

Our Ref.: MCU23/0006

SENT VIA EMAIL TO: andrewb@mursurv.com

Village National Coal Country Properties Pty Ltd
C/- Murray and Associates
PO BOX 665
EMERALD QLD 4720

Dear Sir / Madam

INFRASTRUCTURE CHARGE NOTICE
ECONOMIC DEVELOPMENT ACT 2012

ISAAC REGIONAL COUNCIL CHARGES RESOLUTION (NO. 3) 2021

APPLICATION DETAILS

APPLICATION TYPE:	Material Change of Use
APPLICATION NUMBER:	MCU23/0006
APPLICANT:	Village National Coal Country Properties Pty Ltd C/- Murray and Associates
OWNER:	Village National Coal Country Properties Pty Ltd
SITE ADDRESS:	111 Belyando Avenue, Moranbah
PROPERTY DESCRIPTION:	Lot 78 CP901715 and Lot 5 M97372
PLANNING INSTRUMENT:	Moranbah Urban Development Area Development Scheme

APPROVAL DETAILS

DECISION DATE:	30 October 2024
NATURE OF APPROVAL:	Approved
TYPE OF APPROVAL:	PDA Development Permit for Non-resident worker accommodation (521 rooms and ancillary buildings)

THE INFRASTRUCTURE CHARGE

Date of Issue of Infrastructure Charge Notice: 4 November 2024

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

GROSS LEVIED CHARGE	\$906,780.00
CREDITS APPLIED	Nil
NET LEVIED CHARGE	\$906,780.00
APPLICABLE OFFSETS	Nil
APPLICABLE REFUNDS	Nil
INFRASTRUCTURE AGREEMENT IN PLACE AT TIME OF ISSUE OF THIS INFRASTRUCTURE CHARGES NOTICE	Nil
LEVIED CHARGE PAYABLE	\$906,780.00 (+ Annual Adjustments)

(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. FAILURE TO PAY

A levied charge for infrastructure fixed by a local government is, for the purposes of recovery, 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;

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.

- 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 MCU23/0006

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.

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. 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
Accommodation (Short Term)	84	Per bedroom	\$2,267.00	Table 2.1	\$190,428.00

Table 2: Sewerage Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (Short Term)	84	Per bedroom	\$2,159.00	Table 2.1	\$181,356.00

Table 3: Transport Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (Short Term)	84	Per bedroom	\$4,966.00	Table 2.1	\$417,144.00

Table 4: Parks and Land for Community Facilities Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (Short Term)	84	Per bedroom	\$1,403.20	Table 2.1	\$117,852.00

Table 5: Stormwater Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Accommodation (Short Term)	84	Per bedroom	\$0.00	Table 2.1	\$0.00

Table 6: All Networks Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Accommodation (Short Term)	\$190,428.00	\$181,356.00	\$417,144.00	\$117,852.00	\$0.00	\$906,780.00
Total	\$190,428.00	\$181,356.00	\$417,144.00	\$117,852.00	\$0.00	\$906,780.00

B. Credits – Demand Credits

Nil

C. Net Levied Charge Summary

Table 7: Net Levied Charge

Gross Levied Charge Amount Total	Applied Credit Amount Total	Net Levied Charge Amount
\$906,780.00	Nil	\$906,780.00

7. OFFSET OR REFUND

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

A handwritten signature in black ink, appearing to read 'M St Clair', with a long horizontal flourish extending to the right.

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