

Our Ref.: MCU23/0013

SENT VIA EMAIL AND REGISTERED POST: Patrick.clifton@rpsgroup.com.au

Tracko's Property Pty Ltd
C/- RPS AAP Consulting Pty Ltd,
PO Box 1949
CAIRNS QLD 4870

Attention: Patrick Clifton

Dear Sir

INFRASTRUCTURE CHARGE NOTICE
SECTION 119 OF THE PLANNING ACT 2016
ISAAC REGIONAL COUNCIL CHARGES RESOLUTION (NO. 3) 2021

APPLICATION DETAILS

APPLICATION TYPE:	Material Change of Use
APPLICATION NUMBER:	MCU23/0013
APPLICANT:	Tracko's Property Pty Ltd c/- RPS AAP Consulting Pty Ltd, Patrick Clifton
OWNER:	Tracko's Property Pty Ltd
SITE ADDRESS:	21 and 23 Oxford St Nebo 4742
PROPERTY DESCRIPTION:	Lot 11 on SP258280 & Lot 12 on SP258280
PLANNING INSTRUMENT:	Isaac Regional Planning Scheme 2021

APPROVAL DETAILS

DECISION DATE:	08 November 2023
NATURE OF APPROVAL:	Approved
TYPE OF APPROVAL:	Minor Change to a development approval

THE INFRASTRUCTURE CHARGE

Date of Issue of Infrastructure Charge Notice:

14 November 2023

Timing of Payment:

Prior to commencement of the use in accordance with Section 122(1)(c) *Planning Act 2016*

GROSS LEVIED CHARGE	\$73,407.70
OFFSETS APPLIED GROSS	NIL
REFUNDS APPLIED	NIL
CREDITS (DISCOUNTS) APPLIED	\$60,453.40
INFRASTRUCTURE AGREEMENT IN PLACE AT TIME OF ISSUE OF THIS INFRASTRUCTURE CHARGES NOTICE	NIL
LEVIED CHARGE	\$12,954.30

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

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.

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.

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.

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 MCU21/0009

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.

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'.

7. CHARGE SUMMARY

A. Charges

Table 1: Water Supply Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dwelling with 2 bedrooms or less	2	Per dwelling	\$4,534.00	Table 2.1	\$9,068.00
Dwelling with 3 or more bedrooms	1	Per dwelling	\$6,348.00	Table 2.1	\$6,348.00

Table 2: Sewerage Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dwelling with 2 bedrooms or less	2	Per dwelling	\$4,318.00	Table 2.1	\$8,636.00
Dwelling with 3 or more bedrooms	1	Per dwelling	\$6,045.00	Table 2.1	\$6,045.00

Table 3: Transport Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dwelling with 2 bedrooms or less	2	Per dwelling	\$9,932.00	Table 2.1	\$19,864.00
Dwelling with 3 or more bedrooms	1	Per dwelling	\$13,904.00	Table 2.1	\$13,904.00

Table 4: Parks and Land for Community Facilities Adopted Charges

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

bedrooms or less					
Dwelling with 3 or more bedrooms	1	Per dwelling	\$1,403.20	Table 2.1	\$3,929.70

Table 5: Stormwater Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Dwelling with 2 bedrooms or less	2	Per dwelling	\$0.00	Table 2.1	\$0.00
Dwelling with 3 or more bedrooms	1	Per dwelling	\$0.00	Table 2.1	\$0.00

Table 6: All Networks - Gross Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Dwelling with 2 bedrooms or less	\$9,068.00	\$8,636.00	\$19,864.00	\$5,613.00	\$0.00	\$43,181.00
Dwelling with 3 or more bedrooms	\$6,348.00	\$6,045.00	\$13,904.00	\$3,929.70	\$0.00	\$30,226.70
Total	\$15,416.00	\$14,681.00	\$33,768.00	\$9,542.70	\$0.00	\$73,407.70

B. Credits

Table 7: Water Supply Adopted Credits

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential	2	Per lot	\$6,348.00	Table 2.1	\$12,696.00

Table 8: Sewerage Adopted Credits

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential	2	Per lot	\$6,045.00	Table 2.1	\$12,090.00

Table 9: Transport Adopted Credits

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential	2	Per lot	\$13,904.00	Table 2.1	\$27,808.00

Table 10: Parks and Land for Community Facilities Adopted Credits

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential	2	Per lot	\$3,929.70	Table 2.1	\$7,859.40

Table 11: Stormwater Adopted Credits

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential	2	Per lot	\$0.00	Table 2.1	\$0.00

Table 12: All Networks Levied Credits

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Dwelling with 3 or more bedrooms	\$12,696.00	\$12,090.00	\$27,808.00	\$7,859.40	\$0.00	\$60,453.40

Table 13: Net Charge

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Gross Charge	\$15,416.00	\$14,681.00	\$33,768.00	\$9,542.70	\$0.00	\$73,407.70
Credits	\$12,696.00	\$12,090.00	\$27,808.00	\$7,859.40	\$0.00	\$60,453.40
Net Charge	\$2,720.00	\$2,591.00	\$5,960.00	\$1,683.30	\$0.00	\$12,954.30

8. OFFSET OR REFUND

Not applicable

Yours faithfully



MICHAEL ST CLAIR
Manager Liveability and Sustainability
 (on behalf of Ken Gouldthorp, Chief Executive Officer)

Enclosure: Representation and Appeal Information for Infrastructure Charges Notice.

Planning Act 2016

Chapter 4 Infrastructure

Subdivision 5 Changing charges during relevant appeal period

124 Application of this subdivision

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

125 Representations about infrastructure charges notice

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider the representations.
- (3) If the local government—
 - (a) agrees with a representation; and
 - (b) decides to change the infrastructure charges notice;the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a negotiated notice) to the recipient.
- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
 - (a) must be in the same form as the infrastructure charges notice; and
 - (b) must state the nature of the changes; and
 - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

126 Suspending relevant appeal period

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal