



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/74-2023	Contact:	Kathy McDonald
Date of Decision:	11 December 2023	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	B.M.D Constructions Pty Ltd and McConnell Dowell Constructors (Aust) Pty Ltd (MBJV)		
Postal address:	Level 6, 52 Merivale Street SOUTH BRISBANE QLD 4101		
Phone no:	07 4922 9252	Mobile no:	0423 707 578
Email:	scott.lucke@cqgroup.com.au		

2. PROPERTY DESCRIPTION

Street address:	Lot 51 Enterprise Drive, Gracemere
Property description:	Lot 51 on SP273020

3. OWNER DETAILS

Name:	Gracemere Industry Park Pty Ltd
Postal address:	PO BOX 60 COLLINS STREET WEST VIC 8007

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for Non-resident Workforce Accommodation (Temporary 136 Person) and Warehouse

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	11 November 2023
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6. INFRASTRUCTURE CHARGE

Charges Resolution (No. 1) of 2022 (the Charges Resolution) for non-residential development applies to the application. The non-resident workforce accommodation component falls within the ambit of the "Other Uses" category under the Charges Resolution, for which Council has discretion to decide the applicable infrastructure charges at the time of assessment.

Based on an assessment of the use and the infrastructure demand it is likely to generate, officers have determined that a charge of 'Rooming Accommodation' should be applied.

The Infrastructure Charges are as follows:

- A charge of \$3,176,170.04 for x 136 suites with 2 or less bedrooms (Non-Resident Workforce Accommodation);
- A charge of \$58,550.04 for Gross Floor Area being 1,002.48 square metres. Warehouse - shipping containers (28.27 square metres x 24 containers) and ancillary office (324 square metres);
- A charge of \$49,202.33 for Impervious Area being 4,216 square metres (roof area and hardstand areas associated with the Warehouse); and

- (d) No credit is applicable for the development (lot credit applied as part of development permit D/70-2023)

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

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for residential development (\$)			Column 3 Unit	Column 4 Calculated Charge
		(a) 2 or less b’room	(b) 3 or more b’room	(c) Not part of suite		
Other Uses	Non-resident Workforce Accommodation	Decided by <i>Local Government</i> at time of assessment: Rooming Accommodation				
Accommodation (Long Term)	Rooming Accommodation	21,912.60	30,677.65	21,912.60	Per b’room or suite	\$3,176,170.04
Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non- residential development (\$)				Column 3 Calculated Charge
		(a) per m ² of Gross Floor Area (GFA)		(b) per m ² Impervious to Stormwater		
Other Industry	Warehouse	54.80		10.95		\$107,752.37
Total Base Charge						\$3,283,922.41
Total Credit						Nil
TOTAL CHARGE						\$3,283,922.41

Therefore, a total charge of **\$3,283,922.41** is payable for the development and will be reflected in an amended Infrastructure Charges Notice.

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$3,283,922.41** must be paid when the change of use happens.


8. 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*.

9. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Date: 25 August 2023
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10. ASSESSMENT MANAGER

Name: Brendan Standen <u>ACTING COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 13 December 2023
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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.