



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/33-2022	Contact:	Brendan Standen
Date of Decision:	24 January 2023	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Roman Catholic Trust Corporation for the Diocese of Rockhampton for Catholic Education, Diocese of Rockhampton		
Postal address:	PO BOX 4499 MACKAY QLD 4740		
Phone no:	Mobile no:	0409 341010	Email: justinpeel@bigpond.com

2. PROPERTY DESCRIPTION

Street address:	362 Yaamba Road, Norman Gardens
Property description:	Lots 1 and 2 on RP607187, Parish of Murchison

3. OWNER DETAILS

Name:	Roman Catholic Diocese Rockhampton
Postal address:	Emmaus College PO BOX 5799 ROCKHAMPTON QLD 4700

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for an Educational Establishment (Expansion to Existing Educational Establishment)

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$178,559.37**.

This is based on the following calculations:

- A charge of \$181,625.60 for Gross Floor Area being 1,184 square metres (multipurpose centre, administration building and teacher space); and
- A charge of \$26,499.00 for Impervious Area being 2,420 square metres (roof area, hardstand areas, access, and parking areas)

In accordance with section 3.1 of *Charges Resolution (No.1) of 2022*, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters; and

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 total charge calculated.

The automatic increase and development incentive calculations are reflected in the below table:

Column 1	Column 1A	Column 2	Column 3
		Adopted Infrastructure Charge for non-	Calculated

Use Schedule	Use	residential development		Charge
		(\$)		
		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Education Facility	Educational Establishment	153.40	10.95	\$208,124.60
Total Base Charge				\$208,124.60
Charge (including PPI)				\$210,069.85
Total Base Credit				-
Credit (including PPI)				-
TOTAL CHARGE				\$210,069.85
LEVIED CHARGE (15% discount applied)				\$178,559.37

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 **\$178,559.37** 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: 2 February 2023

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.