

15 May 2026

Our Ref: 5254027  
File Ref: MCU2026/0005  
Enquiries: Mark Alivio

Lloyd A Mossman and Darlene M Mossman  
C/ - McPeake Town Planning QLD Pty Ltd  
Attn: James McPeake  
PO Box 5829  
**CAIRNS QLD 4870**

Sent via email: [approvals@jamesmcpeake.com.au](mailto:approvals@jamesmcpeake.com.au)

Dear Lloyd,

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

Reference is made to the Decision Notice was issued by Council 14 May 2026. As a result, Council hereby provides this Infrastructure Charges Notice.

**Applicant details**

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Applicant name: Lloyd Anthony Mossman and Darlene Marie Mossman C/- McPeake Town Planning QLD Pty Ltd (James McPeake)

**Location details**

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Street address: 31 Mary Street Charters Towers City QLD 4820  
Real property description: Lot 12 on CT18245

**Application details**

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Application number: MCU2026/0005  
Approval sought: Development Permit  
Development type: Material Change of Use  
Category of assessment: Code Assessment  
Description of development: Dual Occupancy  
Categorising instrument: Charters Towers Regional Town Plan Version 2

**Total levied charge payable**

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The total amount payable is **\$5,239.00**. The levied charge will not be subject to an automatic increase, and no offset or refund applies.



Goods and Services (GST) does not apply to payments or contributions made by applicants to Government which relate to an application for the position, 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**

Charge	Quantity	Rate	Gross Charge Amount
(Dual Occupancy) Per 2 or less-bedroom dwelling	1	\$ 5,239.00	\$ 5,239.00
(Dual Occupancy) Per 3 or more-bedroom dwelling	1	\$ 7,335.00	\$ 7,335.00
		<b>Gross Charge Amount</b>	\$12,574.00

Table Two: Applied Credit

Credit	Quantity	Rate	Gross Credit Amount
(Dual Occupancy) Per 3 or more-bedroom dwelling	1	\$7,335.00	\$7,335.00
		<b>Gross Credit Amount</b>	\$7,335.00

Table Three: Total Charge

Charge	(Minus) Credit	Net Charge Amount
\$ 12,574.00	\$7,335.00	<b>\$5,239.00</b>

### When the charge is payable

As per section 122 of the *Planning Act 2016*, the charge is payable for a Reconfiguration of a Lot prior to Council executing a plan survey whilst for a Material Change of Use at the commencement of the use.

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.
- 2) Through the Council's nominated bank account being Account No. 000000222 and BSB No. 064-805.  
Please use your application number as the reference.
- 3) If you require an invoice, please contact Council and one will be provided.



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 Council on (07) 4761 5300.

Yours faithfully



Timna Green  
**Manager Planning & Development**

