



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/8-2024	Contact:	Aidan Murray
Date of Decision:	1 December 2025	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	AMM NO1 PTY LTD A.C.N. 660 166 914		
Postal address:	C/- Capricorn Survey Group (CQ) Pty Ltd PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	N/A	Mobile no:	0407 581 850
Email:	reception@csgcq.com.au		

2. PROPERTY DESCRIPTION

Street address:	15-17 Power Street, Kawana
Property description:	Lot 1 on SP282876

3. OWNER DETAILS

Name:	Amm No1 Pty Ltd
Postal address:	PO BOX 9643, PARK AVENUE QLD 4701

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for a Low Impact Industry (Five (5) Tenancies)
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5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	25 November 2025
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6. INFRASTRUCTURE CHARGE

For a change application (minor), Council must recalculate the levied charges in accordance with the version of the Charges Resolution in effect when the Infrastructure Charges Notice (ICN) was issued.

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 Low Impact Industry 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 –

Stage One (1) – BLD 1, Tenancy 1

- A charge of \$103,018.30 for Gross Floor Area being 1,574 square metres (Tenancy 1 - Warehouse, Office & Amenities);
- A charge of \$34,531.60 for Impervious Area being 2,636 square metres (Stage 1 GFA and 1,062 square metres of Stage 01 Impervious Area); 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 Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non-residential development (\$)	Column 3 Calculated Charge
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		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Other Industry	Low Impact Industry	65.45	13.10	\$103,018.30 \$34,531.60
Total Charge				\$137,549.90
Total Credit				\$36,670.70
LEVIED CHARGE				\$100,879.20

Therefore, a total charge of \$100,879.20 is payable for the Stage One (1).

Stage Two (2) – 2 x External Access Driveways, Internal Driveway, Hardstand Area

- (a) A charge of \$18,733.00 for Impervious Area being 1,430 square metres (1,430 square metres of Stage 02 Impervious Area).

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non- residential development (\$)		Column 3 Calculated Charge
		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Other Industry	Low Impact Industry	65.45	13.10	\$0.00 \$18,733.00
Total Charge				\$18,733.00
Total Credit				\$0.00
LEVIED CHARGE				\$18,733.00

Therefore, a total charge of \$18,733.00 is payable for Stage Two (2).

Stage Three (3) – BLD 3, Tenancy 4, Tenancy 5 and 2 x External Access Driveways

- (a) A charge of \$99,156.75 for Gross Floor Area being 1,515 square metres (Tenancy 4 - Warehouse, Office & Amenities; Tenancy 5 - Warehouse, Office & Amenities); and
- (b) A charge of \$28,885.50 for Impervious Area being 2,205 square metres (Stage 3 GFA and 690 square metres of Stage 03 Impervious Area).

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non- residential development (\$)		Column 3 Calculated Charge
		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Other Industry	Low Impact Industry	65.45	13.10	\$99,156.75 \$28,885.50
Total Charge				\$128,042.25
Total Credit				\$0.00
LEVIED CHARGE				\$128,042.25

Therefore, a total charge of \$128,042.25 is payable for Stage Three (3).

Stage Four (4) – BLD 2, Tenancy 2, Tenancy 3

- (a) A charge of \$113,883.00 for Gross Floor Area being 1,840 square metres (Tenancy 2 - Warehouse, Office & Amenities; Tenancy 3 - Warehouse, Office & Amenities); and
- (b) A charge of \$31,715.10 for Impervious Area being 2,421 square metres (Stage 4 GFA and 581 square metres of Stage 04 Impervious Area).

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non-residential development (\$)		Column 3 Calculated Charge
		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Other Industry	Low Impact Industry	65.45	13.10	\$113,883.00 \$31,715.10
Total Charge				\$145,598.10
Total Credit				\$0.00
LEVIED CHARGE				\$145,598.10

Therefore, a total charge of \$145,598.10 is payable for Stage Four (4).

TOTAL

Therefore a total charge of \$393,252.55 is payable for the development (all stages).
No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$393,252.55** must be paid when the change of use happens, in accordance with the approved staging.

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: Kathy McDonald <u>COORDINATOR DEVELOPMENT ASSESSMENT</u>	Date: 5 March 2025
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10. ASSESSMENT MANAGER

Name: Kathy McDonald <u>PRINCIPAL PLANNING OFFICER</u>	Signature: 	Date: 1 December 2025
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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.