



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/109-2024	Contact:	Aidan Murray
Date of Decision:	25 March 2026	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	CDC Queensland				
Postal address:	C/- Reel Planning Pty Ltd Unit 1/9 Camford Street MILTON QLD 4064				
Phone no:	07 4921 7002	Mobile no:	NA	Email:	jacob@reelplanning.com

2. PROPERTY DESCRIPTION

Street address:	338-380 Bolsover Street, Depot Hill
Property description:	Lot 1 on SP351325

3. OWNER DETAILS

Name:	Aurizon Property Pty Ltd
Postal address:	Aurizon, C/- C & W Utility Rates & Taxes GPO BOX 749, MELBOURNE VIC 3001

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Transport Depot (Bus Depot) and Operational Works for Advertising Devices (wall sign and fence sign)

5. INFRASTRUCTURE CHARGE

As at the date of the Amended Decision, it is determined the charge for "Other Industry (transport depot)" under the Charges Resolution, when automatic indexation is applied in accordance with section 3.6, exceeds the prescribed amount (maximum charge) under Schedule 16 of the Planning Regulation 2017 (the Planning Regulation). Therefore, the maximum charge under Schedule 16 of the Planning Regulation is reflected herein –

Charges Resolution (No. 1) of 2022 for **non-residential development** applies to the application. The Infrastructure Charges are as follows:

Stage One (1) and Stage Two (2)

- (a) A charge of \$137,510.45 for Gross Floor Area being 2,101 square metres (office building, existing workshop, workshop extension);
- (b) A charge of \$172,631.80 for Impervious Area being 13,178 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$217,145.65, made up as follows:
 - (i) \$159,501.65 – Infrastructure Credit applicable for the existing industrial structures (2,437 square metres); and
 - (ii) \$57,644.00 – Infrastructure Credit applicable for the existing impervious roof area, hardstand areas, access, and parking areas (4,320 square metres).

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non-residential development (\$)		Column 3 Calculated Charge
		(a)	(b)	
		per m ² of Gross Floor Area (GFA)	per m ² Impervious to Stormwater	
Other Industry	Transport Depot	54.80		\$115,134.80
		(65.45)		(\$137,510.45)
			10.95	\$144,299.10
			(13.10)	(\$172,631.80)
Total Base Charge				\$259,433.90
Max Charge				\$310,142.25
Total Base Credit				\$180,851.60
Max Credit				\$217,145.65
LEVIED CHARGE				\$92,996.60

Therefore, a total charge of **\$92,996.60** is payable for the development at Stage One (1) and Stage Two (2).

Stage Three (3)

- (d) A charge of \$170,889.95 for Gross Floor Area being 2,611 square metres (office building, existing workshop, workshop extension, plant room, washbay and storage);
- (e) A charge of \$185,089.90 for Impervious Area being 14,118 square metres (roof area, hardstand areas, access, and parking areas); and
- (f) An Infrastructure Credit of \$310,142.25, made up as follows:
 - (i) \$137,510.45 – Infrastructure Credit applicable for the existing industrial structures (2,101 square metres); and
 - (ii) \$172,631.80 – Infrastructure Credit applicable for the existing impervious roof area, hardstand areas, access, and parking areas (15,195 square metres).

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non-residential development (\$)		Column 3 Calculated Charge
		(a)	(b)	
		per m ² of Gross Floor Area (GFA)	per m ² Impervious to Stormwater	
Other Industry	Transport Depot	54.80		\$143,082.80
		(65.45)		(\$170,889.95)

			10.95	\$154,592.10
			(13.10)	(\$184,945.80)
Total Base Charge				\$297,674.90
Max Charge				\$355,835.75
Total Base Credit				\$259,433.90
Max Credit				\$310,142.25
LEVIED CHARGE				\$45,693.50

Therefore, a total charge of **\$45,693.50** is payable for the development at Stage 3.

No offsets or refunds are applicable for the development.

The charges are 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 **\$92,996.60** (Stage 1 and Stage 2) and **\$45,693.50** (Stage 3) must be paid when the change of use happens in accordance with the approved staging detailed above and by the conditions of approval within the related development permit.

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*.

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>

8. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Date: 11 November 2024
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9. ASSESSMENT MANAGER

Name: Aidan Murray <u>SENIOR PLANNING OFFICER</u>	Signature: 	Date: 8 April 2026
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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.