

Our Ref.: MCU25/0010 & RAL25/0007

SENT VIA EMAIL TO: andrea@vsqld.com.au

Pembroke Olive Downs Pty Ltd
C/- Vision Surveys (QLD) Pty Ltd
PO Box 2103
Cannonvale QLD 4802

Attention: Andrea Henderson

Dear Andrea,

INFRASTRUCTURE CHARGE NOTICE

SECTION 119, PLANNING ACT 2016

ISAAC REGIONAL COUNCIL CHARGES RESOLUTION (NO. 3) 2021

APPLICATION DETAILS

APPLICATION TYPE:	Reconfiguring a Lot and Material Change of Use
APPLICATION NUMBER:	MCU25/0010 & RAL25/0007
APPLICANT:	Pembroke Olive Downs Pty Ltd C/- Vision Surveys (QLD) Pty Ltd
OWNER:	Pembroke Property Holdings Pty Ltd
SITE ADDRESS:	34 Leichhardt Drive, Moranbah QLD 4744
PROPERTY DESCRIPTION:	Lot 1 on M97313
PLANNING INSTRUMENT:	Isaac Regional Planning Scheme 2021, Version 1.1

APPROVAL DETAILS

DECISION DATE:	10 November 2025
NATURE OF APPROVAL:	Approved
TYPE OF APPROVAL:	Development Permit – Reconfiguring a Lot – Subdivision of Land (1 Lot into 2 Lots) and Material Change of Use (Two Dual Occupancies)

THE INFRASTRUCTURE CHARGE

Date of Issue of Infrastructure Charge

13 November 2025

Notice:

Timing of Payment:

In accordance with Section 122 of the *Planning Act 2016*:

If the charge applies for reconfiguring a lot—When the local government that levied the charge approves a plan for the reconfiguration that, under the Land Title Act, is required to be given to the local government for approval.

If the charge applies for a material change of use—When the change happens.

GROSS LEVIED CHARGE	\$172,724.00
CREDITS APPLIED	(\$90,680.10)
NET LEVIED CHARGE	\$82,043.90
APPLICABLE OFFSETS	NIL
APPLICABLE REFUNDS	NIL
INFRASTRUCTURE AGREEMENT IN PLACE AT TIME OF ISSUE OF THIS INFRASTRUCTURE CHARGES NOTICE	NIL
LEVIED CHARGE PAYABLE	\$82,043.90 (+ Annual Adjustments), payable in stages: • Reconfiguring a Lot: \$30,226.70 • Material Change of Use: \$51,817.20

(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.

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.

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.

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: 084-789
Account No: 71 664 4960
Account Name: ISAAC REGIONAL COUNCIL
Reference: ICN MCU25/0010
ICN RAL25/0007

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. The levied charge has been calculated in accordance with Isaac Regional Council Charges Resolution (No.3) 2021, the Planning Act 2016 and the Planning Regulation 2017.

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. HOW THE LEVIED CHARGE WAS WORKED OUT – CALCULATION SUMMARY

A. Charges – Extra Demand

Table 1: Water Supply Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	3	Per bedroom	\$6,348.00	Table 2.1	\$19,044.00
Residential uses (dwelling with 2 or less bedrooms)	1	Per bedroom	\$4,534.00	Table 2.1	\$4,534.00
Residential Lot	2	Per lot	\$6,348.00	Table 2.3	\$12,696.00

Table 2: Sewerage Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	3	Per bedroom	\$6,045.00	Table 2.1	\$18,135.00
Residential uses	1	Per bedroom	\$4,318.00	Table 2.1	\$4,318.00

(dwelling with 2 or less bedrooms)					
Residential Lot	2	Per lot	\$6,045.00	Table 2.3	\$12,090.00

Table 3: Transport Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	3	Per bedroom	\$13,904.00	Table 2.1	\$41,712.00
Residential uses (dwelling with 2 or less bedrooms)	1	Per bedroom	\$9,932.00	Table 2.1	\$9,932.00
Residential Lot	2	Per lot	\$13,904.00	Table 2.3	\$27,808.00

Table 4: Parks and Land for Community Facilities Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	3	Per bedroom	\$3,929.70	Table 2.1	\$11,789.10
Residential uses (dwelling with 2 or less bedrooms)	1	Per bedroom	\$2,806.50	Table 2.1	\$2,806.50
Residential Lot	2	Per lot	\$3,929.70	Table 2.3	\$7,859.40

Table 5: Stormwater Adopted Charges

Not applicable

Table 6: All Networks Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Uses	\$23,578.00	\$22,453.00	\$51,644.00	\$14,595.60	\$0.00	\$112,270.60
Residential Lot	\$12,696.00	\$12,090.00	\$27,808.00	\$7,859.40	\$0.00	\$60,453.40
Total	\$36,274.00	\$34,543.00	\$79,452.00	\$22,455.00	\$0.00	\$172,724.00

Table 7: All Networks Levied Charges – Stages

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Stage 1 – Subdivision (residential lots)	\$12,696.00	\$12,090.00	\$27,808.00	\$7,859.40	\$0.00	\$60,453.40
Stage 2 – Residential uses	\$23,578.00	\$22,453.00	\$51,644.00	\$14,595.60	\$0.00	\$112,270.60

B. Credits – Demand Credits

Table 7: Water Supply Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	2	Per bedroom	\$6,348.00	Table 2.1	\$12,696.00
Residential Lot	1	Per lot	\$6,348.00	Table 2.3	\$6,348.00

Table 8: Sewerage Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	2	Per bedroom	\$6,045.00	Table 2.1	\$12,090.00
Residential Lot	1	Per lot	\$6,045.00	Table 2.3	\$6,045.00

Table 9: Transport Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	2	Per bedroom	\$13,904.00	Table 2.1	\$27,808.00
Residential Lot	1	Per lot	\$13,904.00	Table 2.3	\$13,904.00

Table 10: Parks and Land for Community Facilities Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Residential uses (dwelling with 3 or more bedrooms)	2	Per bedroom	\$3,929.70	Table 2.1	\$7,859.40
Residential Lot	1	Per lot	\$3,929.70	Table 2.3	\$3,929.70

Table 11: Stormwater Adopted Charges

Not applicable

Table 12: All Networks Levied Credits

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Residential Uses	\$12,696.00	\$12,090.00	\$27,808.00	\$7,859.40	\$0.00	\$60,453.40
Residential Lot	\$6,348.00	\$6,045.00	\$13,904.00	\$3,929.70	\$0.00	\$30,226.70
Total	\$19,044.00	\$18,135.00	\$41,712.00	\$11,789.10	\$0.00	\$90,680.10

Table 13: All Networks Levied Credits – Stages

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community	Stormwater	Total
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				Facilities		
Stage 1 – Subdivision (residential lots)	\$6,348.00	\$6,045.00	\$13,904.00	\$3,929.70	\$0.00	\$30,226.70
Stage 2 – Residential uses	\$12,696.00	\$12,090.00	\$27,808.00	\$7,859.40	\$0.00	\$60,453.40

Table 14: Net Levied Charge Summary

Gross Levied Charge Amount Total	Applied Credit Amount Total	Net Levied Charge Amount
Stage 1 – Reconfiguring a Lot		
\$60,453.40	\$30,226.70	\$30,226.70
Stage 2 – Material Change of Use		
\$112,270.60	\$60,453.40	\$51,817.20
Total (all stages)		
\$172,724.00	\$90,680.10	\$82,043.90

8. OFFSET OR REFUND

No offsets or refunds are applicable to this application or calculation of applicable levied charges.

If you have any further queries in relation to the above, please do not hesitate to contact Rebekah McDonald via email planning.environment@isaac.qld.gov.au quoting reference no MCU25/0010 & RAL25/0007.

Yours faithfully,



MICHAEL ST CLAIR
Manager Planning & Environment
 (on behalf of Cale Dendle, Chief Executive Officer)

Enclosure: Representation and Appeal Information for Infrastructure Charges Notice.

APPEAL RIGHTS

Planning Act 2016

Chapter 4 Infrastructure

Part 2 Provisions for local governments

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. [s 126] *Planning Act 2016*
Chapter 4 Infrastructure Page 142 Current as at 10 June 2022 Authorised by the Parliamentary Counsel

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.