



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/148-2025	Contact:	Elaine Bayles
Date of Decision:	25 November 2025	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Rok # 1 Pty Ltd				
Postal address:	C/- Capricorn Survey Group (CQ) Pty Ltd PO BOX 1391 ROCKHAMPTON QLD 4700				
Phone no:	07 4927 5199	Mobile no:	0407 581 850	Email:	reception@csgcq.com.au

2. PROPERTY DESCRIPTION

Street address:	17 Card Street, Berserker
Property description:	Lot 24 on RP600772

3. OWNER DETAILS

Name:	Rok # 1 Pty Ltd
Postal address:	PO BOX 7378 EAST BRISBANE QLD 4169

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Multiple Dwelling (6 units)

5. INFRASTRUCTURE CHARGE

Charges Resolution (No. 2) of 2025 for **residential development** applies to the application.

- (a) A charge of \$130,967.00 for five (5) x one (1) bedroom dwellings (multiple dwelling); and
- (b) A charge of \$36,670.70 for one (1) x three (3) bedroom dwelling (multiple dwelling); and
- (c) An Infrastructure Credit of \$36,670.70 for the existing Dwelling House.

In accordance with Charges Resolution (No.2) of 2025, section 3.5 applies to the charge for Multiple Dwelling.

The calculations are reflected in the below table:

Column 1 Use Schedule	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		
Multiple Dwelling	26,193.40		per dwelling	\$130,967.00
Multiple Dwelling		36,670.70	per dwelling	\$36,670.70

	Total Charge	\$167,637.70
	Total Credit	\$36,670.70
	LEVIED CHARGE (40% discount applied)	\$78,580.20

The Infrastructure Charge is payable in stages:

- (a) A charge of \$31,432.08 for Stage One; and
- (b) A charge of \$47,148.12 for Stage Two.

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. 2 of 2025*.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$78,580.20** 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 December 2025

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.