



# Negotiated Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

|                     |                       |                 |              |
|---------------------|-----------------------|-----------------|--------------|
| Application number: | <b>D/21-2025</b>      | Contact:        | Aidan Murray |
| Date of Decision:   | <b>12 August 2025</b> | Contact Number: | 07 4936 8099 |

## 1. APPLICANT DETAILS

|                 |  |            |     |
|-----------------|--|------------|-----|
| Name:           | <b>Qube Bulk Pty Ltd</b>   |            |     |
| Postal address: | <b>C/-Gideon Town Planning<br/>PO BOX 450<br/>ROCKHAMPTON QLD 4700</b> |            |     |
| Phone no:       | 07 4806 6959   | Mobile no: | N/A |
| Email:          | info@gideontownplanning.com.au   |            |     |

## 2. PROPERTY DESCRIPTION

|                       |                               |
|-----------------------|-------------------------------|
| Street address:       | Lot 30 Monier Road, Parkhurst |
| Property description: | Lot 30 on SP251639            |

## 3. OWNER DETAILS

|                 |                                 |
|-----------------|---------------------------------|
| Name:           | Department Of Business Industry |
| Postal address: | GPO BOX 1141, BRISBANE QLD 4001 |

## 4. DEVELOPMENT APPROVAL

**Development Permit for a Material Change of Use for a Transport Depot**

## 5. INFRASTRUCTURE CHARGE

Charges Resolution (No. 1) of 2022 for **non-residential development** applies to the application:

- A charge of \$40,864.36 for Gross Floor Area being 745.7 square metres (workshop, ablutions, offices, lunchroom, stores and amenities);
- A charge of \$71,883.47 for Impervious Area being 6,564.7 square metres (roof area, hardstand areas, access, and parking areas); and
- An Infrastructure Credit of \$30,677.65 applicable for the existing one (1) allotment.

The calculations are reflected in the below table:

| Column 1<br>Use Schedule | Column 1A<br>Use | Column 2<br>Adopted Infrastructure Charge for non-residential development (\$) |  | Column 3<br>Calculated Charge |
|--------------------------|------------------|--|--|-------------------------------|
|                          |                  | (a)<br>per m <sup>2</sup> of Gross Floor Area (GFA)                            | (b)<br>per m <sup>2</sup> Impervious to Stormwater |                               |

|                        |                 |       |       |                    |
|------------------------|-----------------|-------|-------|--------------------|
| Other Industry         | Transport Depot | 54.80 |       | \$40,864.36        |
|                        |                 |       | 10.95 | \$71,883.47        |
| Total Base Charge      |                 |       |       | \$112,747.83       |
| Charge (including PPI) |                 |       |       | \$133,612.16       |
| Total Base Credit      |                 |       |       | \$30,677.65        |
| Credit (including PPI) |                 |       |       | \$36,354.64        |
| <b>LEVIED CHARGE</b>   |                 |       |       | <b>\$97,257.52</b> |

Therefore, a total charge of \$97,257.52 is payable for the development.

#### **6. WHEN CHARGE IS PAYABLE**

The infrastructure charges of **\$97,257.52** 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:

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

### 10. ASSESSMENT MANAGER

Name: **Amanda O'Mara**  
**COORDINATOR**  
**DEVELOPMENT ASSESSMENT**

Signature:



Date: 18 August 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](mailto:enquiries@rrc.qld.gov.au).

Payment methods will be detailed in an invoice and include paying in person, by credit card or BPAY.