



Amended Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/194-2016	Contact:	Aidan Murray
Date of Decision:	24 June 2025	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Hollywood Earthmoving Pty Ltd (C/O Dezign Elements)		
Postal address:	C/- Nathan Burke, Dezign Elements 21 Lennox Street THE RANGE QLD 4700		
Phone no:	-	Mobile no:	0407 271 336 Email: info@dezignelements.com.au

2. PROPERTY DESCRIPTION

Street address:	117 Somerset Road, Gracemere
Real property description:	Lot 1 on RP602365

3. OWNER DETAILS

Name:	C W Bowden and V M Bowden Tte
Postal address:	PO BOX 15 GRACEMERE QLD 4702

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Transport Depot and Warehouse and Operational Works for Access Works, Stormwater and Earthworks

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICE

Changed	24 June 2025
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6. INFRASTRUCTURE CHARGE

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application and it falls within Charge Area 1. The Infrastructure Charges are as follows:

Column 1 Use Schedule	Column 1A Use (QPP)	Column 2 Charge Area	Column 3 Adopted Infrastructure Charge		Column 4 Adopted Infrastructure Charge for stormwater network		Calculated Charge
			(\$)	Unit	(\$)	Unit	
Industry	All other uses as per AICN 4/14 Table 2.2.1	Area 1	42.50	per m ² of GFA			\$32,512.50
					8.50	per m ² of impervious area	\$64,090.00

	Total	\$96,602.50
	Less credit	\$0.00
	TOTAL CHARGE	\$96,602.50

This is based on the following calculations:

- (a) A charge of \$32,512.50 for Gross Floor Area being 765 square metres (office, storage and workshop areas); and
- (b) A charge of \$64,090.00 for Impervious Area being 7,540 square metres (roof area, hardstand areas, access, and parking areas).

Therefore, a total charge of \$96,602.50 is payable for the development.

No offsets or refunds are applicable for the development.

This charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 121 of the *Planning Act 2016* and Council's Adopted Infrastructure Charges Resolution (No 5) 2015.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of \$96,602.50. 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

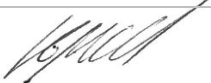
Information about how to proceed with an appeal to the Development Tribunal may be found on the Department of Housing and Public Works' website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/DevelopmentTribunals.aspx>

10. ORIGINAL ASSESSMENT MANAGER

Name:	Tarnya Fitzgibbon <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Date:	25 February 2019
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11. ASSESSMENT MANAGER

Name:	Kathy McDonald <u>PRINCIPAL</u> <u>PLANNING OFFICER</u>	Signature:		Date:	27 June 2025
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