

Fraser Coast Regional Council Infrastructure Charges Incentives

Preliminary assessment has determined that in accordance with Council's Infrastructure Charges Incentives Policy March 2022, the development may be eligible for the following incentives.

Incentive	The maximum amounts of subsidy available for each category are as follows:
Incentive 1 – Residential Delayed Payment	Delayed payment of Reconfiguring a Lot Infrastructure charges until the sale of the lots created or 2 years whichever is earlier, subject to agreement to the terms and conditions.

Please refer to Council's website for specific details on the eligibility criteria for each incentive.

Relevant fact sheet/s are attached for your information. For further details please also refer to Council's website: <http://www.frasercoast.qld.gov.au/infrastructure-charges-incentives>.

NOTICE DETAILS

Issued To: M and J Grunske
 Date of Notice: 21 February 2025
 Approval Number: RAL21/0138
 Docs Reference: 5138178

DEVELOPMENT TO WHICH THE ADOPTED INFRASTRUCTURE CHARGE APPLIES

The adopted infrastructure charge applies to the following development type: RAL-Reconfiguring a Lot

LAND TO WHICH THE INFRASTRUCTURE CHARGE APPLIES

Site Address: Wilkinson Road TUAN QLD 4650
 Real Property Description: Lot 51 MCH 567

AMOUNT OF THE ADOPTED INFRASTRUCTURE CHARGE

The infrastructure charge has been calculated in accordance with an adopted infrastructure charges resolution under the *Planning Act 2016*. Please refer to <http://www.frasercoast.qld.gov.au/infrastructure-charges-incentives> for a copy of this document.

The amount of the adopted infrastructure charge is to be escalated in accordance with relevant legislation from the date of the notice to the date of payment.

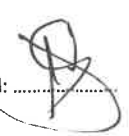
NET CHARGE			\$54,720.00
<i>Residential Charge Calculation - Transport, Stormwater, Community Facilities & Parks</i>			
	Qty	Rate	Charge Amount
Residential ROL with single detached dwelling entitlement	5 @	13,680.00	\$68,400.00
		Total Charge	\$68,400.00
<i>Charge Calculation - Credits</i>			
	Qty	Rate	Credit Amount
Residential ROL with single detached dwelling entitlement	1 @	13,680.00	\$13,680.00
		Total Credits	\$13,680.00
<i>Charge Calculation - Offsets</i>			
			Offset Amount
Water, Sewer, Transport, Parks & Stormwater			\$0.00
		Total Offsets	\$0.00

Basis Of Credit: Credit existing lot, no water, no sewer.

Offset Information: Not applicable to this development.

DUE DATE FOR PAYMENT

RAL-Prior to Approval of Plan of Subdivision.

Approved: 

1. PAYMENT

This notice is due and payable by the due date in accordance with the permit type. Cheques and money orders should be made payable to Fraser Coast Regional Council and crossed "Not Negotiable". Change cannot be given on cheque payments. Alternatively contact Council for details to make a bank transfer directly from your account.

PAYMENT OF THE ADOPTED INFRASTRUCTURE CHARGE

- The adopted Infrastructure Charge is payable in accordance with the Planning Act 2016.
- The due date for payment of the adopted Infrastructure Charge is: RAL-Prior to Approval of Plan of Subdivision
- The charge is to be paid to Fraser Coast Regional Council. Please contact the Planning and Growth Department on 1300 79 49 29 prior to making payment, to confirm amount payable.
- Compound annual interest at 8% calculated daily is to be applied on an overdue charge.

2. ADOPTED INFRASTRUCTURE CHARGES TAKEN TO BE A RATE

An adopted 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 2009*. This means:

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

Note: Any unpaid charges after due date for payment will be transferred to the property as an outstanding rate.

3. INTEREST

Compound interest at the rate of **8% per annum calculated daily** is payable on all infrastructure charges outstanding after the due date shown on this charges notice. The compound interest rate will be adjusted to the amount adopted in the budget resolution, in accordance with the *Local Government Regulation 2012* s133.

4. 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.

5. ADOPTED INFRASTRUCTURE CHARGE IS SUBJECT TO PRICE VARIATION

The amount of the adopted infrastructure charge is subject to escalation in accordance with relevant legislation and/or Council Policy from the date of the notice until the date the payment is made.

PLEASE CONTACT COUNCIL'S PLANNING AND GROWTH DEPARTMENT BEFORE MAKING PAYMENT TO ENSURE THE AMOUNT PAYABLE LISTED ON THIS NOTICE IS STILL CURRENT, OR REQUIRES RE-CALCULATION IN ACCORDANCE WITH CURRENT LEGISLATION OR POLICY.

6. INFRASTRUCTURE CHARGES ENQUIRIES

Enquiries regarding this infrastructure charges notice should be directed to Council's Planning and Growth Department by telephoning 1300 79 49 29 during office hours, or via e-mail to: development@frasercoast.qld.gov.au.

METHODS OF PAYMENT		
PAYMENT BY MAIL	PAYMENT AT COUNCIL OFFICES	PAYMENT BY BANK TRANSFER
Cheque; Bank Cheque; Postal Order Confirm the current applicable Infrastructure Charge, then mail payment immediately to: Planning and Growth Fraser Coast Regional Council PO Box 1943 HERVEY BAY QLD 4655	Cheque; Bank Cheque; Postal Order, Credit Card Confirm the current applicable Infrastructure Charge, then present this notice to Fraser Coast Regional Council Customer Service immediately with an advice notice (email or letter) confirming the current applicable Infrastructure Charge.	Contact the Planning and Growth Team for bank details. Confirm the current applicable Infrastructure Charge; then arrange immediate bank transfer.

CHAPTER 4 Infrastructure

Part 2 Provisions for local governments

Division 2 Charges for trunk 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.

Schedule 1 Appeals

Section 229

1. Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—
 - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or

- (1) *a matter prescribed by regulation.*
- (3) *Also, table 1 does not apply to a tribunal if the matter involves—*
- (a) *for a matter in subsection (2)(a) to (d)—*
- (i) *a development approval for which the development application required impact assessment; and*
- (ii) *a development approval in relation to which the assessment manager received a properly made submission for the development application; or*
- (b) *a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.*
- (4) *Table 2 states the matters that may be appealed only to the P&E Court.*
- (5) *Table 3 states the matters that may be appealed only to the tribunal.*
- (6) *In each table—*
- (a) *column 1 states the appellant in the appeal; and*
- (b) *column 2 states the respondent in the appeal; and*
- (c) *column 3 states the co-respondent (if any) in the appeal; and*
- (d) *column 4 states the co-respondents by election (if any) in the appeal.*
- (7) *If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.*