



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/153-2023	Contact:	Aidan Murray
Date of Decision:	10 March 2026	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Coles Group Property Developments Ltd		
Postal address:	C/- Reel Planning Pty Ltd PO BOX 2088 MILTON QLD 4064		
Phone no:	N/A	Mobile no:	N/A
Email:	jacob@reelplanning.com		

2. PROPERTY DESCRIPTION

Street address:	452-488 Yaamba Road, Norman Gardens
Property description:	Lot 25 on RP610513

3. OWNER DETAILS

Name:	Coles Group Property Developments Ltd
Postal address:	800-838 Toorak Road, HAWTHORN EAST VIC 3123

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for a Multiple Dwelling (10 Townhouses) and Reconfiguring a Lot for a Subdivision (one lot into two lots)

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	10 March 2026
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6. INFRASTRUCTURE CHARGE

Charges Resolution (No. 1) of 2022 for **Reconfiguring a Lot** applies to the application. The Infrastructure Charges are as follows:

- A charge of \$61,355.30 for two (2) new allotments; and
- An Infrastructure Credit of \$30,677.65 applicable for the existing allotment.

As at the date of the Decision, it is determined the charge for Reconfiguring a Lot under the Charges Resolution, when automatic indexation is applied in accordance with section 3.1, 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 –

The calculations are reflected in the below table:

Column 1 Use	Column 2 Infrastructure Charge (\$)	Column 3 Unit	Column 4 Calculated Charge
Reconfiguring a lot	36,670.70	per lot	\$73,341.40
Total Base Charge			\$61,355.30

Max Charge	\$73,341.40
Total Base Credit	\$30,677.65
Max Credit	\$36,670.70
TOTAL LEVIED CHARGE	\$36,670.70

Therefore, a total charge of **\$36,670.70** is payable for the Reconfiguring a Lot component of the development.

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

- (a) A charge of \$184,065.90 for ten (10) x four (4) bedroom townhouses (Multiple Dwelling); and
- (b) An Infrastructure Credit of \$30,677.65 applicable for the existing lot.

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.

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	n/a	18,406.59	per dwelling	\$184,065.90
Total Base Charge				\$184,065.90
Charge (including PPI)				\$220,351.95
Total Base Credit				\$30,677.65
Max Credit				\$36,670.70
TOTAL LEVIED CHARGE				\$183,681.25

Therefore, a total charge of **\$183,681.25** is payable for the Material Change of Use component of 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*.

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$36,670.70** must be paid when the local government issues the Approval Certificate for the Survey Plan.

The infrastructure charges of **\$183,681.25** 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*.

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. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara <u>COORDINATOR DEVELOPMENT ASSESSMENT</u>	Date: 19 August 2025
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10. ASSESSMENT MANAGER

Name: Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 23 March 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.