

This infrastructure charges notice is given to the Applicant by the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities).

The infrastructure charges notice is given in accordance with the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and Sustainable Planning Act 2009. The levied charges in this notice are calculated in accordance with Queensland Urban Utilities Infrastructure Charges Schedule and the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

Date of Notice	Notice Number	ICN Staged Ref	Application Reference No.
As Per Decision Notice	17-30465		17-PNT-30465

Contact Details of Applicant

Owner
Marcus James Yeo

Applicant Company Name
Civil and Property Development Consulting

Applicant Address 1
PO Box 6363

Applicant Address 2
Yatala QLD 4207

Land to which Levied Charge Applies

Real Property Description

Real Property Description
Lot 40 on RP14730

Property Address

Property Address
6 Weldon Street North Ipswich QLD 4305

Levied Charge

(Details of how levied charge is calculated are shown below)

Current amount of the levied charge for the Sewerage Network	\$4,066.28
Current amount of the levied charge for the Water Supply Network	\$4,202.85
Total current amount of the levied charge	\$8,269.12

Increase of Levied Charge

The levied charge is to be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), smoothed in accordance with the 3 year moving average percentage change in accordance with Queensland Urban Utilities' Infrastructure Charges Schedule and the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

Payment date of Total Levied Charge Payable

The levied charge is payable in accordance with the timing stated in the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

Making a Payment

This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.

Before paying the total levied charge you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. This request must be made to the Infrastructure Charges and Agreements Leader, Development Services Section by emailing ICNEnquiries@urbanutilities.com.au. The Itemised Breakdown must be presented at the time of payment.

Payment can be made at Queensland Urban Utilities Business Centres at Level 2, 15 Green Square Close, Fortitude Valley, Brisbane.

A credit card surcharge may apply to credit card transactions for levied charges payments. For more information please refer to the Queensland Urban Utilities website: www.urbanutilities.com.au

Working out the Levied Charge for the Ipswich Local Government Area (This is not an itemised breakdown for payment purposes.)

Ipswich Planning Scheme Policy 5 (PSP5) Charges

PSP5 Sewerage Catchment: 25 (SP49)

Note: EP = Equivalent Person, NRU = Non-residential Unit

PSP5 Connection Demand Sewerage (*CDs)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	2	3.3 / EP	\$923.00	1.3350	\$8,132.55

*CDs = No. of Units x Demand Factor x Infrastructure Unit Rate x Unit Charge Indexation

PSP5 Demand Credit Sewerage (*DCs)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	1	3.3 / EP	\$923.00	1.3350	\$4,066.28

*DCs = No. of Units x Demand Factor x Unit Rate x Unit Charge Indexation

PSP5 Water Supply Zone: 30 (Tivoli Chuwar Karalee)

Note: EP = Equivalent Person, NRU = Non-residential Unit

PSP5 Connection Demand Water Supply (*CDws)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	2	3.3 / EP	\$954.00	1.3350	\$8,405.69

*CDws = No. of Units x Demand Factor x Infrastructure Unit Rate x Unit Charge Indexation

PSP5 Demand Credit Water Supply (*DCws)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	1	3.3 / EP	\$954.00	1.3350	\$4,202.85
		0		\$0.00	0.0000	\$0.00

*DCws = No. of Units x Demand Factor x Unit Rate x Unit Charge Indexation

PSP5 Roadworks Sector: 38 (North Ipswich (North) - Raymonds Hill - Tivoli Hill)

Note: VT = Vehicle Trip

PSP5 Demand Transport (*Dt)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	2	6.5 VT	\$603.00	1.2846	\$10,069.98

*Dt = No. of Units x Demand Factor x Infrastructure Unit Rate x Unit Charge Indexation

PSP5 Credit Transport (*Ct)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	1	6.5 VT	\$603.00	1.2846	\$5,034.99

*Ct = No. of Units x Demand Factor x Infrastructure Unit Rate x Unit Charge Indexation

PSP5 Demand Parks (*Dp)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	2	2.74 PERS	\$2,506.98	1.3350	\$18,340.56

$$*Dp = \text{No. of Units} \times \text{Demand Factor} \times \text{Infrastructure Unit Rate} \times \text{Unit Charge Indexation}$$

PSP5 Credit Parks (*Cp)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	1	2.74 PERS	\$2,506.98	1.3350	\$9,170.28

$$*Cp = \text{No. of Units} \times \text{Demand Factor} \times \text{Infrastructure Unit Rate} \times \text{Unit Charge Indexation}$$

PSP5 Community Facilities Sector:

C7 (North Ipswich)

Note: Pers = Person

PSP5 Demand Community Facilities (*Df)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	2	2.74 PERS	\$338.62	1.3350	\$2,477.28

$$*Df = \text{No. of Units} \times \text{Demand Factor} \times \text{Infrastructure Unit Rate} \times \text{Unit Charge Indexation}$$

PSP5 Credit Community Facilities (*Cf)

PSP5 Use	Units of Measure	No. of Units	Demand Factor	Infrastructure Unit Rate	Unit Charge Indexation	Amount
Dwelling house site > 450m ²	3 or more bedroom dwelling	1	2.74 PERS	\$338.62	1.3350	\$1,238.64

$$*Cf = \text{No. of Units} \times \text{Demand Factor} \times \text{Infrastructure Unit Rate} \times \text{Unit Charge Indexation}$$

Total PSP5 Network Charges - Demand (*Dtnc)

PSP5 Use	Connection Demand Sewerage (*CDs)	Connection Demand Water Supply (*CDws)	Demand Transport (*Dt)	Demand Parks (*Dp)	Demand Community Facilities (*Df)	Amount
Dwelling house site > 450m ²	\$8,132.55	\$8,405.69	\$10,069.98	\$18,340.56	\$2,477.28	\$47,426.07

$$*Dtnc = *CDs + *CDws + *Dt + *Dp + *Df$$

Total PSP5 Network Charges - Credit (*Ctnc)

PSP5 Use	Demand Credit Sewerage (*DCs)	Demand Credit Water Supply (*DCws)	Credit Transport (*Ct)	Credit Parks (*Cp)	Credit Community Facilities (*Cf)	Amount
Dwelling house site > 450m ²	\$4,066.28	\$4,202.85	\$5,034.99	\$9,170.28	\$1,238.64	\$23,713.03

$$*Ctnc = *DCs + *DCws + *Ct + *Cp + *Cf$$

Sewerage Network Proportion (PDs) and Water Supply Network Proportion (PDws) - Demand

PSP5 Use	Connection Demand Sewerage (*CDs)	Connection Demand Water Supply (*CDws)	Total Network Charges - Demand (*Dtnc)	Sewerage Network Proportion - Demand (PDs)	Water Supply Network Proportion - Demand (PDws)
Dwelling house site > 450m ²	\$8,132.55	\$8,405.69	\$47,426.07	17.15%	17.72%

$$PDs = *CDs / *Dtnc$$

$$PDws = *CDws / *Dtnc$$

Sewerage Network Proportion (PDs) and Water Supply Network Proportion (PDws) - Credit

PSP5 Use	Demand Credit Sewerage (*CDs)	Demand Credit Water Supply (*CDws)	Total Network Credits (*CtnC)	Sewerage Network Proportion - Credits (PCs)	Water Supply Network Proportion - Credits (PCws)
Dwelling house site > 450m ²	\$4,066.28	\$4,202.85	\$23,713.03	17.15%	17.72%
				PCs = *DCs / *CtnC	PCws = *DCws / *CtnC

State Planning Regulatory Provision (SPRP) Maximum Adopted Charges (MAC)

Connection Demand Sewerage (CDs)

SPRP Category - Use	Units of Measure	MAC per Unit	No. of Units	Equivalent PSP5 Use	Sewerage Proportion - Demand (PDs)	Amount
Residential	3 or more bedroom dwelling	\$28,311	2	Dwelling house site > 450m ²	17.15%	\$8,132.55
CDs = No. of Units x MAC per Unit x PDs						<u><u>\$8,132.55</u></u>

Demand Credit Sewerage (DCs)

SPRP Category - Use	Units of Measure	MAC per Unit	No. of Units	Equivalent PSP5 Use	Sewerage Proportion - Credit (PCs)	Amount
Residential	3 or more bedroom dwelling	\$28,311	1	Dwelling house site > 450m ²	17.15%	\$4,066.28
DCs = No. of Units x MAC per Unit x PCs						<u><u>\$4,066.28</u></u>

Levied Charge Sewerage (LCs)

Connection Demand Sewerage (CDs)	Demand Credit Sewerage (DCs)	Amount
\$8,132.55	\$4,066.28	\$4,066.28
LCs = CDs - DCs		<u><u>\$4,066.28</u></u>

Connection Demand Water Supply (CDws)

SPRP Category - Use	Units of Measure	MAC per Unit	No. of Units	Equivalent PSP5 Use	Water Supply Proportion - Demand (PDws)	Amount
Residential	3 or more bedroom dwelling	\$28,311	2	Dwelling house site > 450m ²	17.72%	\$8,405.69
CDws = No. of Units x MAC per Unit x PDws						<u><u>\$8,405.69</u></u>

Demand Credit Water Supply (DCws)

SPRP Category - Use	Units of Measure	MAC per Unit	No. of Units	Equivalent PSP5 Use	Water Supply Proportion - Credit (PCws)	Amount
Residential	3 or more bedroom dwelling	\$28,311	1	Dwelling house site > 450m ²	17.72%	\$4,202.85
DCws = No. of Units x MAC per Unit x PCws						<u><u>\$4,202.85</u></u>

Levied Charge Water Supply (LCws)

Connection Demand Water Supply (CDws)	Demand Credit Water Supply (DCws)	Amount
\$8,405.69	\$4,202.85	\$4,202.85
LCws = CDws - DCws		<u><u>\$4,202.85</u></u>

Levied Charge

Levied Charge Sewerage (LCs)	Levied Charge Water Supply (LCws)	Amount
\$4,066.28	\$4,202.85	\$8,269.12
LCws = CDws - DCws		<u><u>\$8,269.12</u></u>

Right to apply for an internal review

Attached is an extract from the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 and an extract from the unamended Sustainable Planning Act 2009 that details your applicable internal review and appeal rights.

Notes

Information Notice

This notice provides information about our decision to give an infrastructure charges notice (ICN) associated with an approval to connect to our networks.

If your application to connect to our networks was lodged prior to 1 July 2014 but approved after 1 July 2014, your ICN will have been given under s755KB of the unamended *Sustainable Planning Act 2009* .

You may appeal our decision to give an ICN to the court or building and development committee. An appeal must be started within 20 business days after the day the notice is given.

Your right to appeal the ICN is stated in section 478 (appeal to the court) and section 535 (appeal to the building and development committee) of the unamended *Sustainable Planning Act 2009* . These sections are reproduced at the end of this information notice.

If your application to connect to our networks was lodged on or after 1 July 2014, your ICN will have been given under s99BRCI of the *South East Queensland (Distribution and Retail Restructuring) Act 2009* .

Should you wish to appeal the ICN, you must in the first instance, apply for an internal review pursuant to Chapter 4C, Part 4, Division 2 of the *South East Queensland (Distribution and Retail Restructuring) Act 2009* .

An application for an internal review must be made to Queensland Urban Utilities within 30 business days after the date stated on the ICN (Date of Notice).

The relevant provisions of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* are reproduced at the end of this information notice.

Relevant sections of the unamended *Sustainable Planning Act 2009*

478 Appeals about particular charges for infrastructure

(1) *This section applies to a person who has been given, and is dissatisfied with—*

(a) an infrastructure charges notice, regulated infrastructure charges notice or adopted infrastructure charges notice; or

(b) a negotiated infrastructure charges notice, negotiated regulated infrastructure charges notice or negotiated adopted infrastructure charges notice.

(2) *The person may appeal to the court against the notice.*

(3) *An appeal against a notice mentioned in subsection (1) must be started within 20 business days after the day the notice is given to the person.*

(4) *An appeal under this section may only be about—*

(a) whether a charge in the notice is so unreasonable that no reasonable relevant local government or State infrastructure provider could have imposed it; or

(b) an error in the calculation of the charge.

(5) *To remove any doubt, it is declared that an appeal under this section can not be about the methodology used to establish an adopted infrastructure charge or the charge in a relevant infrastructure charges schedule or regulated infrastructure charges schedule.*

535 Appeals about charges for infrastructure

(1) *This section applies to a person who—*

(a) has been given—

(i) an infrastructure charges notice, regulated infrastructure charges notice or adopted infrastructure charges notice; or

(ii) a negotiated infrastructure charges notice, negotiated regulated infrastructure charges notice or negotiated adopted infrastructure charges notice; and

(b) is dissatisfied with the calculation of a charge in the notice.

(2) *The person may appeal to a building and development committee about an error in the calculation of the charge.*

(3) *An appeal about a notice mentioned in subsection (1)(a) must be started within 20 business days after the day the notice is given to the person.*

(4) *To remove any doubt, it is declared that an appeal under this section can not be about the methodology used to establish an adopted infrastructure charge or the charge in a relevant infrastructure charges schedule or regulated infrastructure charges schedule.*

INTERNAL REVIEW

99BRAY Appeal process starts with internal review

An appeal of an original decision, other than an appeal against a compliance notice, must be, in the first instance, by way of an application for internal review.

99BRAZ Who may apply for review

(1) An interested person for an original decision may apply for an internal review of the decision (an **internal review application**).

(2) An internal review application may be made only to the chief executive officer of the relevant distributor-retailer (the **reviewer**).

99BRBA Requirements for making internal review application

An internal review application must be—

- (a) accompanied by a statement of the grounds on which the applicant seeks the review of the decision; and
- (b) supported by enough information to enable the reviewer to decide the application; and
- (c) made within 30 business days after the day -
 - (i) for a failure to decide or a deemed refusal of a conversion application - the relevant decision was required to be made; or
 - (ii) otherwise - the original decision is made.

99BRBC Notice of review decision

(1) The reviewer must, within 5 business days after the review decision period ends, give the applicant notice of the review decision (a **review notice**).

(2) The review notice must state the reasons for the review decision.

(3) If the review decision is not the decision sought by the applicant, the notice must also state the applicant may, within 20 business days after

- (a) appeal against the decision to a building and development committee; or
- (b) appeal against the decision to the Planning and Environment Court.

(4) If the reviewer does not comply with subsection (1), the reviewer is taken to have made a decision confirming the original decision.

APPEALS

99BRBF Appeals about applications for connections—particular charges

(1) This section applies to an applicant for a connection if—

- (a) the applicant applied for internal review of a charge decision or a decision to give an infrastructure charges notice; and
- (b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal to a building and development committee about the review decision.

(3) The appeal may be made only on 1 or more of the following grounds—

- (a) the decision involved an error relating to the application of the relevant charge;
- (b) if the decision is the giving of an infrastructure charges notice—
 - (i) the decision involved an error relating to—
 - (A) the working out, for section 99BRCJ, of additional demand; or
 - (B) an offset or refund; or
 - (ii) there was no decision about an offset or refund; or
 - (iii) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.

(4) To remove any doubt, it is declared that the appeal must not be about—

- (a) the relevant charge itself; or
- (b) for a decision about an offset or refund for an infrastructure charges notice—
 - (i) the establishment cost of infrastructure identified in the distributor-retailer's water netserv plan; or
 - (ii) the cost of infrastructure decided using the method included in the distributor-retailer's infrastructure charges schedule.

(5) The appeal must be started within the standard appeal period.

99BRBF Appeals about applications for connections—particular charges

(1) This section applies to an applicant for a connection if—

(a) the applicant applied for internal review of a charge decision or a decision to give an infrastructure charges notice; and

(b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal against the review decision to the Planning and Environment Court.

(3) An appeal under this section may be made only on 1 or more of the following grounds—

(a) the charge imposed by the distributor-retailer is so unreasonable that no reasonable distributor-retailer could have imposed it;

(b) the decision involved an error relating to the application of the relevant charge;

(c) if the decision is the giving of an infrastructure charges notice—

(i) the decision involved an error relating to—

(A) the working out, for section 99BRCJ, of additional demand; or

(B) an offset or refund; or

(ii) there was no decision about an offset or refund; or

(iii) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.

(4) To remove any doubt, it is declared that the appeal must not be about—

(a) the relevant charge itself; or

(b) for a decision about an offset or refund for an infrastructure charges notice—

(i) the establishment cost of infrastructure identified in the distributor-retailer's water netserv plan; or

(ii) the cost of infrastructure decided using the method included in the distributor-retailer's infrastructure charges schedule.

(5) The appeal must be started within the standard appeal period.

For further information on the infrastructure charges notice please email ICNEnquiries@urbanutilities.com.au.