



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/138-2020	Contact:	Kathy McDonald
Date of Decision:	13 August 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Multicap Limited		
Postal address:	C/- Gideon Town Planning PO BOX 450 ROCKHAMPTON QLD 4700		
Phone no:	N/A	Mobile no:	0402 066 532
Email:	info@gideontownplanning.com.au		

2. PROPERTY DESCRIPTION

Street address:	76 Jardine Street, West Rockhampton
Property description:	Lot 59 on RP848298

3. OWNER DETAILS

Name:	Multicap Limited
Postal address:	PO BOX 4013, EIGHT MILE PLAINS QLD 4113

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Residential Care Facility
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5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	13 August 2024
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6. INFRASTRUCTURE CHARGE

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application. The Infrastructure Charges are as follows:

Column 1 Use Schedule	Column 2 Charge Area	Column 3 Adopted Infrastructure Charge		Column 4 Adopted Infrastructure Charge for stormwater network		Calculated Charge	
		(\$)	Unit	(\$)	Unit		
Essential Services	All uses as per AICN 5/14 Table 2.2.1	Areas 1	119	per m ² of GFA			\$238,714.00
					8.50	per m ² of impervious	\$36,661.50

						area		
							Total	\$274,524.50
							Less Credit	\$21,000.00
							TOTAL CHARGE	\$253,524.50

This is based on the following calculations:

Stage 1A

- (a) A charge of \$46,172.00 for Gross Floor Area being 388 square metres;
- (b) A charge of \$5,261.50 for Impervious Area being 619 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$21,000.00, applicable for the existing allotment.

Therefore, a total charge of \$30,433.50 is payable for Stage 1A.

Stage 1B

- (d) A charge of \$66,283.00 for Gross Floor Area being 557 square metres; and
- (e) A charge of \$15,691.00 for Impervious Area being 1,846 square metres (roof area, hardstand areas, access, and parking areas).

Therefore, a total charge of \$81,974.00 is payable for Stage 1B.

Stage 2

- (f) A charge of \$66,283.00 for Gross Floor Area being 557 square metres; and
- (g) A charge of \$8,304.50 for Impervious Area being 977 square metres (roof area, hardstand areas, access, and parking areas).

Therefore, a total charge of \$74,587.50 is payable for Stage 2.

Stage 3

- (h) A charge of \$59,976.00 for Gross Floor Area being 504 square metres; and
- (i) A charge of \$6,553.50 for Impervious Area being 771 square metres (roof area, hardstand areas, access, and parking areas).

Therefore, a total charge of \$66,529.50 is payable for Stage 3

A total charge of \$253,524.50 is payable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$253,524.50** 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. 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>

10. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Date: 28 November 2022
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11. ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Signature: 	Date: 20 August 2024
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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.