Decision Notice

Planning Act 2016

Address all communications to
The Chief Executive Officer

PO Box 974, Ayr Qld 4807
T (07) 4783 9800
E planning@burdekin.qld.gov.au
www.burdekin.qld.gov.au

Enquiries to: Planning and Development
Our Reference: MCU26/0012

29 September 2026

Delle Baite Investments Pty Ltd (C/- EDPI Australia)
C/- Tye Smith
34 Zoe Court
Mount Louisa QLD 4814
Via email: *tye@edpi.com.au*

Attention: Tye Smith

Dear Tye,

Development Application: MCU26/0012

Decision Notice – Material Change of Use – Medium Impact Industry on land located at 35-39 McCathie Street, Ayr (Lots 66, 67 and 68 on SP102302)

I refer to your development application made on behalf of Delle Baite Investments Pty Ltd (C/- EDPI Australia), seeking a Material Change of Use – Medium Impact Industry, on land as described above.

Your development application was assessed by relevant officers, and Council approved the proposed development on **28 September 2026**, subject to reasonable and relevant conditions. Council's Decision Notice is **enclosed**.

This notice outlines the development's conditions of approval, currency period, approved plans, and includes relevant extracts from the *Planning Act 2016*. These extracts contain information relating to the making of representations regarding conditions, the suspension of the appeal period, negotiated decisions, and the lodgement of an appeal, should you wish to do so.

Yours sincerely,



James Stewart
Director Infrastructure, Planning and Environmental Services

Encl: **Attachment A – Conditions of Approval**
Attachment B – Approved Documentation
Attachment C – Infrastructure Charges Notice

Decision Notice

Section 63 of the Planning Act 2016

Application Details

This Decision Notice relates to the below Development Application:

Application Number:	MCU26/0012
Applicant Details:	Delle Baite Investments Pty Ltd (C/- EDPI Australia) C/- Tye Smith 34 Zoe Court Mount Louisa QLD 4814 Via email: *tye@edpi.com.au*
Owner Details:	Delle Baite Investments Pty Ltd
Street Address:	35-39 McCathie Street, Ayr
Real Property Description:	Lots 66, 67 and 68 on SP102302
Proposal:	Material Change of Use
Planning Scheme:	*Burdekin Shire Planning Scheme 2022*
Level of Assessment:	Code

Decision Details

The information below outlines the specifics of any approval or refusal issued by the Assessment Manager resulting from development assessment as per the provision of the *Planning Act 2016*.

Type of Decision:	Approval with conditions
Date of Decision:	28 September 2026
Decision Type:	Development Permit
Deemed Approval:	The Development Permit is not a deemed approval under Section 64 of the *Planning Act 2016*

Conditions of Approval

The Conditions of Approval are set out in **Attachment A** of this Decision Notice.

Approved Plans and Documents

The approved development must be completed and maintained generally in accordance with the approved plans and documents, except as amended by the conditions of this permit. The approved plans are included in **Attachment B** of this Decision Notice.

Referral Agencies

Not applicable.

Further Approvals Required

As listed in the Advice section of the Conditions of Approval at **Attachment A**.

Infrastructure Charges

The proposal is a development type that triggers infrastructure charges to be applied, as per Council's Charges Resolution. The Infrastructure Charges Notice is included at **Attachment C**.

Rights of Appeal

The rights of an Applicant to appeal to the Planning and Environment Court against a decision about a Development Application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. There may also be the right to make an application for a declaration by Tribunal (refer Chapter 6, Part 2 of the *Planning Act 2016*).

An Applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 of the *Planning Act 2016*. A copy of the relevant appeal provisions from the *Planning Act 2016* is **enclosed**.

Approval Currency Period

Pursuant to Section 85 of the *Planning Act 2016*, the Material Change of Use component of the Development Approval will lapse six (6) years after the approval starts to have effect, unless otherwise conditioned. The currency period can only be extended if the request is received before the approval lapses.

Notice About Decision – Statement of Reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the planning scheme and assessment benchmarks against which the application was assessed; and
- any other information, documents or material Council was either required, or able, to consider in its assessment.

All terms used in this notice have the meanings given them in the *Planning Act 2016*.

Assessment Benchmarks

The following assessment benchmarks applied to the proposed development:

- Industry Zone Code
- Flood Hazard Overlay Code
- Development Works Code

Compliance with Assessment Benchmarks and Reasons for the Decision

The proposed development was assessed against all assessment benchmarks listed above. Council exercises its discretion to approve the application even though the development may not strictly comply with an aspect of the assessment benchmarks, as the proposed development complies, or can be conditioned to comply with the outcomes sought by the relevant parts of the planning scheme/Strategic Framework and the intent of the relevant codes that apply including the Industry Zone Code, Flood Hazard Overlay Code and Development Works Code.

Properly Made Submissions

Not applicable.

Appeal Rights

Planning Act 2016 and Planning Regulation 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –
  (a) Matters that may be appealed to –
    (i) either a tribunal or the P&E Court; or
    (ii) only a tribunal; or
    (iii) only the P&E Court; and
  (b) The person-
    (i) who may appeal a matter (**the *appellant***); and
    (ii) who is a respondent in an appeal of the matter; and
    (iii) who is a co-respondent in an appeal of the matter; and
    (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the *Planning Act 2016*)

(2) An appellant may start an appeal within the appeal period.
(3) The ***appeal period*** is –
  (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  (d) for an appeal against a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or
  (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  (f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  (g) for an appeal relating to the *Plumbing and Drainage Act 2018*—
    a. for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
    b. for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
    c. for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
    d. otherwise—20 business days after the day the notice is given; or
  (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –
See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.
(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
(6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  (a) the adopted charge itself; or
  (b) for a decision about an offset or refund-
    (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  (a) is in the approved form; and
  (b) succinctly states the grounds of the appeal.
(2) The notice of appeal must be accompanied by the required fee.
(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to –
  (a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and
(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
(e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
(f) for an appeal to the P&E Court – the chief executive; and
(g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.

(4) The *service period* is –
(a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
(b) otherwise – 10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
a. if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
b. otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

(7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

(1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section –
decision includes-
(a) conduct engaged in for the purpose of making a decision; and
(b) other conduct that relates to the making of a decision; and
(c) the making of a decision or failure to make a decision; and
(d) a purported decision; and
(e) a deemed refusal.
non-appealable, for a decision or matter, means the decision or matter-
(a) is final and conclusive; and
(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Attachment A – Assessment Manager Conditions of Approval

Condition	Reason	Timing
1 General and Administration Compliance with Conditions 1.1 The Applicant (and any contractor, agent, employee, or invitee of the Applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: 1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports. 1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) to Council's satisfaction, and best practice engineering. 1.2 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. Works – Applicant's Responsibility/Expense 1.4 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met by the Applicant, at no cost to the Council. 1.5 The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. Infrastructure Conditions 1.6 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the *Planning Act 2016 (the Act)*, should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		At all times.

Condition	Reason	Timing
2. Approved Plans and Documents Approved Plans & Documents 2.1 The proposed development must be completed, comply with and be maintained generally in accordance with the drawings/documents identified below, except as otherwise specified and/or amended by any condition of this approval. 2.2 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines. 2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	The development must comply with all planning scheme requirements as approved and conditioned by this development permit.	At all times.

Approved Plans

Drawing Title	Drawing/Revision	Date
General Notes and Drawing Index	26001-HEG-C01-GN-01 Revision D	08/07/2026
Typical Cross Sections and Details	26001-HEG-C02-TC-01 Revision D	08/07/2026
General Arrangement	26001-HEG-C03-GA-01 Revision D	08/07/2026
General Arrangement and Drainage Details	26001-HEG-C03-GA-02 Revision D	08/07/2026
35-39 McCathie Street Swept Path	26001-HEG-C03-GA-03 Revision D	08/07/2026

3. Notice of Intention to Commence the Use

A minimum of two (2) weeks prior to the commencement of the use on the land that is the subject of the application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.

Condition	Reason	Timing
4. Outstanding Charges All rates and charges, in arrears in respect of the land, subject of the application, are paid in full prior to the commencement of the proposed use.		
5. Nature and Extent of Approved Use 5.1 This approval provides for a development comprising: ***medium impact industry*** *means the use of premises for an industrial activity—* *(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and* *(b) that a local planning instrument applying to the premises states is a medium impact industry; and* *(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.* 5.2 The approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved proposal plans listed in the table forming part of Condition 2.	The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.	At all times.
6. Stormwater Management 6.1 Stormwater infrastructure must be provided and maintained generally in accordance with the approved plans and documents. 6.2 Stormwater runoff from the development must be discharged to a lawful point of discharge. 6.3 Stormwater discharge must not cause a worsening of drainage conditions on adjoining land.	To ensure the appropriate management and lawful discharge of stormwater and to prevent adverse impacts on adjoining properties and the surrounding drainage network.	At all times.

Condition	Reason	Timing
7. Flood Hazard 7.1 Filling, excavation or alterations to finished surface levels must not result in worsening of flood impacts on adjoining land; reduction in flood storage capacity; or obstruction of flood flow paths.	To ensure the development does not increase flood risk and remains consistent with the outcomes of the Flood Hazard Overlay Code.	At all times.
8. Access, Parking and Traffic 8.1 A minimum of nine (9) vehicle parking spaces must be available on the site at all times. Five (5) spaces must be line-marked generally in accordance with the approved plans. The remaining parking demand may be accommodated within designated informal parking areas on Lot 68, provided those areas remain available, unobstructed and capable of accommodating vehicle parking associated with the approved use. 8.2 Areas designated for parking, access and manoeuvring are not to be used for the storage of machinery, equipment, materials, shipping containers, waste bins or other goods. 8.3 All approved parking spaces must remain available for the parking of vehicles associated with the approved use at all times. 8.4 All off-street access, manoeuvring and parking bays must be designed and constructed in accordance with the relevant standards. A suitably qualified Registered Professional Engineer of Queensland (RPEQ) must certify compliance with AS2890.1 and AS2890.2. 8.5 All car parking, access and manoeuvring areas must be imperviously sealed. 8.6 Construct a driveway crossover at the McCathie Street frontage in accordance with the relevant standards.	To accommodate the anticipated demand safely and efficiently.	At all times.

Condition	Reason	Timing
8.7 Heavy vehicles are to enter and exit the site in a forward direction in accordance with the approved swept path plan.		
9. Lighting 9.1 All external lighting must be designed, installed and operated so that it does not cause nuisance to adjoining properties or the surrounding area. 9.2 The vertical illumination resulting from direct, reflected or incidental light from the site must not exceed 8 lux when measured at any point 1.5 metres outside the boundary of the property at any level from ground level upwards.	To ensure the development does not cause undue disturbance due to light emissions.	At all times.
10. Amenity and Environmental Emissions 10.1 The use must be conducted so that it does not cause undue disturbance to any person or activity because of noise, vibration, odour, dust or other emissions. 10.2 Noise emissions from the site must comply with the requirements of the Environmental Protection (Noise) Policy 2019. 10.3 Air emissions from the site must comply with the requirements of the Environmental Protection (Air) Policy 2019. 10.4 Materials capable of generating dust or airborne contaminants must be stored within enclosed buildings, containers or otherwise appropriately covered to prevent off-site emissions. 10.5 All external areas must be maintained in a clean and orderly condition and managed to prevent the generation of dust, odour or other emissions that may cause environmental nuisance.	To protect the amenity of the surrounding area and ensure compliance with relevant environmental standards	At all times.

Condition	Reason	Timing
11. Storage and Handling of Potential Contaminants 11.1 All areas where potentially contaminating substances are stored, handled or used must be designed, constructed and maintained to prevent the release of contaminants to land or water. 11.2 Such areas must be: (a) Roofed to prevent ingress of stormwater; and (b) Sealed with concrete or another impervious surface. 11.3 All runoff from these areas must be contained and managed on-site and must not be discharged to the stormwater system unless appropriately treated. 11.4 Liquid wastes must be collected, treated and lawfully disposed of in a manner that prevents environmental harm.	To ensure the collection, treatment and disposal of liquid wastes and contaminants does not result in off-site impacts.	At all times.
12. Refuse Facilities and Waste Management 12.1 Refuse facilities and waste management must be provided to the satisfaction of Council, in accordance with Council's Local Law No. 8 (Waste Management) 2018 and the Environmental Protection Regulation 2019 to ensure sufficient waste management storage capacity is provided on-site to adequately cater for the demand generated by the use of the premises. 12.2 Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. 12.3 Waste storage areas must be not visible from the street-front and suitably screened.	To soften the visual impact of the development from the street and adjoining land and to ensure that the development does not cause undue disturbance to any person or activity because of noise, vibration, odour, dust or other emissions.	At all times.
13. Landscaping 13.1 Landscaping shown on the approved plans must be established prior to commencement of the use of the approved building	To provide an appropriate streetscape outcome and soften the visual impact of the	Prior to commencement of the use of the approved building extension and thereafter maintained at all times.

Condition	Reason	Timing
extension and associated works and maintained for the life of the development. 13.2 Any dead, damaged or diseased plants must be replaced within three months.	development from the street and adjoining land.	

Advice

1. Infrastructure Charges

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.

2. Compliance with Conditions

Unless otherwise specified by these conditions, the conditions must be complied with prior to the commencement of the use.

3. Equitable Access and Facilities

The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

(a) *the Disability Discrimination Act 1992 (Commonwealth)*

(b) *the Anti-Discrimination Act 1991 (Queensland)*

(c) *the Disability (Access to Premises – Buildings) Standards.*

4. Construction

4.1 Commencement

Council must be notified in writing two (2) weeks prior to the proposed construction commencement date via planning@burdekin.qld.gov.au

4.2 Environmental Nuisance

Ensure compliance with the Environmental Protection Act 1994. The Act states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance.

In this regard persons and entities involved in the civil, earthworks, and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.

5. **Amenity Impacts** Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting, in accordance with the *Environmental Protection Act 1994.*
6. Miscellaneous The Applicant is reminded of their obligations under the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au. If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.

Attachment B – Locality, Site Aerial and Plans of Development

Locality – Zoning



APPROVED
REF: MCU26/0012 DATE: 28/09/2026

Attachment B –Site Aerial

Site Aerial

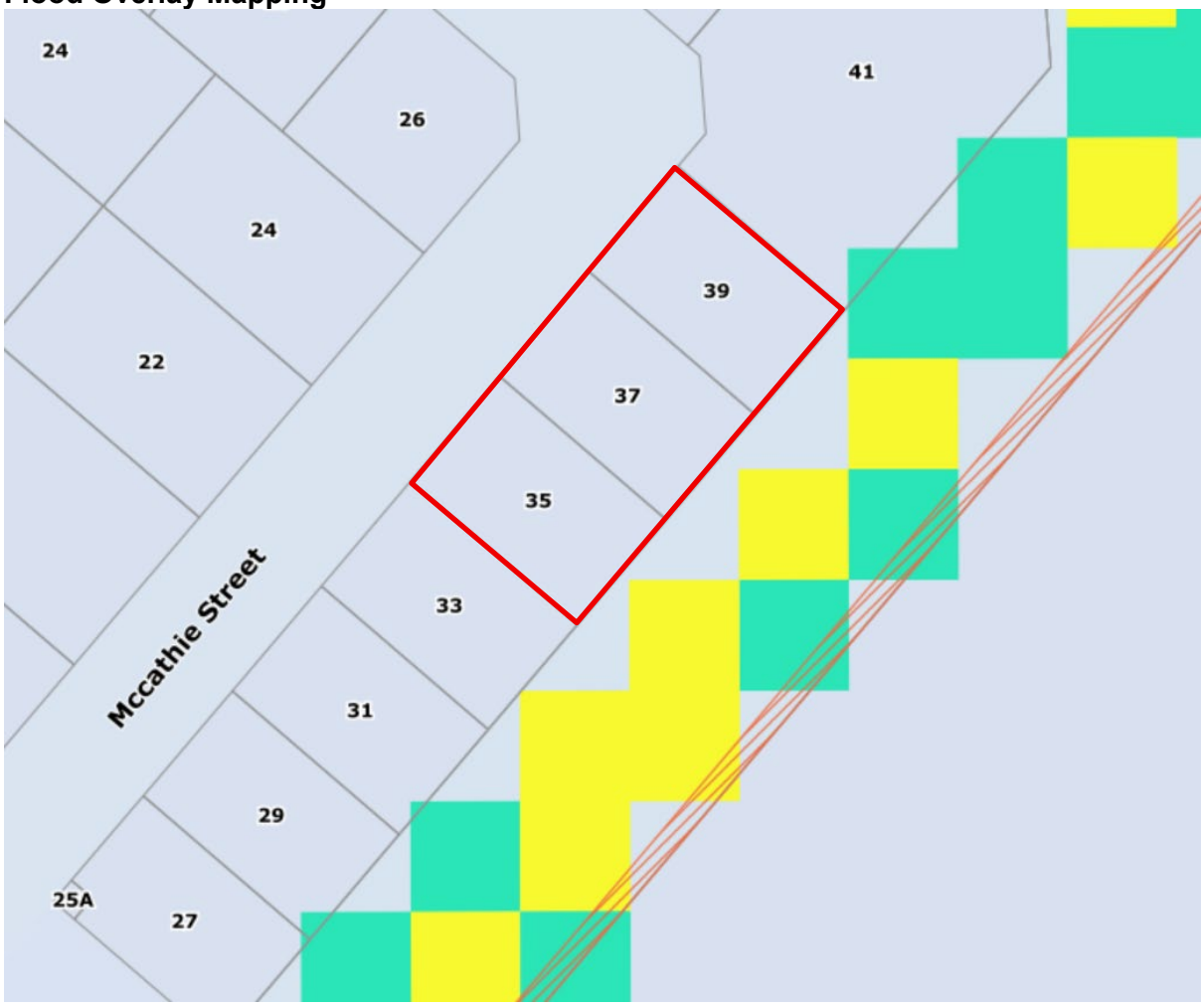


APPROVED

REF: MCU26/0012 DATE: 28/09/2026

Attachment B – Flood Overlay Mapping

Flood Overlay Mapping



LEGEND

Overlay Map 07a - Flood River Hazard and QRA

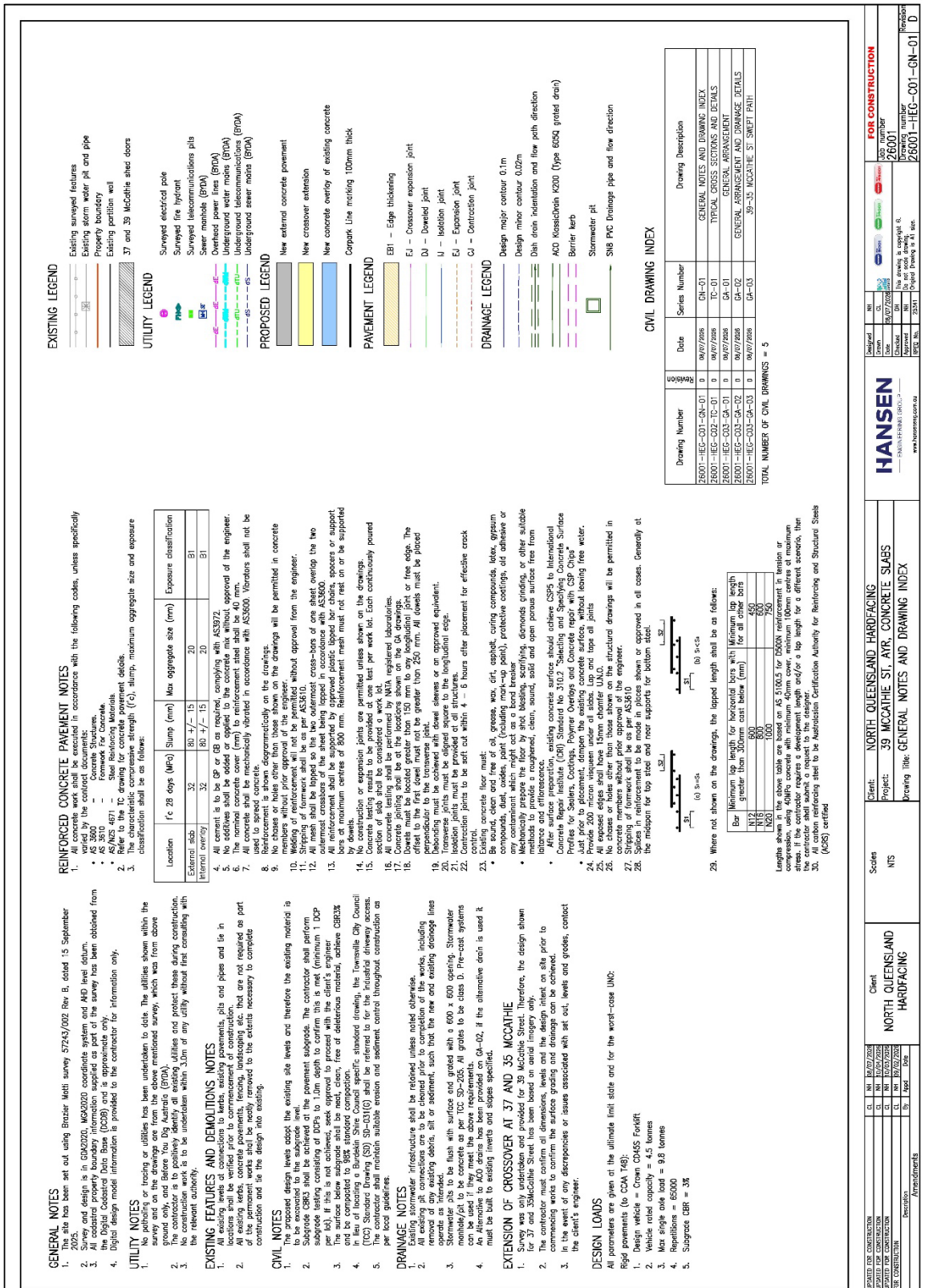
River Flood Hazard

- Low Hazard
- Medium Hazard
- High Hazard
- Extreme Hazard

APPROVED

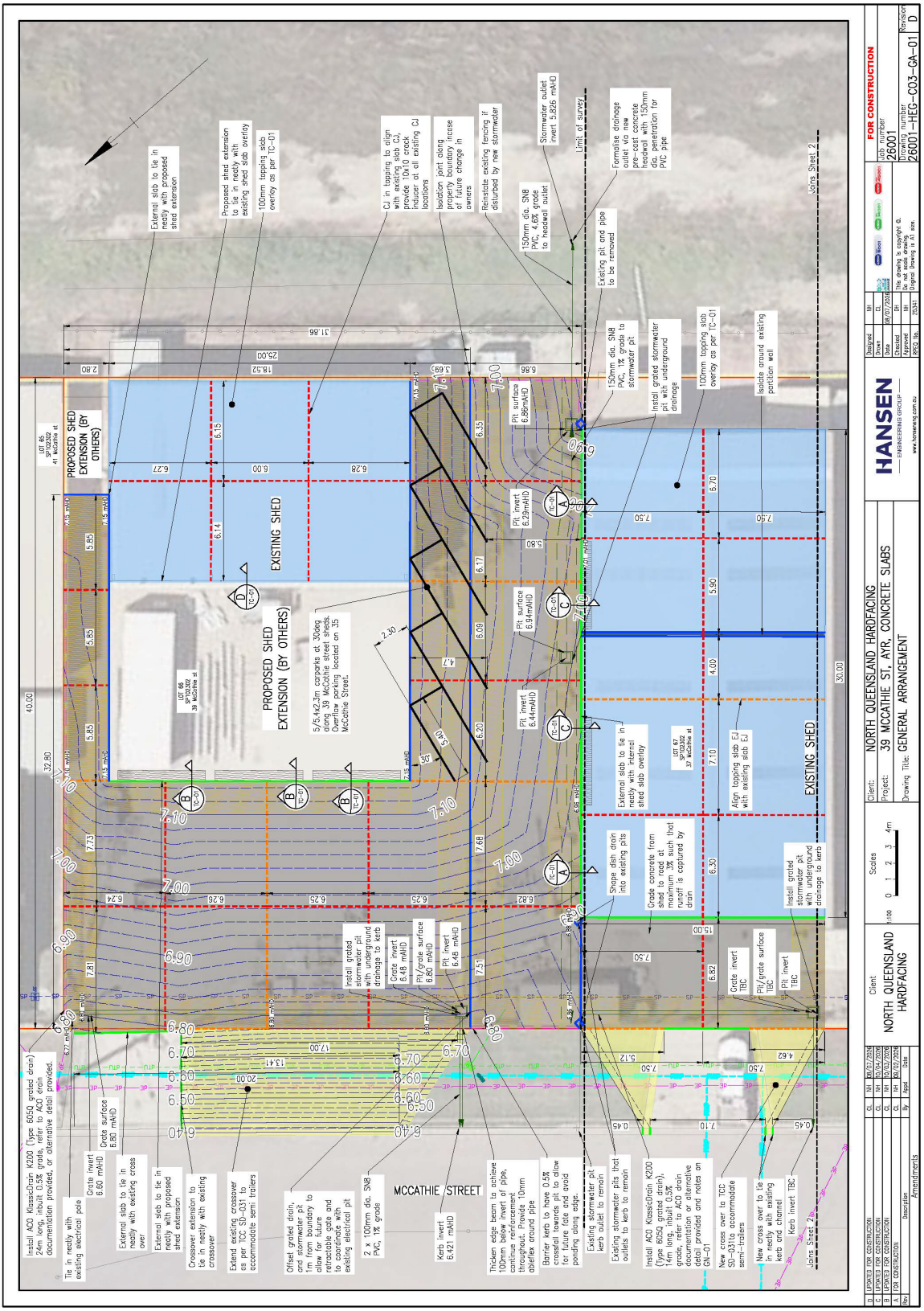
REF: MCU26/0012 DATE: 28/09/2026

Attachment B – Plans of Development



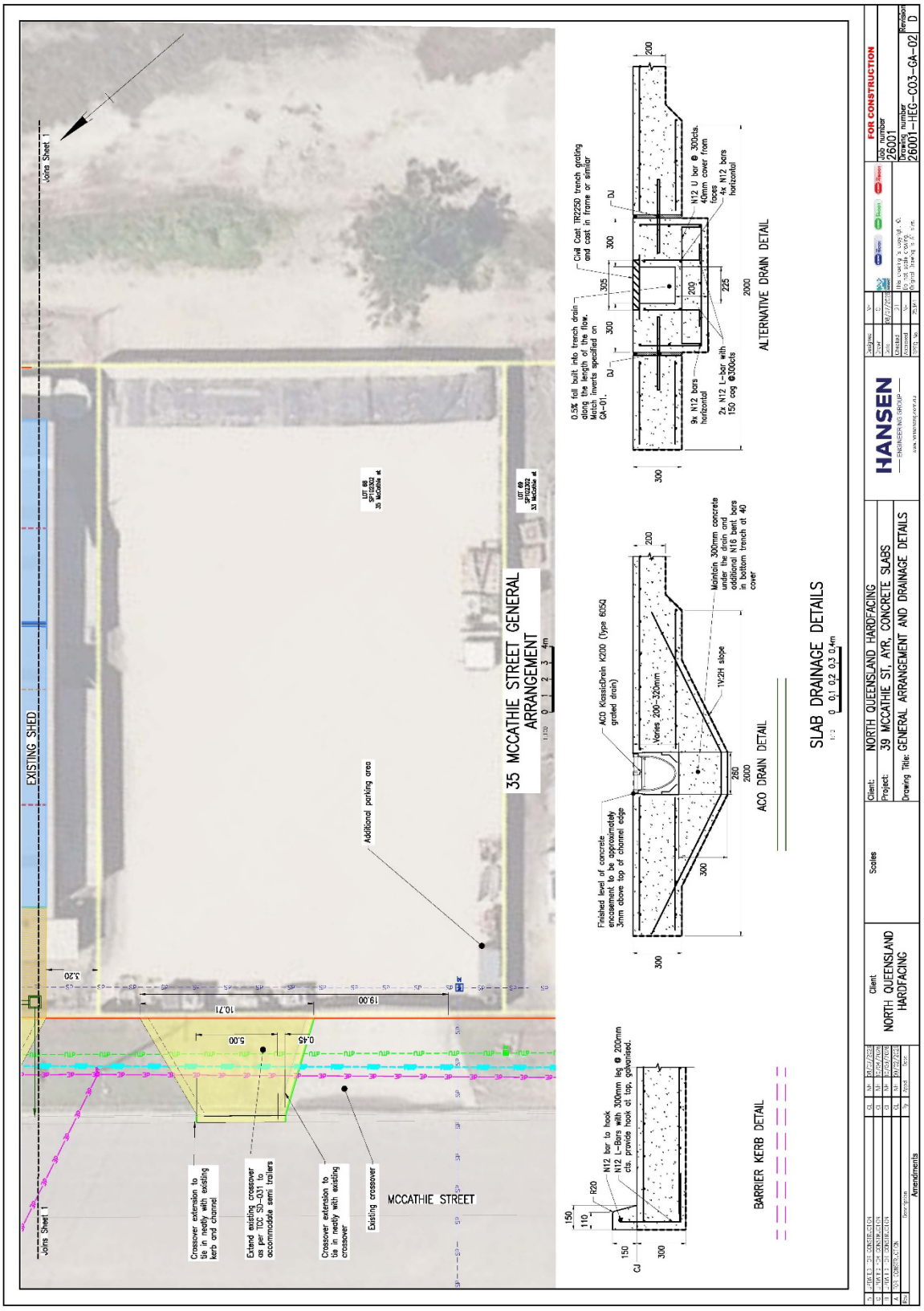
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Attachment B – Plans of Development



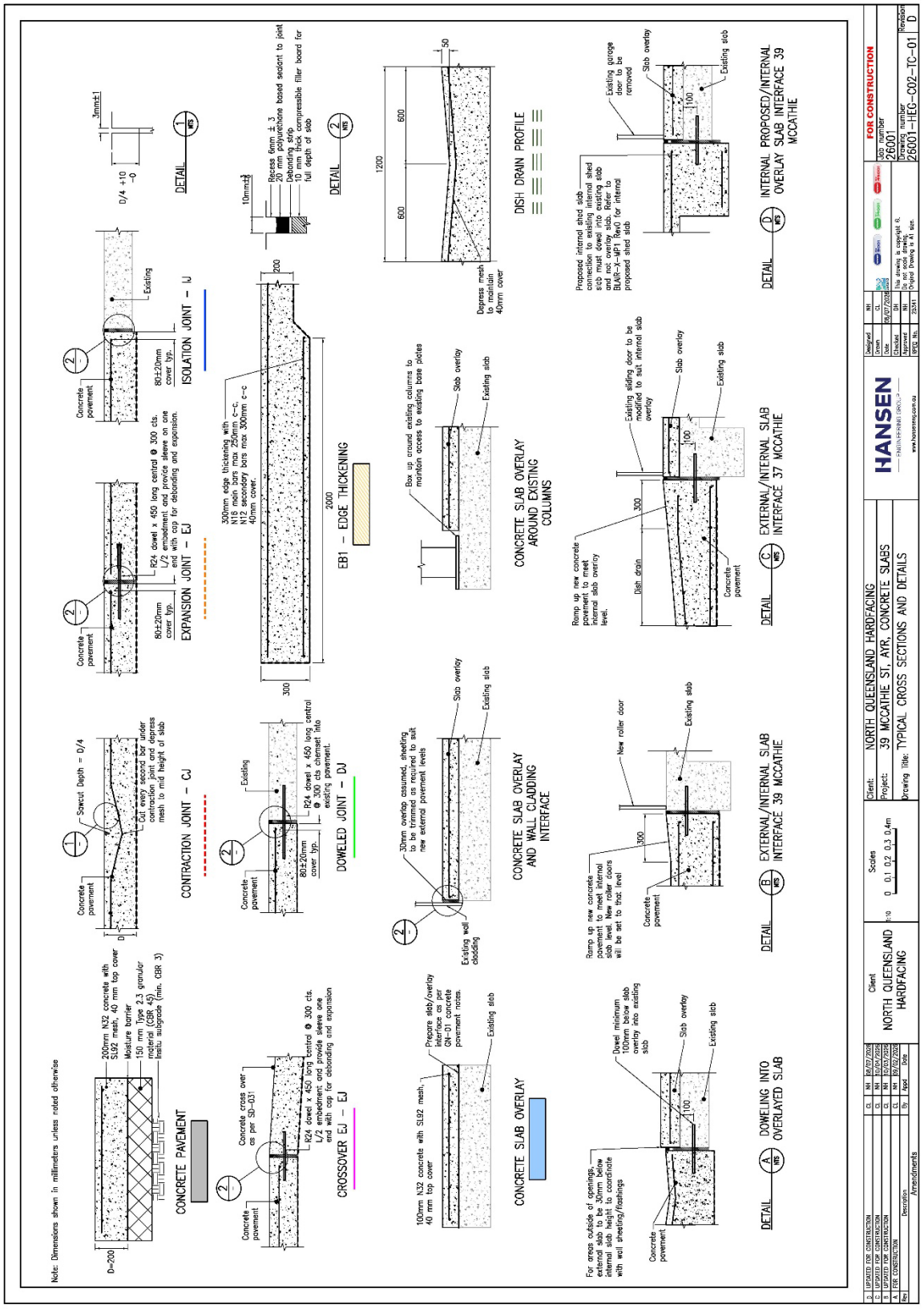
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Attachment B – Plans of Development



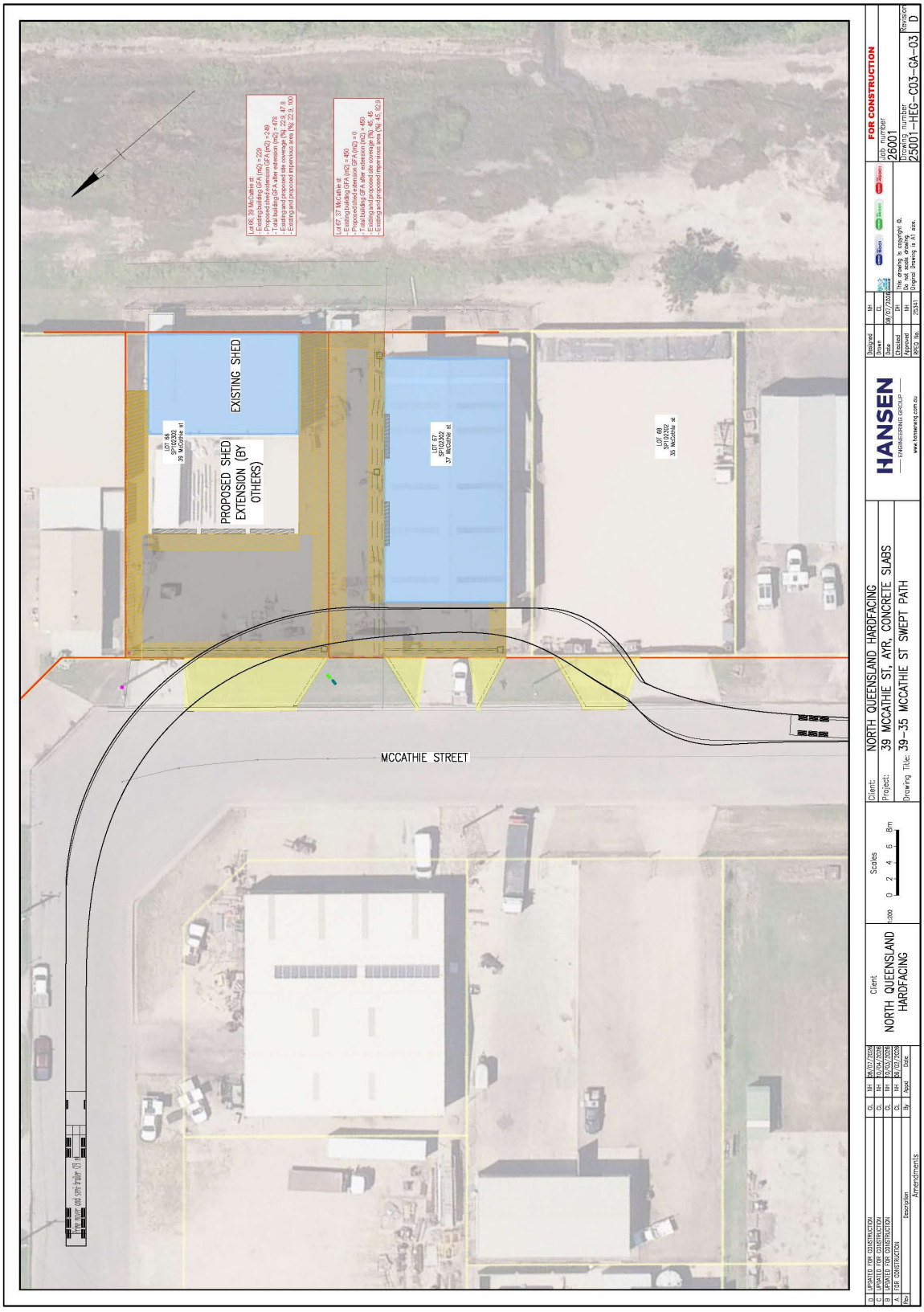
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Attachment B – Plans of Development



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Attachment B – Plans of Development



APPROVED
REF: MCU26/0012 DATE: 28/09/2026

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	Delle Baite Investments Pty Ltd (C/- EDPI Australia)
APPLICATION:	Material Change of Use – Medium Impact Industry
NOTICE NUMBER:	ICN2026-014
DATE:	29 September 2026
FILE REFERENCE:	MCU26/0012
AMOUNT OF THE LEVIED CHARGE: *(Details of how these charges were calculated are shown overleaf)*	$23,950.00 Total $4,233.00 Water Supply Network $4,233.00 Sewerage Network $3,984.00 Transport Network $0.00 Public Parks and Community Land Network $11,500.00 Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the General Information attached to this notice for more information on how the increase is worked out.
LAND TO WHICH CHARGE APPLIES:	Lots 66, 67 and 68 on SP102302
SITE ADDRESS:	35-39 McCathie Street, Ayr
PAYABLE TO:	**Burdekin Shire Council**
WHEN PAYABLE: *(In accordance with the timing stated in Section 122 of the Planning Act 2016)*	Material Change of Use – When the use of the approved building extension and associated works commences.
OFFSETS OR REFUNDS:	Not Applicable

This charge is made in accordance with Council's ***Charges Resolution (No. 2) 2018***

Burdekin Shire Council

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	928m^2	$ per m^2 GFA	$17.00	CR Table 2.2	$15,776.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	679m^2	$ per m^2 GFA	$17.00	CR Table 2.2	$11,543.00

Sewer Supply

Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	928m^2	$ per m^2 GFA	$17.00	CR Table 2.2	$15,776.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	679m^2	$ per m^2 GFA	$17.00	CR Table 2.2	$11,543.00

Transport

Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	928m^2	$ per m^2 GFA	$16.00	CR Table 2.2	$14,848.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	679m^2	$ per m^2 GFA	$16.00	CR Table 2.2	$10,864.00

Public Parks and Land for Community Facilities

Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	928m^2	$ per m^2 GFA	$0.00	CR Table 2.2	$0.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	679m^2	$ per m^2 GFA	$0.00	CR Table 2.2	$0.00

Stormwater
Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	1,829m^2	$ per impervious m^2	$10.00	CR Table 2.2	$18,290.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Medium Impact Industry ("Other Industry")	679m^2	$ per impervious m^2	$10.00	CR Table 2.2	$6,790.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Public Parks & Land for Community Facilities	Stormwater	Total
Medium Impact Industry ("Other Industry")	$15,776.00	$15,776.00	$14,848.00	$0.00	$18,290.00	$51,155.00
Less Credits	$11,543.00	$11,543.00	$10,864.00	0.00	$6,790.00	$32,630.00
Total	**$4,233.00**	**$4,233.00**	**$3,984.00**	**$0.00**	**$11,500.00**	**$23,950.00**

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at Council's discretion.*

Yours faithfully,

James Stewart
Director Infrastructure, Planning and Environmental Services

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with Section 119 of the *Planning Act 2016* to support the local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to Section 229 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice.
Automatic Increase Provision of charge rate ($)	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 average[1]. 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. However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.
To whom the charge must be paid	Payment of the Charge must be made payable to Burdekin Shire Council, PO Box 974, Ayr, Qld 4807. The Infrastructure Charge has been calculated in accordance with the charges stated in Council's Charges Resolution (No.2) 2018. This notice will be escalated to time of payment to the extent permitted under legislation in force at that time. It is requested that you contact Council's Town Planning Department to confirm that amount payable prior to making payment.

[1] 3-yearly PPI index average is defined in section 114 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.

Method of Payment

PAYMENT AT COUNCIL OFFICES

Confirm the current Infrastructure Charge applicable.

Present written confirmation of charges with your payment to Burdekin Shire Council Chambers, 145 Young Street, Ayr.

PAYMENT MADE BY CREDIT CARD

Credit Cards accepted: Mastercard or Visa

Enquiries regarding this Infrastructure Charges Notice should be directed to the Burdekin Shire Council, Town Planning Department, during office hours, Monday to Friday by phoning (07) 4783 9800 or email at planning@burdekin.qld.gov.au