



# Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/230-2009	Contact:	Elaine Bayles
Date of Decision:	24 March 2026	Contact Number:	1300 22 55 77

## 1. APPLICANT DETAILS

Name:	Czislowski Holdings Pty Ltd		
Postal address:	C/- Capicorn Survey Group (CQ) Pty Ltd PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	-	Mobile no:	0407 581 850
		Email:	reception@csgcq.com.au

## 2. PROPERTY DESCRIPTION

Street address:	119 Douglas Street, Gracemere
Property description:	Lot 5 and Lot 6 on SP223829 (previously known as 119 Douglas Street and Lot 2 Capricorn Street, Gracemere)

## 3. OWNER DETAILS

Name:	Czislowski Holdings Pty Ltd
Postal address:	PO BOX 238 EMU PARK QLD 4710

## 4. DEVELOPMENT APPROVAL

**Development Permit for Reconfiguring a Lot for a Subdivision (one lot into twenty-two lots)**

## 5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

New	5 February 2020
New	24 March 2026

## 6. INFRASTRUCTURE CHARGE

Charges Resolution (No. 2) of 2025 for **Reconfiguring a Lot** applies to the application. The Infrastructure Charges are as follows:

- A charge of \$770,084.70 for 21 industrial new allotments (excluding Lot 5 on SP223829); and
- An Infrastructure Credit of \$36,670.70, applicable for the existing one allotment.

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	\$770,084.70

	Total Charge	\$770,084.70
	Total Credit	\$36,670.70
	<b>TOTAL LEVIED CHARGE</b>	<b>\$733,414.00</b>

The Infrastructure Charge is payable in stages:

- (a) A charge of \$36,670.70 for Stage One (Lot 41 and Lot 42), including an infrastructure credit of \$36,670.70 applicable for existing Lot 6;
- (b) A charge of \$146,682.80 for Stage Three (Lots 12 to 15); and
- (c) A charge of \$330,036.30 for Stage Four (Lots 16 to 20 and Lots 28 to 31); and
- (d) A charge of \$220,024.20 for Stage Five (Lots 21 to 27), including an infrastructure credit of \$36,670.70 applicable for the balance of Lot 42.

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.

Therefore, a total charge of **\$733,414.00** is payable for the development.

No offsets or refunds are applicable for the development.

#### **7. WHEN CHARGE IS PAYABLE**

The infrastructure charges of **\$733,414.00** must be paid when the local government issues the Approval Certificate for the Survey Plan.

#### **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: <b>Amanda O'Mara</b> <b><u>ACTING COORDINATOR</u></b> <b><u>DEVELOPMENT ASSESSMENT</u></b>	Date: 11 February 2020
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#### **10. ASSESSMENT MANAGER**

Name: <b>Amanda O'Mara</b> <b><u>COORDINATOR</u></b> <b><u>DEVELOPMENT ASSESSMENT</u></b>	Signature: 	Date: 30 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](mailto:enquiries@rrc.qld.gov.au).

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