

Your reference  
Our reference 12487/2023/RAL  
Contact Officer Sue Taylor  
Telephone (07) 3810 6986



**Ipswich City Council**

1 Nicholas Street  
PO Box 191  
IPSWICH QLD 4305

Phone (07) 3810 6666  
Fax (07) 3810 6731  
Email [council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)

[ipswich.qld.gov.au](http://ipswich.qld.gov.au)

Raymond Thomas and Jillian Stevens  
C/- IB Town Planning  
[matt@ibtownplanning.com](mailto:matt@ibtownplanning.com)

11 December 2023

Dear Sir/Madam

Re: Development Application – Approval  
Application No: 12487/2023/RAL  
Proposal: Reconfiguring a Lot - One (1) lot into three (3) lots  
Property Location: 37 Nolan Street, RACEVIEW QLD 4305

I refer to the above development application which was decided on 11 December 2023.

Enclosed with this letter is the Decision Notice, including:

- Assessment Manager's Conditions
- Approved Plans
- Infrastructure Charges Notice
- Appeal Rights

If you have any queries regarding this application, please contact Sue Taylor (Planner – Development) on the telephone number listed above.

Yours faithfully

Nicole Hartney  
SENIOR PLANNER (DEVELOPMENT)

CC.

Urban Utilities  
[development@urbanutilities.com.au](mailto:development@urbanutilities.com.au)

11 December 2023

DECISION NOTICE APPROVAL  
(Given under section 63(2) of the *Planning Act 2016*)

**Applicant details**

Applicant name: Raymond Thomas and Jillian Stevens C/- IB Town Planning  
Applicant contact details: [matt@ibtownplanning.com](mailto:matt@ibtownplanning.com)

**Application details**

Application number: 12487/2023/RAL  
Application type: Reconfiguring a Lot  
Description of proposed development: One (1) lot into three (3) lots  
Date application received: 24 November 2023

**Site details**

Property location: 37 Nolan Street, RACEVIEW QLD 4305  
Real property description: Lot 6 RP 24407 TO DEPTH 15.24M

**Decision**

Date of decision: 11 December 2023  
Decision Authority: Senior Planner (Development)

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot - One (1) lot into three (3) lots	Development Permit	Approved in full subject to the conditions set out in Attachment A	Four (4) years

2. Conditions of Assessment Manager (Ipswich City Council)

Attachment A Reconfiguring a Lot – One (1) into Three (3) Lots

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the Assessment Manager, the amended version of those plans and documents.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot				
Dwg No. 23/PS15331/2A	Proposed Subdivision – Lots 20, 21 and 22 Cancelling Lot 6 on RP24407 – 37 Nolan Street, Raceview	WD Surveys	16 October 2023	Not applicable
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot				
2023/08	Desktop Mining Study at 37 Nolan Street, Raceview	Moreton Geotechnical Services Pty Ltd	7 February 2023	Not applicable
3421-SK01	Services Plan, Revision A	Contour	21 November 2023	Condition 3(a)(i)

4. Referral Agencies

Not applicable to this decision.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any operational works in relation to this approval prior to the *signing of the plan of subdivision* pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

10. When approval lapses if development started but not completed— variation approval

Not applicable to this decision.

11. Other requirements under section 43 of the *Planning Regulation 2017*

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) Council will give an infrastructure charges notice for this development pursuant to section 119 of the *Planning Act 2016*.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

#### 14. Submitting Change Representations to Request a Negotiated Decision Notice

In accordance with section 75 of the Planning Act 2016, the applicant may submit change representations to request a negotiated decision notice, during the applicant's appeal period, about changing a matter in the development approval (other than a matter stated because of a referral agency response or a development condition imposed under a direction by the Minister).

The applicant's appeal period is 20 business days, and any change representations must be submitted and assessed during this time, unless the applicant suspends the appeal period. To ensure both the applicant and the assessment manager have sufficient time to consider the change representations, it is recommended that the applicant suspend the appeal period (refer to section 75(2) of the Planning Act 2016) prior to submitting their change representations. This will allow an additional 20 business days for the applicant to submit their change representations, if required, and up to 20 business days for the assessment manager to consider the representations from the date the change representations are received.

Ipswich City Council does not charge an application fee for the submission of change representations.

For more information, please refer to the State Government's fact sheet on Change Representations: <https://dilgpprd.blob.core.windows.net/general/factsheet-change-representations.pdf>.

#### 15. Appeal Rights

##### Applicant's appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or
- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

An extract from the *Planning Act 2016* about appeal rights is attached to this decision notice.

**Attachment A**  
**Assessment Manager's Conditions**  
**File No: 12487/2023/RAL**  
**Location: 37 Nolan Street, RACEVIEW QLD 4305**  
**Proposal: Reconfiguring a Lot - One (1) lot into three (3) lots**

**Assessment Manager (Ipswich City Council) Conditions**  
**Conditions applicable to this approval under the Planning Act 2016**

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<b>Basis of Approval</b>	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	<b>Minor Alterations</b>	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	<b>Rates in Arrears</b>	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan.
4.	<b>Subdivision Plan</b>	
	The applicant must submit to the assessment manager a subdivision plan generally in accordance with the approved plans outlined in Part 3 of the development permit.	Prior to the assessment manager signing the subdivision plan.
5.	<b>Hours of Construction</b>	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.

6.	Demolition of Building(s)	
	The applicant must remove all buildings or other structures on the land that conflict with the approved lot boundaries, including the disconnection of any associated services.	Prior to the lodgement of the application to sign the subdivision plan.
7.	Utility Services	
(a)	<p>The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.</p> <p>Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider. Any electricity property poles required to service the development must be installed by the applicant.</p>	Prior to the assessment manager signing the subdivision plan.
(b)	<p>The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.</p> <p>Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.</p>	Prior to the assessment manager signing the subdivision plan.
8.	Access, Parking and Manoeuvring Areas	
(a)	<p>The applicant must construct a concrete layback and driveway slab for the approved lots at locations generally as indicated on the Services Plan referenced under Part 3 '<i>Approved Plans Specifications and Drawings</i>' and in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) From the kerb alignment to the property boundary for access to the development</li> <li>(ii) A minimum 3.0m wide; and</li> <li>(iii) In accordance with Council Standard Drawing SR.12.</li> </ul>	Prior to the assessment manager signing the subdivision plan.
(b)	Vehicle access to or from approved Lot 22 is prohibited from South Station Road.	Prior to the assessment manager signing the subdivision plan and at all times thereafter.



9.	Roadworks	
(a)	The applicant must provide a detailed design for the frontage street roadworks in Nolan Street, in accordance with Section 1.1.4(4) and (5) ' <i>Frontage Streets/Roads</i> ', of Planning Scheme Policy 3 ' <i>General Works</i> ' and generally in accordance with the approved roadworks plan outlined in part 3 of this development permit. Roadworks must include the following: (i) Provision of a minimum 1.5m wide concrete footpath along the entire site frontage, designed in accordance with Council Standard Drawing SR.19 ' <i>Standard Concrete Strip Pathways</i> ';  (ii) Demonstration for the removal of redundant driveway crossovers and reinstate the kerb and channel in accordance with Council Standard Drawing SR.11 ' <i>Standard Kerb and Channel Profiles Including Edge Restraints, Median and Inverts</i> ' for a barrier kerb and channel (B1).	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct the roadworks generally in accordance with approved design as required by part (a) above.	Prior to the assessment manager signing the subdivision plan.
10.	Stormwater Quantity Management	
(a)	There must not be any ponding, concentration, or redirection of stormwater on to any adjoining properties for all flows up to 1% AEP as a result of proposed development.	Prior to the assessment manager signing the subdivision plan and thereafter.
(b)	The applicant must discharge all the stormwater runoff from approved Lots 20 and 21 to kerb and channel infrastructure along Nolan Street site frontage. Necessary kerb adaptors must be provided for each of the approved lots to ensure future dwellings can discharge all roof water runoff via kerb adaptors.	Prior to the assessment manager signing the subdivision plan and thereafter.
11.	Design Standards	
	The applicant must design all the municipal works (Roadworks) in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 ' <i>Stormwater Management</i> ' and 28 ' <i>Dispersive Soil Management</i> ' of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
12.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design	In conjunction with the lodgement of the application for operational works.

	standards and this approval.	
13.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	During the construction of the development and prior to the assessment manager signing the subdivision plan.

**Assessment Manager (Ipswich City Council) Advice**

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The latest edition of the <i>Urban Drainage Manual</i>
(c)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(d)	PSP 3 – Council Planning Scheme Policy 3
(e)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(f)	AHD - Australian Height Datum (m)
(g)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Mining
	The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

3.	<b>Bonds</b>
	<p>Any bonding sought to be approved in relation to development will be considered in accordance with <i>Planning Scheme Policy 3</i> of the Ipswich Planning Scheme.</p> <p>The Bond and conditions of security payment can be found online at <a href="http://www.ipswichplanning.com.au/development-planning/development-planning-information">http://www.ipswichplanning.com.au/development-planning/development-planning-information</a>. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>
4.	<b>Operational Works Submission</b>
	<p>The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i>. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.</p>
5.	<b>Road Permit Application</b>
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: <a href="mailto:council@ipswich.qld.gov.au">council@ipswich.qld.gov.au</a> or telephone (07) 3810 6666.</p>
6.	<b>Engineering Analysis</b>
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>
7.	<b>Report Assessment</b>
	<p>The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.</p>
8.	<b>Fire Ants</b>
(a)	<p>In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i>, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.</p>
(b)	<p>It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries</p>

	website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
9.	<p><b>Portable Long Service Leave</b></p> <p>Where the works are valued at \$150,000.00 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the portable long service leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p> <p>If such evidence is not received by the time of issuing the decision notice, Council may only issue a preliminary approval, notifying the applicant that the application is approved, but not permitting commencement of Operational Works.</p> <p>All statutory timeframes applying under the <i>Planning Act 2016</i> for appeals and expiry of the approvals continue in force after issuing of the Decision Notice containing the Preliminary Approval.</p> <p>If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new application and fees will apply.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>
10.	<p><b>Local Government Regulation 2012</b></p> <p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.</p>
11.	<p><b>Section 73 of the Planning Act 2016</b></p> <p>Pursuant to <i>section 73 of the Planning Act 2016</i>, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.</p>



## DECISION NOTICE - INFRASTRUCTURE CHARGES

**Decision Date:** As stated on the Decision Notice for the development application 12487/2023/RAL

Council gives this infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

### Appeal Rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on one (1) or more of the following grounds:

- (a) the notice involved an error relating to:
  - (i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

- the incorrect application of gross floor area for a non-residential development
- applying an incorrect 'use category', under a regulation, to the development
- (ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or
- (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or
- (d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund:
  - (i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or
  - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

An appeal must be started within 20 business days after the infrastructure charges notice is given to you.

An appeal may be made to the Planning and Environment Court or to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

Attached is an extract from the *Planning Act 2016* about appeal rights.

Your reference  
Our reference 12487/2023/RAL  
Contact Officer Customer Service Unit  
Telephone 07 3810 6888



**Ipswich City Council**

1 Nicholas Street  
PO Box 191  
IPSWICH QLD 4305

Phone (07) 3810 6666  
Fax (07) 3810 6731  
Email [council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)

[ipswich.qld.gov.au](http://ipswich.qld.gov.au)

Ms Jillian Louise Stevens and  
Mr Raymond Frederic

## Infrastructure Charges Notice

**This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).**

<b>Application Number:</b>	12487/2023/RAL
<b>Infrastructure Charges Notice Number:</b>	ICN-004189
<b>Application Type:</b>	Reconfiguring a Lot
<b>Stage Name:</b>	N/A
<b>Real Property Description:</b>	6RP24407
<b>Property Address:</b>	37 Nolan Street, RACEVIEW QLD 4305
<b>Secondary Address:</b>	Not Applicable
<b>Development Approval Details:</b>	In accordance with Development Approval 12487/2023/RAL
<b>Relevant Infrastructure Charges Resolution:</b>	Adopted Infrastructure Charges Resolution (No. 1) 2023
<b>Related Infrastructure Agreements:</b>	Not Applicable
<b>Maximum Adopted Charge:</b>	Refer Attachment 1 – Applied adopted charge (AC) (including the automatic increase)
<b>Offsets:</b>	No offsets apply.
<b>Refunds:</b>	No refund applies.
<b>Levied Charge:</b>	<b>\$37,904.00</b>

<b>Applied Adopted Charge:</b>	Details of how the levied charge and any charges reductions, other adjustments, offsets and refunds have been worked out are provided in Attachment 1 to this notice.
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## Details of Payment

<b>Payment details:</b>	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>Cash (including Electronic Funds Transfer) and Bank Cheques are the only acceptable forms of payment. Credit cards, personal and/or company cheques are not accepted for the payment of infrastructure charges. The payee must quote the development application reference number when making payment.</p> <p>Prior to paying, an invoice must be produced. Please complete the <a href="#">Request an Infrastructure Charges Invoice webform</a> to commence this process.</p> <p>For further information on infrastructure charges, please visit - <a href="https://www.ipswichplanning.com.au/infrastructure-charges-and-contributions">https://www.ipswichplanning.com.au/infrastructure-charges-and-contributions</a></p>
<b>Due date for payment:</b>	<p>Payment of the levied charges is required—</p> <ul style="list-style-type: none"> <li>(i) if the charge applies for the reconfiguring of a lot - when Council approves a plan for the reconfiguration;</li> <li>(ii) if the charge applies for a material change of use - when the change happens;</li> <li>(iii) if the charge applies for building work - prior to the issue of a final inspection certificate for the building work or the certificate of classification for the building is given</li> </ul> <p>unless otherwise stated in an infrastructure agreement.</p>
<b>Automatic increases of infrastructure charges contained in this advice:</b>	<p>The levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"> <li>(i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;</li> <li>(ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.</li> </ul> <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the <i>Planning Act 2016</i>.</p>

## General Information

<b>GST:</b>	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the <i>Planning Act 2016</i> .
<b>Authority for the charge:</b>	The levied charges in this notice are payable in accordance with the <i>Planning Act 2016</i> .
<b>How the charge is calculated:</b>	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$

	<p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
<b>Offsets and refunds:</b>	<p>The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the approval:</p> <ul style="list-style-type: none"> <li>• an <b>offset</b>—where the cost for the trunk infrastructure contribution calculated in accordance with Section 28 of the Adopted Infrastructure Charges Resolution (No. 1) 2023 is equal to or less than the levied charge; and</li> <li>• a <b>refund</b>—where the cost for the trunk infrastructure contribution calculated in accordance with Section 28 of the Adopted Infrastructure Charges Resolution (No. 1) 2023 is more than the levied charge.</li> </ul> <p>Calculation of an offset / refund for work pursuant to Section 28(1)(d) of the Adopted Infrastructure Charges Resolution (No. 1) 2023 will be used when the details provided in accordance with section 29(1)(b) of the AICR evidence that the actual cost is less than the establishment cost for work calculated pursuant to section 28(1)(a) of the IAICR.</p> <p>The establishment cost for the trunk infrastructure, is to be determined in accordance with Section 23 of the Adopted Infrastructure Charges Resolution (No. 1) 2023 and is set out in Attachment 2.</p> <p>Notwithstanding, any application of an offset / refund is restricted only to works which are in accordance with the desired standards of service as set out in the priority infrastructure plan extrinsic material and the conditions of the Development Approval and any subsequent operational works approval.</p> <p><i>Note: To avoid doubt, an offset / refund will not apply in the event that the trunk infrastructure contribution identified in Section 11 of Development Decision Notice are carried out or provided by another entity including but not limited to Council or another developer in association with a separate development approval.</i></p>
<b>Appeals:</b>	Pursuant to chapter 6, part 1 and schedule 1 of the <i>Planning Act 2016</i> a person may appeal against an infrastructure charges notice.
<b>When this notice stops having effect:</b>	In accordance with section 119(11) of the <i>Planning Act 2016</i> , this notice stops having effect to the extent the development approval stops having effect.
<b>Infrastructure charges notice advice:</b>	This Infrastructure Charges Notice does not include the levied charges payable for water supply and sewerage networks to be levied by the Central SEQ Distributor-Retailer Authority (trading as Urban Utilities), which are in a separate infrastructure charges notice.



## ATTACHMENT 1 - INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

### Additional demand (AD)

Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	Additional Demand (AD = DD - DC)
Lot - Residential (Lot < or = 450m <sup>2</sup> )	Lot	2	0	2
Lot - Residential (Lot > 450m <sup>2</sup> )	Lot	1	0	1
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	0	1	-1

### Applied adopted charge (AC) including the automatic increase

Charge Category	Adopted Charge Rate (\$/unit)	Indexed Adopted Rate (\$/unit)	Capped Charge Rate (\$/unit)	Applied Adopted Charge (AC) (\$/unit)
<b>Community Facilities - SIC3</b>				
Lot - Residential (Lot < or = 450m <sup>2</sup> )	\$1,497.79	\$1,498.00		\$1,498.00
Lot - Residential (Lot > 450m <sup>2</sup> )	\$1,497.79	\$1,498.00		\$1,498.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	\$1,497.79	\$1,498.00		\$1,498.00
<b>Parks - PKC3</b>				
Lot - Residential (Lot < or = 450m <sup>2</sup> )	\$11,571.65	\$11,572.00		\$11,572.00
Lot - Residential (Lot > 450m <sup>2</sup> )	\$11,571.65	\$11,572.00		\$11,572.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	\$11,571.65	\$11,572.00		\$11,572.00
<b>Transport - RD28</b>				
Lot - Residential (Lot < or = 450m <sup>2</sup> )	\$5,881.88	\$5,882.00		\$5,882.00
Lot - Residential (Lot > 450m <sup>2</sup> )	\$5,881.88	\$5,882.00		\$5,882.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	\$5,881.88	\$5,882.00		\$5,882.00

### Applied adopted charge

Network / Charge area	Demand Unit	Net Demand (units)	Applied Adopted Charge (\$/unit)	Charge (\$)
<b>Community Facilities - SIC3</b>				
Lot - Residential (Lot < or = 450m <sup>2</sup> )	Lot	2	\$1,498.00	\$2,996.00
Lot - Residential (Lot > 450m <sup>2</sup> )	Lot	1	\$1,498.00	\$1,498.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	-1	\$1,498.00	(\$1,498.00)
<b>Parks - PKC3</b>				

Lot - Residential (Lot < or = 450m <sup>2</sup> )	Lot	2	\$11,572.00	\$23,144.00
Lot - Residential (Lot > 450m <sup>2</sup> )	Lot	1	\$11,572.00	\$11,572.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	-1	\$11,572.00	(\$11,572.00)
<b>Transport - RD28</b>				
Lot - Residential (Lot < or = 450m <sup>2</sup> )	Lot	2	\$5,882.00	\$11,764.00
Lot - Residential (Lot > 450m <sup>2</sup> )	Lot	1	\$5,882.00	\$5,882.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	-1	\$5,882.00	(\$5,882.00)

### Applied discount

Description	Value of Prescribed Financial Contribution (\$)	Existing Demand Credit (\$)	Applied Discount (\$)
<b>Total discount</b>			<b>\$0.00</b>

*No levied charge relief applies.*

*No other adjustments apply.*

### Levied charge

Total charge (\$)	\$37,904.00
Total prescribed financial contribution (\$)	\$0.00
Total levied charge relief (\$)	\$0.00
Total other adjustments (\$)	\$0.00
<b>Levied Charge (\$)</b>	<b>\$37,904.00</b>

Charge rule - AICR (No.1) 2023 - RD28, PKC3, SIC3, WT14, SW4  
Instrument - Adopted Infrastructure Charges Resolution (No. 1) 2023



## ATTACHMENT 2 - OFFSETS AND REFUNDS

*No offsets for trunk infrastructure apply.*

*No refunds apply.*