allotment	\$6,348.00	Table 2.1	\$6,348.00

* 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.

Table 3: Sewerage Adopted Charges for Stage 1

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	297	m ² GFA,	\$35.00	Table 2.1	\$10,395.00
Dwelling with 2 or less bedrooms	2	Dwelling	\$4,318.00	Table 2.1	\$8,636.00

Table 4: Sewerage Credit Land Use for Stage 1

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Vacant lot	1	Allotment	\$6,045.00	Table 2.1	\$6,045.00

* 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.

Table 5: Transport Adopted Charges for Stage 1

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	297	m ² GFA	\$80.15	Table 2.1	\$23,804.55
Dwelling with 2 or less bedrooms	2	Dwelling	\$9,932.00	Table 2.1	\$19,864.00

Table 6: Transport Credit Land Use for Stage 1

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Vacant lot	1	Allotments	\$13,904.00	Table 2.1	\$13,904.00

* 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.

Table 7: Parks and Land for Community Facilities Adopted Charges for Stage 1

Development	Number of	Units of	Charge Rate	Reference	Amount
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Description	Units	Measure			
Dwelling with 2 or less bedrooms	2	Dwelling	\$2,806.50	Table 2.1	\$5,613.00

Table 8: Parks and Land for Community Facilities Credit Land Use for Stage 1

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Vacant lot	1	Allotments	\$3,929.70	2.3	\$3,929.70

* 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 be 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.

Table 9: Stormwater Adopted Charges for Stage 1

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Nil					

Table 10: Stormwater Credit Land Use for Stage 1

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 11: All Networks Levied Charges for Stage 1

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial (Office)	\$10,692.00	\$10,395.00	\$23,804.55	\$0.00	\$0.00	\$44,891.55
Dwelling with 2 or less bedrooms	\$9,068.00	\$8,636.00	\$19,864.00	\$5,613.00	\$0.00	\$43,181.00
Total	\$19,760.00	\$19,031.00	\$43,668.55	\$5,613.00	\$0.00	\$88,072.55

Table 12: All Networks Credit Land Use for Stage 1

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
1 Allotment	\$6,348.00	\$6,045.00	\$13,904.00	\$3,929.70	\$0.00	\$30,226.70
Total	\$6,348.00	\$6,045.00	\$13,904.00	\$3,929.70	\$0.00	\$30,226.70

Table 13: Total Networks Levied Charges for Stage 1

Development Description	Water Supply	Sewerage	Transport	Parks & Land for	Stormwater	Total
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				Community Facilities		
Stage 1	\$19,760.00	\$19,031.00	\$43,668.55	\$5,613.00	\$0.00	\$88,072.55
Credit	\$6,348.00	\$6,045.00	\$13,904.00	\$3,929.70	\$0.00	\$30,226.70
Total	\$13,412.00	\$12,986.00	\$29,764.55	\$1683.30	\$0.00	\$57,845.85

STAGE 2

Table 14: Water Supply Adopted Charges for Stage 2

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	366	m ² GFA,	\$36.00	Table 2.2	\$13,176.00

Table 15: Water Supply Credit Land Use for Stage 2

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 16: Sewerage Adopted Charges for Stage 2

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	366	m ² GFA,	\$35.00	Table 2.2	\$12,810.00

Table 17: Sewerage Credit Land Use for Stage 2

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 18: Transport Adopted Charges for Stage 2

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	366	m ² GFA,	\$80.15	Table 2.2	\$29,334.90

Table 19: Transport Credit Land Use for Stage 2

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 20: Parks and Land for Community Facilities Adopted Charges for Stage 2

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Nil					

Table 21: Parks and Land for Community Facilities Credit Land Use for Stage 2

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 22: Stormwater Adopted Charges for Stage 2

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Nil					

Table 23: Stormwater Credit Land Use for Stage 2

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 24: Total Networks Levied Charges for Stage 2

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial (Office)	\$13,176.00	\$12,810.00	\$29,334.90	\$0.00	\$0.00	\$55,320.90
Total	\$13,176.00	\$12,810.00	\$29,334.90	\$0.00	\$0.00	\$55,320.90

STAGE 3**Table 25: Water Supply Adopted Charges for Stage 3**

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	354	m ² GFA,	\$36.00	Table 2.2	\$12,744.00

Table 26: Water Supply Credit Land Use for Stage 3

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 27: Sewerage Adopted Charges for Stage 3

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	354	m ² GFA,	\$35.00	Table 2.2	\$12,390.00

Table 28: Sewerage Credit Land Use for Stage 3

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 29: Transport Adopted Charges for Stage 3

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Commercial (Office)	354	m ² GFA,	\$80.15	Table 2.2	\$28,373.10

Table 30: Transport Credit Land Use for Stage 3

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 31: Parks and Land for Community Facilities Adopted Charges for Stage 3

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Nil					

Table 32: Parks and Land for Community Facilities Credit Land Use for Stage 3

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 32: Stormwater Adopted Charges for Stage 3

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Nil					

Table 34: Stormwater Credit Land Use for Stage 3

Description	Number of Units	Units of Measure	Credit Rate	Reference	Amount
Nil					

Table 35: Total Networks Levied Charges for Stage 3

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Commercial (Office)	\$12,744.00	\$12,390.00	\$28,373.10	\$0.00	\$0.00	\$53,507.10
Total	\$12,744.00	\$12,390.00	\$28,373.10	\$0.00	\$0.00	\$53,507.10

SUMMARY - ALL STAGES

Table 36: Net Levied Charge- All Stages

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
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Stage 1	\$13,412.00	\$12,986.00	\$29,764.55	\$1683.300.0 0	\$0.00	\$57,845.85
Stage 2	\$13,176.00	\$12,810.00	\$29,334.90	\$0.00	\$0.00	\$55,320.90
Stage 3	\$12,744.00	\$12,390.00	\$28,373.10	\$0.00	\$0.00	\$53,507.10
Total	\$39,332.0 0	\$38,186.00	\$87,472.55	\$1683.30.00	\$0.00	\$166,673.85



MICHAEL ST CLAIR
Manager Liveability and Sustainability
 (on behalf of Jeff Stewart-Harris PSM, Chief Executive Officer)