TOOWOOMBA REGION

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Our Reference: MCUI/2025/8490
Officer: Chanaka Maldeniya / Peter Strain
Contact: 131 872
Email: development@tr.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE

Planning Act 2016 Section 119

Rebecca Lee Knudsen and Ricky Wayne Knudsen
C/- Precinct Urban Planning
PO Box 3038
TOOWOOMBA QLD 4350

Email: james@precinctplan.com.au

4 November 2026

Dear Sir/Madam

Approved Development:	Material Change of Use - Impact - Tourist Park and Short-Term Accommodation
Location:	38 Wyreema Cambooya Road, WYREEMA QLD 4352
Property Description:	Lot 27 RP13822
Relevant Planning Scheme:	*Toowoomba Regional Planning Scheme 2012*

I wish to advise that the attached Infrastructure Charges Notice for the above approved development has been issued by Council.

Rights of Appeal

Attached is an extract from Part 1 of Chapter 6 of the *Planning Act 2016* which details your appeal rights regarding the issue of this Notice.

The *Planning Act 2016* is available via:

https://www.legislation.qld.gov.au/.

Yours faithfully

Kumudu Jayathilaka
Coordinator Infrastructure Charges,
Development Infrastructure and Growth

ABN 997 8830 5360

PO Box 3021 Toowoomba QLD 4350

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Infrastructure Charges Notice

To: Rebecca Lee Knudsen and Ricky Wayne Knudsen

Date of Issue: 4 November 2026

Application Number: MCUI/2025/8490

Type of Approval: Material Change of Use – Impact – Tourist Park and Short-Term Accommodation

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This Infrastructure Charges Notice is levied by the Toowoomba Regional Council.

The charge levied under this Infrastructure Charges Notice has been worked out by applying the Charges Resolution No. 8 (which took effect on 18 August 2026). The charge was calculated as follows:

Charge Area Information:	**Toowoomba Regional Council Charge Area:**	Toowoomba LGA
	Number of networks servicing development:	Three networks
	Network items impacted by the development:	Stormwater, Transport, Parks and land for community facilities

Notes on calculation of levied charge

In accordance with section 3.2(5)(d) of Toowoomba Regional Council's Charges Resolution No. 8, a credit for the premises cannot exceed the adopted charge for the development.

Rounding may have been applied to the numbers stated on this notice.

Notes on the measurement of demand

Council measures demand for residential development, based on a per Bedroom, or per suite basis, subject to the terms of Charges Resolution No. 8.

Otherwise, for non-residential development:

In accordance with Charges Resolution No. 8, Council measures the demand placed upon the transport, water supply and sewerage networks for non-residential development via the application of a per metre squared of GFA approach – based on the material provided by the applicant and assessed, interrogated and approved as part of the development application. The units of measure for these networks is metres squared of GFA.

For the stormwater network, Council measures demand via the application of a per metre squared of impervious area approach – based on the material provided by the applicant and assessed, interrogated and approved as part of the development application. The unit of measure for this network is metres squared of impervious area.

Notes on working out the extra demand

Levied charges may only be for extra demand placed on trunk infrastructure that the development will generate. Council has worked out the extra demand in the manner shown below in the 'calculation of adopted charges for proposed development' table.

Calculation of Adopted Charges for proposed development - Land use					
Development type	**Units of Measure**	**No. of Units**	**Charge Rate**	**Amount**	**Stage**
Hotel, resort complex (accommodation component), or short-term accommodation	Suite with 3 or more bedrooms	3	$11,408.67	$34,226.01	N/A
Tent or caravan in a tourist park	1 or 2 tent/caravan site	10	$8,149.08	$81,490.80	N/A
Cabin in a tourist park	1 or 2 bedroom cabin	2	$8,149.08	$16,298.16	N/A

TOTAL ADOPTED LAND USE CHARGES FOR PROPOSED DEVELOPMENT	**$132,014.97**

Calculation of Applicable Credits - Land use					
Development type	**Units of Measure**	**No. of Units**	**Credit Unit Rate**	**Amount**	**Stage**
Residential	3 or more bedroom dwelling	1	$22,817.55	$22,817.55	N/A

TOTAL APPLICABLE LAND USE CREDITS	**$22,817.55**

Current Amount of the Total Levied Charge	**$109,197.42**

Notes on calculation of the current amount of the total levied charge
In Accordance with the Toowoomba Regional Council's Charges Resolution No. 8 (which took effect on 18 August 2026), the current amount of the total levied charge has been worked out by subtracting the applicable credits from the adopted charges determined per the tables above.

Enquiries regarding this Infrastructure Charges Notice can be made by contacting Council's Coordinator Infrastructure Charges on 131 TRC (872).

Premises to which the levied charge applies	**Site Address**	38 Wyreema Cambooya Road, WYREEMA QLD 4352
	Real Property Description	Lot 27 RP13822

Automatic increase provision	The amount of the levied charge is subject to automatic increases and will be escalated by the Producer Price Index from the date of the notice to the payment date in accordance with the Toowoomba Regional Council's Charges Resolution No. 8 (which took effect on 18 August 2026).

Payment date pursuant to section 122 of the *Planning Act* 2016	The levied charge here applies for Material change of use. As such, the levied charge becomes payable when the change happens.

Making a payment	**Before paying the total levied charge, you must request an Infrastructure Charges Invoice (Statement of Fees) showing the total levied charge payable at the time of payment** To obtain an Infrastructure Charges Invoice, please call Council on 131 872 or email development@tr.qld.gov.au. The available payment options will be outlined on the invoice. The Infrastructure Charges Invoice must be referenced or presented, as applicable, when making payment.
Offset/refund	Offset/refund not applicable.

Rights of Appeal

Attached is an extract from Chapter 6, Part 1, and Schedule 1 of the *Planning Act 2016* which details your appeal rights regarding the issue of this Notice. The *Planning Act 2016* is available via:

https://www.legislation.qld.gov.au/.

Extract from Chapter 6, Part 1 of the Planning Act 2016 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 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.

(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—10business 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 an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) 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
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018* —
  - (i) 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
  - (ii) 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
  - (iii) otherwise – 20 business days after the day the notice is given; or
- (g) 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, table 1, item 1—each principal submitter for the development application whose submission has not been withdrawn; and
- (d) for an appeal about a change application under schedule 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 become 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 is 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 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, 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
(a) other conduct that relates to the making of a decision; and
(b) the making of a decision or the failure to make a decision; and
(c) a purported decision; and
(d) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

(a) is final and conclusive; and
(a) 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
(b) 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 rules of the P&E Court.

Extract from Schedule 1 of the Planning Act 2016 (Appeals)

1 Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

(a) the P&E court; or
(a) a tribunal.

(1) 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
(i) operational work associated with building work, a retaining wall, or a tennis court; or
(a) a provision of a development approval for—
(i) a material change of use for a classified building; or
(i) operational work associated with building work, a retaining wall, or a tennis court; or
(b) 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
(i) operational work associated with building work, a retaining wall, or a tennis court; or
(c) 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
(i) the building is, or is proposed to be, not more than 3 storeys; and
(ii) the proposed development is for not more than 60 sole-occupancy units; or
(d) 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
(e) 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
(f) 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
(g) a decision to give an enforcement notice—
(i) in relation to a matter under paragraphs (a) to (g); or
(i) under the *Plumbing and Drainage Act 2018*; or
(h) an infrastructure charges notice; or
(i) the refusal, or deemed refusal, of a conversion application; or
(j) a matter prescribed by regulation.

(2) 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
(i) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
(a) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

(3) Table 2 states the matters that may be appealed only to the P&E Court.
(4) Table 3 states the matters that may be appealed only to the tribunal.
(5) In each table—

(a) column 1 states the appellant in the appeal; and
(a) column 2 states the respondent in the appeal; and
(b) column 3 states the co-respondent (if any) in the appeal; and
(c) column 4 states the co-respondents by election (if any) in the appeal.

(6) 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.
(7) In this section—
storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

4, Infrastructure charges notices

An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds-

(a) The notice involved an error relating to –
  (i) The application of the relevant adopted charge; or
  Examples of errors in applying an adopted charge –
  -The incorrect application of gross floor area for a non-residential development
  -Applying an incorrect 'use category', under a regulation, to the development
  (ii) The working out of extra demand, for section 120; or
  (iii) An offset or refund; or
(a) There was no decision about an offset or refund; or
(b) If the infrastructure charges notice states a refund will be given – the timing for giving the refund; or
(c) For an appeal to the P&E court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notices	The local government that gave the infrastructure charges notice		