



# Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	<b>D/74-2022</b>	Contact:	Elaine Bayles
Date of Decision:	<b>25 November 2025</b>	Contact Number:	07 4936 8099

## 1. APPLICANT DETAILS

Name:	<b>Frenchville Sports Club Ltd</b>		
Postal address:	<b>C/- Gideon Town Planning PO BOX 450 ROCKHAMPTON QLD 4700</b>		
Phone no:	-	Mobile no:	-
Email:	info@gideontownplanning.com.au		

## 2. PROPERTY DESCRIPTION

Street address:	268 Eldon Street, Berserker and 105 Clifton Street, Berserker
Property description:	Lot 21 on SP329235 and Lot 20 on SP270237

## 3. OWNER DETAILS

Name:	The Frenchville Sports Club Limited and Rockhampton Regional Council
Postal address:	PO BOX 5049 RED HILL ROCKHAMPTON QLD 4701

## 4. DEVELOPMENT APPROVAL

**Development Permit for a Material Change of Use for a Club (extension) and Operational Works for Advertising Devices (1x Freestanding Sign, 1x Ground Sign and 2 x Wall Sign)**

## 5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	25 November 2025
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## 6. INFRASTRUCTURE CHARGE

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

As at the date of the Decision, it is determined the charge for Club 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 –

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non-residential development (\$)		Column 3 Calculated Charge
		(a) per m <sup>2</sup> of Gross Floor Area (GFA)	(b) per m <sup>2</sup> Impervious to Stormwater	
Places of Assembly	Club	91.75		\$25,873.50
			13.10	\$21,615.00
Total Charge				\$47,488.50
Total Credit				\$36,670.70

<b>TOTAL CHARGE</b>	<b>\$10,817.80</b>
<b>TOTAL PAYABLE (85 PERCENT)</b>	<b>\$9,195.13</b>

This is based on the following calculations:

- (a) A charge of \$25,873.50 for Gross Floor Area being 282 square metres (extended club facilities)
- (b) A charge of \$21,615.00 for Impervious Area being 1,650 square metres (extension roof areas, hardstand areas and parking areas); and
- (c) An Infrastructure Credit of \$36,670.70 is applicable for the existing lot (Lot 1 on RP605044).

In accordance with Development Incentives Policy, section 3.5 of the Charges Resolution (No. 1) of 2022, the levied charge will be 85 per cent of the amount calculated.

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 **\$9,193.89** 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**  
**COORDINATOR**  
**DEVELOPMENT ASSESSMENT**

Date: 5 October 2022

**10. 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](mailto:enquiries@rrc.qld.gov.au).

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