CITY OF GOLDCOAST.

Infrastructure Charge Notice

To: FPI Queensland Pty Ltd
C/- Gassman Development Perspectives,
PO BOX 392
BEENLEIGH QLD 4207

Cc: PPFA Yatala Services Iv Pty Ltd
2 Chifley Square
SYDNEY NSW 2000

Australand Industrial No. 89 Pty Limited
2 Chifley Square
SYDNEY NSW 2000

Land to which charges apply

The land to which the charges in this notice apply is.
Property description **LOT203 SP329487**
Property address **2 Coastlink Court STAPYLTON**

Total levied charge payable **$1,724,870.72**
+ADJUSTMENTS

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.

Payment details

Payment of the charges must be made in accordance with the "How to pay methods" section of this notice.

Adjustments to charge

The levied charge will automatically increase by the lesser of the following:

(a) The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and
(b) The increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day the charge is paid.

'3-yearly PPI average' and 'PPI' have the meanings given in the *Planning Act 2016*.

As the charge amount stated above is current at the date the notice was generated, 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

Monday, 16 November 2026

Application	**COM/2026/226**
Site address	**2 Coastlink Court, STAPYLTON**
Application number & code	**COM/2026/226**
Application description	**MCU COMPONENT OF A COMBINED OPW/MCU - WAREHOUSE - PROPOSED LOT 213**
Officer name	**Megan Nott**

Charge calculation

Charges Resolution No. 1 of 2025

	Qty			Rate	Gross Charge Amount
Impervious area	34,455	Square Metres	@	$ 13.87	$ 477,890.85
Other industry	18,562	sq m Gross Floor Area	@	$ 69.27	$ 1,285,789.74
					$ 1,763,680.59

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 1,763,680.59	$ 38,809.88	$ 1,724,870.71

Applied credit details

LOT203 SP329487: Standard Lot credit applied.

Office Use Only	
$ 1,170,058.13	DC011
$ 418,902.67	DC013
$ 135,909.91	DC020
$ 1,724,870.71	

DECISION NOTICE

DECISION TO GIVE AN INFRASTRUCTURE CHARGES NOTICE

Pursuant to section 119 of the *Planning Act 2016*, on the 11th November 2026, the City decided to give this infrastructure charges notice. The date the development application was approved is set out on the first page of the decision notice approving the development application.

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.

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 **cityofgoldcoast.com.au/contactus**

Council of the City of Gold Coast
PO Box 5042, GOLD COAST MC QLD 9726

goldcoast.qld.gov.au