



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/114-2022	Contact:	Sophie Muggeridge
Date of Decision:	28 November 2022	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Wild Mint Parkhurst Pty Ltd		
Postal address:	C/- Urbis Pty Ltd Level 32, 300 George Street BRISBANE CITY QLD 4000		
Phone no:	07 3007 3569	Mobile no:	Email: rgreene@urbis.com.au

2. PROPERTY DESCRIPTION

Street address:	10 Barton Court, Parkhurst
Property description:	Lot 3 on SP326319, Parish of Murchison

3. OWNER DETAILS

Name:	Wild Mint Parkhurst Pty Ltd
Postal address:	PO BOX 4133 ST LUCIA SOUTH QLD 4067

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for Medium Impact Industry

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$222,830.39**.

This is based on the following calculations:

- (a) A charge of \$178,428.80 for Gross Floor Area being 3,256 square metres (shed and office);
- (b) A charge of \$111,974.70 for Impervious Area being 10,226 square metres (roof area, hardstand areas, access and parking areas); and
- (c) An Infrastructure Credit of \$30,677.65 applicable for the existing lot.

In accordance with section 3.1 of *Charges Resolution (No.1) of 2022*, a levied charge will be automatically increased.

In accordance with Development Incentives Policy, section 3.5 of the *Charges Resolution (No. 1) of 2022*, the levied charge will be 85 per cent of the amount calculated.

Use Schedule	Development	Base Charge Rate (\$)		Calculated Charge
		(a) per m ² of Gross	(b) per m ² Impervious	

		Floor Area (GFA)	to Stormwater	
Other Industry	Medium Impact Industry	54.80		\$178,428.80
			10.95	\$111,974.70
Total Base Charge				\$290,403.50
Charge (including PPI)				\$293,117.78
Credit				\$30,677.65
Less Credit (including PPI)				\$30,964.38
TOTAL CHARGE				\$262,153.40
LEVIED CHARGE (15% discount applied)				\$222,830.39

No offsets or refunds are applicable for the development.

This charge is subject to automatic increases from when the charges are levied until when they are paid in accordance with section 114 of the *Planning Act 2016* and Council's *Infrastructure Charges Resolution No. 1 of 2022*.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$222,830.39** must be paid when the change of use happens.

7. LAPSING OF INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice lapses if the development approval to which it pertains ceases to have effect in accordance with section 85 of the *Planning Act 2016*.

8. RIGHTS OF APPEAL

This Decision Notice may be appealed in accordance with the following sections of the PA:

- (i) Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- (ii) Schedule 1 (Appeals).

Appeals against an Infrastructure Charges Notice

The person given an infrastructure charges notice may appeal the 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 PA; 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) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, it is declared that the 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 infrastructure identified in an LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

Appeals to the Planning and Environment Court

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website:


<http://www.courts.qld.gov.au/courts/planning-and-environment-court>

Appeals to the Development Tribunal

Information about how to proceed with an appeal to the Development Tribunal may be found on the Department of Housing and Public Works' website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/DevelopmentTribunals.aspx>

9. ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Signature: 	Date: 5 December 2022
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PAYMENT METHODS

An invoice for the Infrastructure Charge amount, including automatic increase, can be requested by contacting Council on telephone 07 4932 9000 or via email enquiries@rrc.qld.gov.au.

Payment methods will be detailed in an invoice and include paying in person, by credit card or BPAY.