

25 February 2025

Our Ref: 4985776  
File Ref: MCU2023/0001  
Enquiries: Kelly Reaston

Bridgeview Services Pty Ltd  
C/- Milford Planning  
PO BOX 5463  
**TOWNSVILLE QLD 4810**

Sent via email: [info@milfordplanning.com.au](mailto:info@milfordplanning.com.au)

Dear Sarah,

**Infrastructure Charges Notice**  
(Given under Section 119 of the *Planning Act 2016*)

Reference is made to the decision notice which was issued by Council on 25 February 2025. As a result, Council hereby provides this infrastructure charges notice.

**Applicant details**

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Applicant name: Bridgeview Services Pty Ltd

**Location details**

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Street address: 10821 Flinders Highway, Breddan QLD 4820  
Real property description: Lot 1 on MPH21143 and Lot 1 on MPH13707

**Application details**

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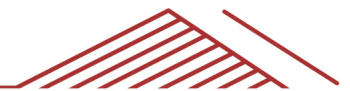
Application number: MCU2023/0001  
Approval type: Development Permit  
Development type: Material Change of Use  
Category of assessment: Impact Assessment  
Description of development: Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Hire)  
Categorising instrument: Charters Towers Regional Town Plan Version 2

**Total levied charge payable**

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The total amount payable is **\$31,187.00**. The levied charge will not be subject to an automatic increase and no offset or refund applies.

Goods and Services Tax (GST) does not apply to payments or contributions made by applicants to Government which relate to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.



## Calculation of charge

The levied charge has been calculated against the Infrastructure Charges Resolution (No. 3) 2020 which took effect from 28 October 2020 as follows:

**Table One: Gross Charge**

Charge	Quantity	Rate	Gross Charge Amount
Educational Establishment	800	Per m <sup>2</sup> of Gross Floor Area (\$19.00)	\$15,200.00
Outdoor Sales	0	Per m <sup>2</sup> of Gross Floor Area (\$19.00)	\$0.00
Short Term Accommodation	15	Per 2 or less bedroom unit (\$1,310.00)	\$19,650.00
		<b>Gross Charge Amount</b>	<b>\$34,850.00</b>

**Table Two: Applied Credit**

Credit	Quantity	Rate	Gross Credit Amount
Existing Lot	1	\$3,667.00	\$3,667.00
		<b>Gross Credit Amount</b>	<b>\$3,667.00</b>

*Note: This credit is attached to the vacant created lot that is to be amalgamated. There is no credit associated with the other lot as it contains a caretaker's residence.*

**Table Three: Total Charge**

Charge	(Minus) Credit	Net Charge Amount
\$34,850.00	\$3,667.00	\$31,187.00

## When the charge is payable

As per Section 122 of the *Planning Act 2016*, the charge is payable for a Material Change of Use when the change happens.

Notwithstanding the above, this notice stops having effect to the extent that the development approval stops having effect pursuant to Section 85 of the *Planning Act 2016*.

## Methods of payment

When the charge is payable payments can be made either:

- 1) Over the counter at Council's Administration Officer located at 12 Mosman Street, Charters Towers. Please quote your application number - MCU2023/0001.
- 2) Through Council's nominated bank account being Account No. 00000022 and BSB No. 064-805. Please use your application number as the reference - MCU2023/0001.
- 3) If you require an invoice, please contact Council and one will be provided.



Date: 25 February 2025  
Our Ref: 4985776

**Other details**

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Pursuant to Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* a person may appeal against an infrastructure charges notice.

Should you wish to discuss this matter, please contact Kelly Reaston, Consultant Town Planner on (07) 4761 5300.

Yours faithfully



Hayley Thompson  
**Executive Manager Corporate and Community Building**



## Attachment 1 – Appeal Rights and Representations

Planning Act 2016

Schedule 1

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### Schedule 1 Appeals

section 229

#### 1 Appeal rights and parties to appeals

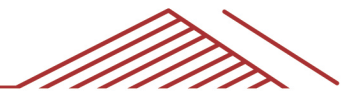
- (1) Table 1 states the matters that may be appealed to—
  - (a) the P&E court; or
  - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
  - (a) the refusal, or deemed refusal of a development application, for—
    - (i) a material change of use for a classified 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

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Current as at 10 June 2022

Authorised by the Parliamentary Counsel



- (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 the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
  - (h) a decision to give an enforcement notice—
    - (i) in relation to a matter under paragraphs (a) to (g); or
    - (ii) under the *Plumbing and Drainage Act 2018*; or
  - (i) an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; or
  - (l) 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.
- (8) In this section—

*storey* see the Building Code, part A1.1.

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>
1. Development applications For a development application other than an excluded application, an appeal may be made against— <ol style="list-style-type: none"><li>(a) the refusal of all or part of the development application; or</li><li>(b) the deemed refusal of the development application; or</li><li>(c) a provision of the development approval; or</li><li>(d) if a development permit was applied for—the decision to give a preliminary approval.</li></ol>



<p align="center"><b>Table 1</b>  <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b></p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency’s referral response—the concurrence agency	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<p>2. Change applications</p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity’s decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			



<b>Table 1 Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			



<p align="center"><b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b></p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	<p>The assessment manager</p>	<p>If a concurrence agency starts the appeal—the applicant</p>	<p>If a chosen assessment manager is the respondent—the prescribed assessment manager</p>
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> <li>• the incorrect application of gross floor area for a non-residential development</li> <li>• applying an incorrect ‘use category’, under a regulation, to the development</li> </ul> <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

