

From: Aimee Godfrey
Sent: Fri, 26 Feb 2021 08:38:23 +1000
To: bnc@bncplanning.com.au
Cc: Temp Planning;Paul Cohen
Subject: 058\0079 - Decision Notice - Minor Change to Development Permit - 6 Keast Street Lucinda
Attachments: DECISION NOTICE - 058_0079.pdf

RE: Decision Notice
058\0079 - Minor Change to Development Permit – Material Change of Use: Motel (Hotel and Accommodation)
6 Keast Street Lucinda – Lots 1 and 4 on SP186122

Good Morning Mr Collings,

Please see the attached Decision Notice in relation to the aforementioned application which was considered at Council's General Meeting held on Tuesday 23 February 2021.

Hardcopy of the correspondence has been sent via post to your nominated postal address, therefore will be received in due course.

Should you require any further clarification in relation to this matter, please do not hesitate to contact Council's Regulatory Services – Built Environment Team on telephone 4776 4658.

Kind Regards

AIMEE GODFREY

Built Environment Support Officer

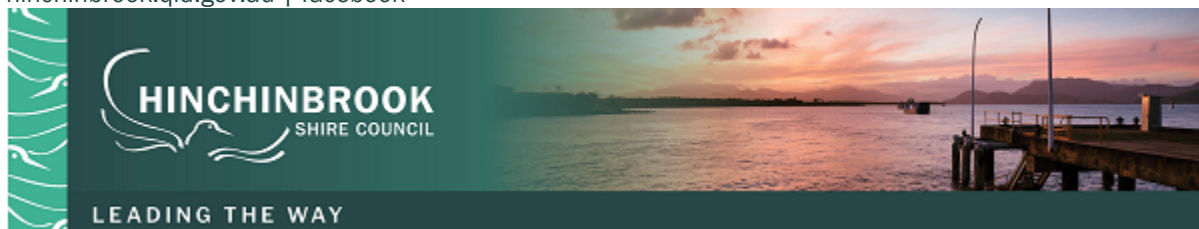
P 07 4776 4658

F 07 4776 3233

hinchinbrook.qld.gov.au | facebook

- **Hinchinbrook Shire Council**

E agodfrey2@hinchinbrook.qld.gov.au



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Please consider the environment before printing this email. HSC_2021

Your Ref: 058\0079 – Minor Change Application
Our Ref: PC:AG

23 February 2021

Jenk Holdings Pty Ltd
c/ - BNC Planning Pty Ltd
PO Box 5493
TOWNSVILLE QLD 4810

bnc@bncplanning.com.au

Dear Mr Collings

**Decision Notice – Minor Change to Development Permit
Material Change of Use – Motel (Hotel and Accommodation)
6 Keast Street Lucinda – Lots 1 and 4 on SP186122
Planning Act 2016**

Receipt of your application deemed to be properly made on Tuesday 5 January 2021 seeking a change to an existing Development Permit for Material Change of Use – Motel (Hotel and Accommodation) at 6 Keast Street Lucinda, is acknowledged and its contents noted.

Your request for a minor change to the development approval was assessed by relevant staff and considered at Council's General Meeting held on Tuesday 23 February 2021.

Council resolved to approve the proposed change, subject to reasonable and relevant conditions which accord generally with the application as made. Council's Decision Notice is attached for your perusal.

This Notice outlines aspects of the development's condition of approval, currency period, approved plans, referral agency response and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

Yours sincerely



Kelvin Lytherleigh
Chief Executive Officer

Encl - Decision Notice
Infrastructure Charges Notice



25 Lannercost Street
INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850
ABN 46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil



HINCHINBROOK.QLD.GOV.AU

23 February 2021

SECTION 83 OF PLANNING ACT 2016

APPLICATION DETAILS

This Decision Notice relates to the below development application:

Application Number	058\0079
Property ID Number	101801
Applicant Details	Jenk Holdings Pty Ltd c/ - BNC Planning Pty Ltd PO Box 5493 TOWNSVILLE QLD 4810
Owner Details	Jenk Holdings Pty Ltd PO Box 723 CANNONVALE QLD 4802
Property Description	6 Keast Street Lucinda Lots 1 and 4 on SP186122
Proposal	Change Application (Minor) Material Change of Use – Motel (Hotel and Accommodation)
Level of Assessment	Code Assessment

DECISION

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

Decision	The application was approved subject to conditions.
Decision Date	23 February 2021
Decision Type	Development Permit
Planning Instrument	<i>Hinchinbrook Shire Planning Scheme 2017</i>
Deemed Approval	The Development Permit is not a deemed approval under Section 64 of the <i>Planning Act 2016</i>
Submissions	Not Applicable

CONDITIONS OF APPROVAL

The conditions of this approval are set out in the Schedule of Conditions. The conditions are identified to indicate whether the Assessment Manager or Referral Agency (if any) imposed them.

REFERRAL AGENCIES

Not Applicable.

PROPERTY NOTES

Not Applicable.

FURTHER APPROVALS REQUIRED

This approval does not authorise any filling of land or building work and a Development Permit for carrying out the above mentioned may require additional assessment.

This approval does not authorise any works within Council's Road Reserve (e.g. new/additional access, repair/modification to existing access or works to footpaths). If this is required as part of your development proposal, an application will need to be lodged with Council or other relevant authority.

INFRASTRUCTURE CHARGES

An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to this Development Permit will be issued to you as soon as practicable in accordance with Section 119 of the *Planning Act 2016*, if relevant to this development.

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 a right to make an application for a declaration by a tribunal (see 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; and
- 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*.

APPROVAL CURRENCY PERIOD

The currency period associated with this approval is pursuant to Section 85 of the *Planning Act 2016*.

APPROVED PLANS AND SPECIFICATIONS

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

Copies of the approved plans, specifications and/or drawings are attached.

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with section 63(5) and section 83(7) 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 this Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- The relevant part of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meaning given to them in the *Planning Act 2016*.

The proposed development is considered to be consistent with the relevant overall outcomes and assessment benchmarks of the *Hinchinbrook Shire Planning Scheme 2017*, in particular:

- The application has been approved as it is considered to meet, or have the ability to meet the requirements of the relevant aspects of the *Hinchinbrook Shire Planning Scheme 2017*; and
- Conditions of approval have been included to ensure that compliance with the *Hinchinbrook Shire Planning Scheme 2017*.

Should you require any further information or clarification concerning the Decision Notice, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary advice.

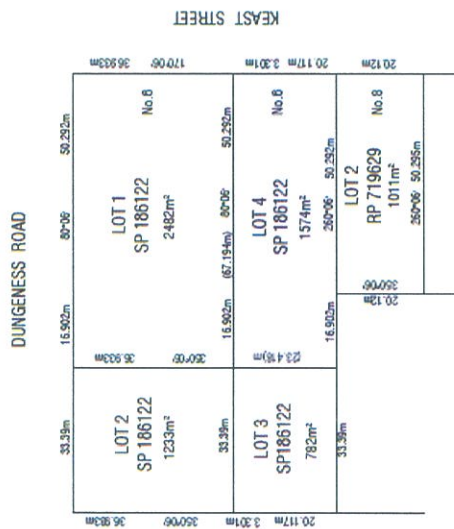
SCHEDULE OF CONDITIONS

CONDITION		TIMING																					
1.	<p>Approved Plans</p> <p>1.1 The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Plans of Development, except as altered by any other condition of approval; and</p> <table><tr><th>Plan / Document Name</th><th>Number</th><th>Date</th></tr><tr><td>Refurbishment – Lucinda Point Hotel Development Plan – Project no. tt02008</td><td>A.01, A.02, A.03</td><td>April 2002</td></tr><tr><td>Fisherman's Huts – Existing Site Plan prepared by M M Architect</td><td>Sheet 01 – Rev 6</td><td>02/12/20</td></tr><tr><td>Fisherman's Huts – Proposed Site Plan prepared by M M Architect</td><td>Sheet 02 – Rev 6</td><td>02/12/20</td></tr><tr><td>Fisherman's Huts – Proposed Floor Plan prepared by M M Architect</td><td>Sheet 03 – Rev 6</td><td>02/12/20</td></tr><tr><td>Fisherman's Huts – Proposed Elevations prepared by M M Architect</td><td>Sheet 04 – Rev 6</td><td>02/12/20</td></tr><tr><td>Fisherman's Huts – Proposed Typical Section prepared by M M Architect</td><td>Sheet 05 – Rev 6</td><td>02/12/20</td></tr></table> <p>1.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the Conditions of Approval prevail.</p>	Plan / Document Name	Number	Date	Refurbishment – Lucinda Point Hotel Development Plan – Project no. tt02008	A.01, A.02, A.03	April 2002	Fisherman's Huts – Existing Site Plan prepared by M M Architect	Sheet 01 – Rev 6	02/12/20	Fisherman's Huts – Proposed Site Plan prepared by M M Architect	Sheet 02 – Rev 6	02/12/20	Fisherman's Huts – Proposed Floor Plan prepared by M M Architect	Sheet 03 – Rev 6	02/12/20	Fisherman's Huts – Proposed Elevations prepared by M M Architect	Sheet 04 – Rev 6	02/12/20	Fisherman's Huts – Proposed Typical Section prepared by M M Architect	Sheet 05 – Rev 6	02/12/20	At all times.
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Refurbishment – Lucinda Point Hotel Development Plan – Project no. tt02008	A.01, A.02, A.03	April 2002																					
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2.	<p>Modifications to Proposal</p> <p>Modifications to the proposal to include:</p> <p>(a) Relocation within the site of the proposed four self-contained accommodation units to enable as many as possible of the mature trees adjacent to the boundary separating Lots 401 and 410 to be retained in a healthy condition;</p> <p>(b) The provision of a visual and acoustic buffer, in the form of a 1.8 metre high screen fence and landscaping to the southern or side boundary;</p> <p>(c) Dense plantings of screen trees and shrubs along the side and rear boundaries to reduce the visual impact of the proposal on the adjacent properties;</p> <p>(d) Acoustic enclosures to the air conditioning attached to the accommodation units;</p> <p>(e) Positioning of garbage and service areas away from the common boundaries with other residential lots (e.g. adjacent to Dungeness Road), and enclosing them with screen fencing and landscaping in accordance with the approved plans;</p>	At all times.																					

CONDITION	TIMING
<p>(f) Positioning of security and night lighting to avoid the impact of light spill on to adjoining properties;</p> <p>(g) Operation of illuminated advertising devices within appropriate hours (eg off by 10:00pm; no flashing signs) and positioning of such signs to avoid direct glare affecting adjoining properties.</p>	
<p>3. Access and Car Parking</p> <p>3.1 Access to be provided to the site in the locations shown on the approved plans. Such access is to be constructed of a bitumen seal or other similar surface (e.g. concrete).</p> <p>3.2 Provision of bitumen sealing of the Dungeness Road frontage with Lots 401 and 410 to the end of Gossner Street to provide for additional on street car parking bays for use by hotel patrons.</p> <p>3.3 Provision of four (4) car parking bays required by the accommodation buildings, two (2) car parking bays and five (5) car and boat parking bays on land required for the backpackers' accommodation. All on-site car parking is to be constructed to a bitumen seal standard, with drainage.</p> <p>3.3 The accommodation units are to be provided seven (7) standard car parking spaces which may be provided on-site or off-site (or through a combination of both).</p> <p>3.4 Three (3) car parking spaces are to be provided on-site which can accommodate a car and boat trailer combination.</p>	At all times.
<p>4. Acoustic Treatment</p> <p>Swimming pool filter equipment, air conditioning equipment, refrigeration equipment and any other fixed noise source in the proposed development to be screened with appropriate acoustic mitigation measures to ameliorate noise.</p>	At all times.
<p>5. Smoke Alarms</p> <p>All accommodation units and backpacker rooms are to be fitted with audible smoke alarms, fire extinguishers and first aid facilities in accordance with the requirements of the Queensland Fire and Rescue Authority. Approval of the plans are to be obtained prior to the issuing of the Development Permit.</p>	At all times.
<p>6. Water and Sewerage Systems</p> <p>The proposed development to be connected to the water supply and sewerage systems in Lucinda, with the applicant to:</p> <p>(a) Upgrade any urban infrastructure (water supply, sewerage, drainage, roads) necessary to conduct the proposed use at no cost to Council;</p> <p>(b) Collect stormwater drainage from the site (other than any roof water collected for the on-site irrigation) to be discharged to an approved point of discharge after passing through a water quality control system removing sediments, trash and litter, and oily residues from car parking areas;</p>	At all times.

CONDITION	TIMING
<p>(c) Bear the cost of relocating any existing services or utilities necessitated by the proposed development;</p> <p>(d) Pay to Council, prior to the commencement of the use, contributions towards water and sewerage headworks, calculated as follows:</p> <ul style="list-style-type: none"> - Payment of an amount of \$5,200 water headworks charges based on an additional Equivalent Tenement Units (ETU) of 2 for the four self contained units and 3.2 ETU's for the eight room backpacker accommodation. Each additional ETU attracts a headworks charge of \$1,000. - Payment of an amount of \$5,200 sewerage headworks charges based on an additional Equivalent Tenement Units (ETU) of 2 for the four self contained units and 3.2 ETU's for the eight room backpacker accommodation. Each additional ETU attracts a headworks charge of \$1,000. 	
<p>7. Concurrence Agency Response</p> <p>The Concurrence Agency Conditions from the Department of Main Roads dated 14th August 2002 are satisfied prior to the commencement of the use of the land.</p>	At all times.
<p>8. Coastal Hazard</p> <p>8.1 Parts of the building that are below the 1% AEP stormtide event level must be constructed of materials resilient to stormtide inundation.</p> <p>8.2 The applicant is to prepare a Stormtide Hazard Emergency Management Plan for the entire Lucinda Point Motel Hotel and is to be submitted to Council for approval. The Emergency Management Plan shall identify preparedness and response strategies in a stormtide event.</p>	Prior to the issuing of a Building Permit and at all times.
<p>9. Preliminary Approval</p> <p>The application for preliminary approval be approved subject to the following conditions:</p> <p>(a) The material change of use for 11 self contained accommodation units becomes self-assessable development if consistent generally with the plan submitted with this application and complying with conditions of this development permit, excepting water and sewerage headworks charges calculated as follows:</p> <p>(b) Payment of an amount of \$5,500 water headworks charges based on an additional Equivalent Tenement Units of 5.5 for the eleven self contained units. Each additional ETU attracts a headworks charge of \$1,000.</p> <p>(c) Payment of an amount of \$5,500 sewerage headworks charges based on an additional Equivalent Tenement Units of 5.5 for the eleven self contained units. Each additional ETU attracts a headworks charge of \$1,000.</p> <p>(d) Payment of headworks to be made prior to the commencement of use of the eleven units.</p>	At all times.

CONDITION	TIMING
<p>(e) A landscaped buffer at least 3.0 metres wide to be provided to Gossner Street.</p> <p>(f) Access be provided in the located indicated on the sketch plans submitted with the development application and constructed in accordance with Council standard drawings for street crossings.</p> <p>(g) Adequate on-site car parking be provided for the additional self contained accommodation. Such car parking to be constructed, sealed and drained to Council standards.</p> <p>(h) All stormwater drainage from the site to be drained to an approved point of discharge, passing through a water quality control system to remove sediments, trash and litter, and oily residues for car parking areas.</p>	

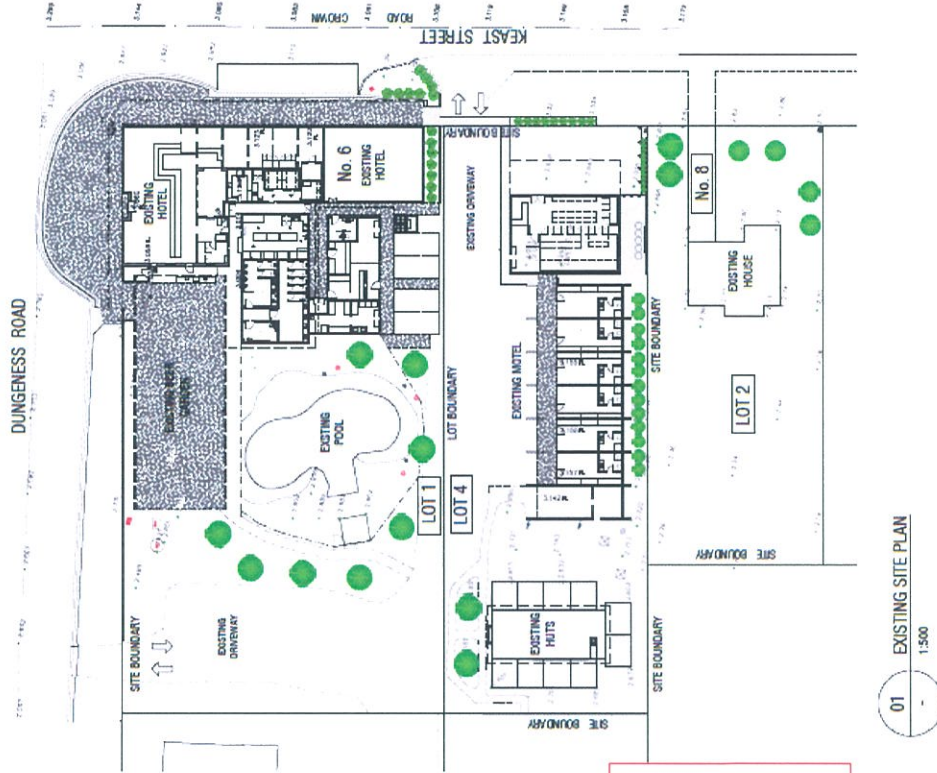


01 EXISTING LOT PLAN
1:1000

GENERAL NOTES

1. SITE BOUNDARIES AND BUILDING OUTLINES FOR No. 8 SET OUT IN ACCORDANCE WITH SURVEY PLAN BY VERO OCT 2019.
2. SITE LEVELS AND FEATURES FOR No. 8 SET OUT IN ACCORDANCE WITH SURVEY PLAN BY HANSEN SURVEYS MAR 2020.
3. SITE BOUNDARIES, BUILDING OUTLINE AND LEVELS FOR No. 8 SET OUT IN ACCORDANCE WITH SURVEY PLAN BY HANSEN SURVEYS MAR 2020.

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.
058/0079
23 February 2021



PRELIMINARY

MIM ARCHITECT

THE WHITSUNDAYS

PO BOX 439 CANNOWALE QLD 4802
m : 0417 890 874
e : mandymatthews23@gmail.com

PROJECT	DRAWING TITLE	SHEET
LUCINDA HOTEL RENOVATIONS 8 KEAST ST LUCINDA QLD	FISHERMAN'S HUTS - EXISTING SITE PLAN	01
CLIENT: JENK HOLDINGS PTY LTD	SCALE: 1:500 @ A3	REASON: 6
	PRINT DATE: 02.12.20	ISSUE: DESIGN

THIS DRAWING IS INDICATIVE ONLY. ALL MEASUREMENTS TO BE CHECKED ON SITE.

GENERAL NOTES

1. SITE BOUNDARIES AND BUILDING OUTLINES FOR No. 8 SET OUT IN ACCORDANCE WITH SURVEY PLAN BY VERS OCT 2018.
2. SITE LEVELS AND FEATURES FOR No. 8 SET OUT IN ACCORDANCE WITH SURVEY PLAN BY BRAZIER MOTTI OCT 2016.
3. SITE BOUNDARIES, BUILDING OUTLINE AND LEVELS FOR No. 8 SET OUT IN ACCORDANCE WITH SURVEY PLAN BY HANSEN SURVEYS MAR 2020.

LUCINDA POINT HOTEL RENOVATIONS

- LOT 4 ON SP186122
LOT AREA: 1574m²
- EXISTING FISHERMAN'S HUTS
8 x HUTS - 77m²
COMMUNAL AMENITIES - 22m²
CENTRAL DECK - 72m²
TOTAL AREA = 171m²
- RENOVATED HUTS
10 x ENSUITE HUTS - 100m²
CENTRAL DECK - 70m²
TOTAL AREA = 230m²

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

058/0079
23 February 2021



01 PROPOSED SITE PLAN
1:250

PROJECT	DRAWING TITLE	SHEET
LUCINDA HOTEL RENOVATIONS 8 KEAST ST LUCINDA QLD CLIENT: JENK HOLDINGS PTY LTD	FISHERMAN'S HUTS - PROPOSED SITE PLAN	02
THIS DRAWING IS INDICATIVE ONLY. ALL MEASUREMENTS TO BE CHECKED ON SITE.		
SCALE	PRINT DATE	REVISION
1:250 @ A3	02.12.20	6

MJM ARCHITECT
THE WHITSUNDAYS
PO BOX 428 CANNONVALE QLD 4802
m: 0417 960 874
e: manyamathew23@gmail.com



APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.
058/0079
23 February 2021

LUCINDA POINT HOTEL RENOVATIONS
LOT 4 ON SP188122
LOT AREA: 1574m²

EXISTING FISHERMAN'S HUTS
8 x HUTS - 77m²
COMMUNAL AMENITIES - 22m²
CENTRAL DECK - 72m²
TOTAL AREA = 171m²

RENOVATED HUTS
10 x ENSUITE HUTS - 160m²
CENTRAL DECK - 70m²
TOTAL AREA = 230m²

PRELIMINARY

MIM ARCHITECT
THE WHITSUNDAYS
PO BOX 429 CANNOWALE QLD 4802
m : 0417 990 874
e : mandymimnew22@gmail.com

DRAWING TITLE			
FISHERMAN'S HUTS - PROPOSED FLOOR PLAN			
SCALE	PRINT DATE	ISSUE	REVISION
1:100 @ A3	02.12.20	DESIGN	6

01 PROPOSED FLOOR PLAN
1:100

Document Set ID: 2388580
Version: 1, Version Date: 09/12/2020



APPROVED PLAN

This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

058/0079
23 February 2021



03 SOUTH ELEVATION
1:100

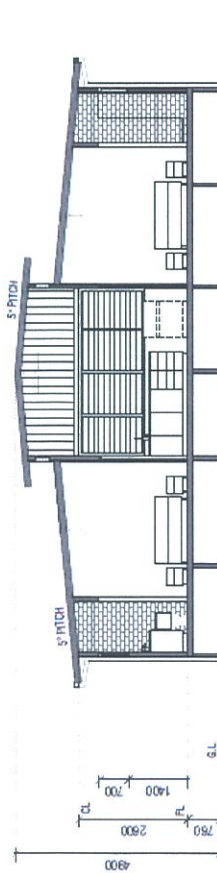
PRELIMINARY

MIM ARCHITECT

THE WHITSUNDAYS
PO BOX 429 CANNOWALE QLD 4802
tm : 0417 960 874
e : mandymatthews22@gmail.com

THIS DRAWING IS INDICATIVE ONLY. ALL MEASUREMENTS TO BE CHECKED ON SITE.	PROJECT LUCINDA HOTEL RENOVATIONS 8 KEAST ST LUCINDA QLD CLIENT JENK HOLDINGS PTY LTD	DRAWING TITLE FISHERMAN'S HUTS - PROPOSED ELEVATIONS				SHEET 04
		SCALE 1:100 @ A3	PRINT DATE 02.12.20	ISSUE DESIGN	REVISION 6	

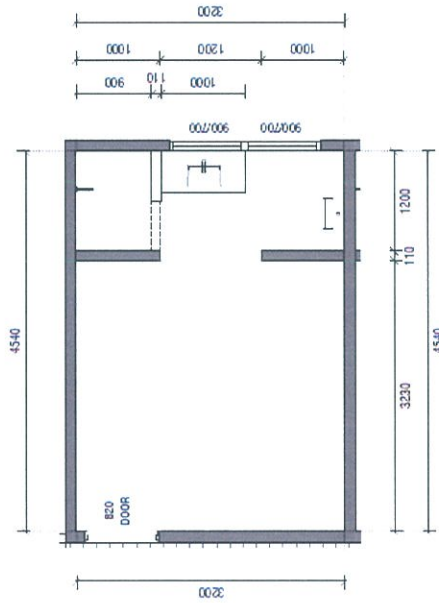
Document Set ID: 2375187
Version: 1, Version Date: 09/12/2020



01 PROPOSED TYPICAL SECTION
1:100

APPROVED PLAN
This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

058/0079
23 February 2021



02 TYPICAL ROOM DETAIL
1:50

SYMBOL	MATERIAL	DESCRIPTION	COLOR
ROOF	ROOF	COLORBOND CORRUGATED SHEETING	COL1 MONUMENT
GUT	GUTTERS	LYSAGHT EAVES GUTTER	COL1 MONUMENT
FASC	FASCIA	LYSAGHT FASCIA	COL1 MONUMENT
DWPF	DOWNPipe	100mm Ø COLORBOND	COL1 SHALE GREY
CLB	WALLS - METAL	COLORBOND CORRUGATED SHEETING	COL1 CURRAFT
AXON	WALLS - CLADDING	SCYON AXON VERTICAL SHEETING	COL1 SHALE GREY
WIN	WALLS - CLADDING	SCYON AXON VERTICAL SHEETING	COL1 MONUMENT
WIN	WINDOWS	POWDERCOATED ALUMINUM AWNING	COL1 MONUMENT
STPS	STEPS	NATURAL TIMBER	COL1 NATURAL TIMBER
DOOR	DOOR SCREENS	POWDERCOATED ALUMINUM FIXED LOUVER	COL1 SHALE GREY

PRELIMINARY

MIM ARCHITECT

THE WHITSUNDAYS
PO BOX 429 CANNONVALE QLD 4802
PH: 0417 960 974
E: marymattewicz@gmail.com

PROJECT	PROJECT TITLE	DRIVING TITLE	SHEET
LUCINDA HOTEL RENOVATIONS 8 KEAST ST LUCINDA QLD	FISHERMAN'S HUTS - PROPOSED TYPICAL SECTION	05	05
CLIENT: JENK HOLDINGS PTY LTD	SCALE: 1:100 @ AS	PRINT DATE: 02.12.20	REVISION: 6
	ONLY ALL DIMENSIONS TO BE CHECKED ON SITE	DESIGN	

Document Set ID: 2375187
Version: 1, Version Date: 09/12/2020

23 February 2021

SECTION 119 OF PLANNING ACT 2016**APPLICATION DETAILS**

This Infrastructure Charges Notice relates to the below development application:

Application Number	058\0079
Property ID Number	101801
Applicant Details	Jenk Holdings Pty Ltd c/ - BNC Planning Pty Ltd PO Box 5493 TOWNSVILLE QLD 4810
Owner Details	Jenk Holdings Pty Ltd PO Box 723 CANNONVALE QLD 4802
Property Description	6 Keast Street Lucinda Lots 1 and 4 on SP186122
Proposal	Change Application (Minor) Material Change of Use – Motel (Hotel and Accommodation)
Level of Assessment	Code Assessment

APPLICABLE INFRASTRUCTURE CHARGEThe applicable infrastructure charge has been calculated in accordance with Hinchinbrook Shire Council's *Adopted Infrastructure Charges Resolution CR1-2018*, and makes allowances for any imposed waiver or dispensation issued by the relevant authority:

LEVIED CHARGE	\$9,000.00 + annual adjustments and/or reviews
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PAYMENT DETAILS

The adopted infrastructure charge must be made to Hinchinbrook Shire Council prior to the commencement of use or local government endorsement of a survey plan.

Payment can be made in person at Council's main office, 25 Lannercost Street, Ingham, or via post PO Box 366, INGHAM QLD 4850.

ADJUSTMENTS TO THE CHARGE

The amount of the levied charge will be recalculated at time of payment using the adopted infrastructure charges stated in the resolution in use at that time.

GOODS AND SERVICES TAX (GST)

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.

FAILURE TO PAY

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 2009*. Compound annual interest at 10% calculated daily is to be applied to an overdue charge.

APPEAL RIGHTS

You may appeal against any matter stated in the Adopted Infrastructure Charges Notice.

Under the provisions of the *Planning Act 2016*, the Applicant may –

- i. Make representation to Council to discuss the Adopted Infrastructure Charges Notice by contacting Council's Chief Executive Officer. You must make these representations within 20 business days after the day you receive this notice. If Council alters the decision, you will be given a 'Negotiated Adopted Infrastructure Charges Notice'; or
- ii. Appeal to the *Planning and Environment Court* or *Development Tribunal*.

Chapter 6, Part 1 and Part 2 of the *Planning Act 2016* detail appeal rights afforded to the Applicant to the *Planning and Environment Court* or *Development Tribunal*.

INFRASTRUCTURE CHARGES CALCULATION

The applicable infrastructure charge has been calculated in accordance with Hinchinbrook Shire Council's *Adopted Infrastructure Charges Resolution CR1-2018*.

Detail of the calculated infrastructure charge is as reflected hereunder.

APPLICABLE NETWORKS	
Network	Provided to Subject Land
Water supply	Yes
Sewerage	Yes
Transport	Yes
Stormwater	Yes
Public parks and community facilities	Yes

PROPOSED LAND USE						
Charge Category	Unit of Measure	Unit Quantity	Network Quantity	Adopted Rate	Network Adjustment	Applicable Charge
Accommodation (short term)	Unit (1 bed)	10	5	\$4,500	\$45,000	\$45,000

CREDIT LAND USE						
Charge Category	Unit of Measure	Unit Quantity	Network Quantity	Adopted Rate	Network Adjustment	Applicable Credit
Accommodation (short term)	Unit (1 bed)	8	5	\$4,500	\$36,000	\$36,000

LEVIED CHARGE		
Total Applicable Charge	Total Applicable Credit	Net Levied Charge
\$45,000	\$36,000	\$9,000