CITY OF GOLDCOAST.

Infrastructure Charge Notice

To: 122 Marine Parade Pty Ltd (A.C.N. 676 669 257)
C/- Urban Planning Services Pty Ltd - Leanne Croft,
PO BOX 2091
SURFERS PARADISE QLD 4217

Cc: 122 Marine Parade Pty. Ltd.
127 Orchard Road
CHESTER HILL NSW 2162

Land to which charges apply

The land to which the charges in this notice apply is.

Property description **LOT122 SP284713**
Property address **122 Marine Parade MIAMI**

Originating application

The charges specified on this notice originated from the following development approval:

Application number **MCU/2025/155**

Triggering application

Issue of this infrastructure charge notice has been triggered by approval of the following application.

Application number **MIN/2025/655**

Nature of changes made

The original MCU/2025/155 approved 45 x Multiple Dwelling (1 x 2bed, 44 x 3+bed).

Infrastructure charges were levied under the Charges Resolution No.1 of 2025.

The current minor change MIN/2025/655 proposes 44 x Multiple Dwellings (1 x 2bed, 43 x 3+bed).

Infrastructure charges are retained for 1 x 2bed and 43 x 3+bed Multiple Dwellings under Charges Resolution No.1 of 2025.

Charges amount

The table below summarises charges payable in respect of the development approval as amended by change application approval (as specified in 'triggering application'). The table indicates which charging regime the charges were calculated under and gives the total amount payable.

Charges Resolution No. 1 of 2025

Due date for payment

Total payable prior to the earliest of the following events: when the change happens or final plumbing inspection being undertaken or issue of a certificate of classification/certificate of occupancy or final inspection certificate for building work being issued.	**$ 366,758.24**

TOTAL LEVIED CHARGE PAYABLE $ 366,758.24

+ADJUSTMENTS

Payment details	Payment of charges must be made in accordance with the "How to pay methods" section of this notice.
Adjustments to charge	The levied charge under *Charges Resolution No. 1 of 2025* will automatically increase in accordance with section 4.7 of that instrument by the lesser of the following amounts: (a) The amount that is the difference between the levied charge for the development and the amount of the maximum adopted charge Council could have levied for the development at the time the charge is paid; and (b) An amount representing the increase in the PPI index for the period starting on the day the charge was levied and ending on the day the charge is paid adjusted by reference to the 3-yearly PPI index average. '3-yearly PPI index average' and 'PPI Index' have the meanings given in the *Sustainable Planning Act 2009*. As the levied charge amount is current at the date of issue, the total charges due at the date of payment may be greater.
Offsets and/or Refunds	Offsets (if applicable) will be provided consistent with the provisions of the Planning Act 2016 and Council's Charges Resolution. If applicable, details of the offset are provided on this Infrastructure Charge Notice.
Failure to pay charge	A levied charge is, for the purposes of recovery, taken to be rates of the local government that levied it.
Authority for charge	The charges in this notice are payable in accordance with the *Planning Act 2016.*
GST	GST does not apply to payments or contributions made by developers to Government which relate to, or relates to, an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016.*
Enquiries	Enquiries regarding this infrastructure charge notice should be directed to the Developer Contribution Group on Ph: (07) 5582 **9030**, during office hours, 9.00am to 5.00pm, Monday to Friday or e-mail dcg@goldcoast.qld.gov.au.

CITY OF GOLDCOAST.

Infrastructure Charge Notice

Friday, 20 February 2026

Application	**PN351678/16**
Site address	**122 Marine Parade, MIAMI**
Application number & code	**MIN/2025/655**
Application description	**MINOR CHANGE MIN/2025/655 TO MCU/2025/155 - MULTIPLE DWELLING x 44**
Officer name	**Tara Andrews**

Charge calculation

Charges Resolution No. 1 of 2025

	Qty			Rate	Gross Charge Amount
Residential uses 2 bedroom	1	Dwellings	@	$ 26,967.70	$ 26,967.70
Residential uses 3+ bedroom	43	Dwellings	@	$ 37,754.71	$ 1,623,452.53
					$ 1,650,420.23

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 1,650,420.23	$ 1,283,661.99	$ 366,758.24

Applied credit details

Credit applied for existing/previous Multiple Dwellings (42 x 2bed, 4 x 3bed) on LOT122 SP284713.

Office Use Only	
$ 203,550.48	DC011
$ 123,231.00	DC013
$ 39,976.76	DC020
$ 366,758.24	

DECISION NOTICE

DECISION TO GIVE AN INFRASTRUCTURE CHARGES NOTICE

Pursuant to section 119 of the *Planning Act 2016*, on 19th Febraury 2026, Council decided to give this infrastructure charges notice.

APPEAL RIGHTS

You have appeal rights in relation to this notice. 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 of the *Planning Act 2016*; or

(iii) an offset or refund; or

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

(c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or

(d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares 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 local government infrastructure plan; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

An appeal must be started within 20 business days after the infrastructure charges notice is given to you.

An appeal may be made to the Planning and Environment Court or to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

How to pay methods

Pay by mail

Ordinary mail

Simply enclose this Notice and your cheque or money order made payable to Gold Coast City Council in an envelope and post it to this address:

Council of the City of Gold Coast
PO Box 5042 GCMC QLD 9726

Customer Service Centre in person

Pay at any Customer Service Centre with cheque, debit card, MasterCard or Visa.

Payment by credit card will incur a surcharge.
Cash is not accepted.

There have been changes to our centres, for locations and opening hours please visit
cityofgoldcoast.com.au/contactus

How to contact us

07 5582 9030 or 1300 69 4222

(7am to 6pm, Monday to Friday), or from outside of Australia call +61 7 5582 8866

There have been changes to our centres, for locations and opening hours please visit
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Council of the City of Gold Coast
PO Box 5042, GOLD COAST MC QLD 9726

goldcoast.qld.gov.au