



PO Box 573, Atherton QLD 4883
Telephone: 1300 362 242
info@trc.qld.gov.au

Community, Planning & Environment

20 August 2019

Dan O'Connor, Planning Officer
Telephone: 07 4089 2388
Email: info@trc.qld.gov.au

Yeldeh Properties Pty Ltd TTE
C/- Brazier Motti
PO Box 1185
CAIRNS QLD 4870

File Ref: MCU19/0013
Our Ref: DANO:MT
Your Ref: 34065-002-01

Infrastructure Charges Notice

Chapter 4 Division 2 Subdivision 1 of the Planning Act 2016

**APPLICATION FOR MATERIAL CHANGE OF USE – FOR MULTIPLE DWELLINGS (X8)
15 GROVE STREET
ATHERTON QLD 4883**

I wish to advise that, in accordance with Council's Adopted Infrastructure Charges Resolution, June 2016, the attached Infrastructure Charges Notice is applicable to the above approved development on Lot 6 SP 230972.

Rights of Appeal

An extract from the *Planning Act 2016* which details your appeal rights regarding the issue of this Notice is attached.

Please contact Council's Yeson the above telephone number if you have any queries in relation to the above.

Yours faithfully

**TUDOR TANASE
MANAGER PLANNING & REGULATORY SERVICES**

Infrastructure Charges Notice

Chapter 4 Division 2 Subdivision 1 of the Planning Act 2016

Applicant	Name:	Yeldeh Properties Pty Ltd TTE		
Development Application Details	File Number:	MCU19/0013		
	Nature of Development:	Multiple dwelling - quarantined assessment (not meeting 4 or more acceptable outcomes)		
	Approval Date:	20 August 2019		
Calculation				
Catchment	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	\$22,500.00	5 x 3 bedroom dwellings 3 X 2 bedroom dwellings	\$22,500.00 per 3 bedroom dwelling + \$15,000.00 per 2 bedroom dwelling	\$135,000.00
Total Charge				\$135,000.00
Offset/Refund	Not Applicable			
Land to which Charge Applies	Real Property Description:	Lot 6 SP 230972		
	Property Location:	15 Grove Street ATHERTON QLD 4883		
Payment Details	Payee	This charge must be paid to Tablelands Regional Council		
	When the charge is payable:	If the charge applies to material change of use – when the change of use happens.		
<p>Please refer to attached for payment options.</p> <p>The Current Charge Amount is subject to further indexation in accordance with clause 4.4 of the Infrastructure Charges Resolution to the date of payment. The indexed Current Amount cannot exceed the Council proportion of the maximum adopted charge allowable under Chapter 4 Division 2 Subdivision 1 of the <i>Planning Act 2016</i> applicable at the time of payment.</p> <p>Please contact Council's Planning staff on 1300 362 242 for updated charges.</p>				

DECISION NOTICE

1) THE DECISION AND REASONS FOR IT:

The decision to issue this Infrastructure Charges Notice is made in accordance with Chapter 4 Subdivision 3 of the *Planning Act 2016*. The Notice is issued in accordance with the:

- Tablelands Regional Council Infrastructure Charges Resolution (No.1) 2017,
- *Planning Act 2016*, and
- *Planning Regulation 2017*

2) DAY THE DECISION IS MADE:

The decision to issue the Infrastructure Charges Notice is made on the issue date stated on the Notice.

3) SUBMISSIONS REGARDING THIS NOTICE:

The recipient of an Infrastructure Charges Notice may make a submission about the Notice within the relevant appeal period (20 days from receipt of the Notice) in accordance with Chapter 4 Subdivision 5 of the *Planning Act 2016*.

4) APPEALS ABOUT AN INFRASTRUCTURE CHARGES NOTICE:

The recipient of an Infrastructure Charges Notice may appeal to the court about the decision to give the notice in accordance with Chapter 6 and Schedule 1 of the *Planning Act 2016*.

INFORMATION ABOUT THE CHARGE:

1) FINAL INFRASTRUCTURE CHARGE AMOUNT:

Please contact Council's Planning section for confirmation of final infrastructure charge amount prior to making payment.

2) INFRASTRUCTURE CHARGES OFFICER CONTACT DETAILS:

Council's Infrastructure Charges Officer can be contacted by:
Telephone number (07) 1300 362 242, or
E-mail info@trc.qld.gov.au

3) PAYMENT:

Payment must be made at the time nominated in this Notice.

4) PAYMENT METHODS:

- Payment at Council's Customer Service Centres.
- Payment via BPay.
- Payment by mail to –
Tablelands Regional Council
PO Box 573
ATHERTON QLD 4883

5) INFRASTRUCTURE CHARGES TAKEN TO BE A RATE:

An infrastructure charge levied by a local government is, for the purposes of recovery, taken to be a rate within the meaning of the *Local Government Act 1993*. This means:

- an infrastructure charge may be recovered by court action for a debt;
- an 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;
- Interest is payable on overdue payments; and
- If charges are unpaid for 3 years, the land can be sold to recover the outstanding charges.

6) INTEREST:

Compound interest at the rate of 11% per annum calculated daily is payable on all infrastructure charges outstanding after the payment is due.

7) GOODS AND SERVICES TAX:

The federal government has determined that rates and utility charges levied by local government will be GST free. Accordingly, no GST is included in this infrastructure charges notice.