



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/91-2019	Contact:	Aidan Murray
Date of Decision:	30 May 2025	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	John Peff		
Postal address:	C/- Dileigh Consulting Engineers Pty Ltd 47 Normanby Street YEPPOON QLD 4703		
Phone no:	-	Mobile no:	-
		Email:	reception@dileigh.com.au

2. PROPERTY DESCRIPTION

Street address:	9 McLaughlin Street, Kawana
Property description:	Lot 101 on RP866169

3. OWNER DETAILS

Name:	Peff Super Pty Ltd Tte
Postal address:	174 Etna Creek Road, THE CAVES QLD 4702

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for Medium Impact Industry

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	30 May 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.

Stage One

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 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	Area 1	42.50	per m ² of GFA			\$61,701.50

	AICN 4/14 Table 2.2.1				8.50	per m ² of impervious area	\$18,105.85
	Total						\$79,807.35
	Less credit						\$49,889.90
	TOTAL CHARGE						\$29,917.45

This is based on the following calculations:

- (a) A charge of \$61,701.50 for Gross Floor Area being 1,451.8 square metres (workshop, showroom and storage mezzanine);
- (b) A charge of \$18,105.85 for Impervious Area being 2,130.1 square metres (roof area, hardstand areas, access and parking areas); and
- (c) An Infrastructure Credit of \$49,889.90, made up as follows:
 - (i) \$33,511.25 - Infrastructure Credit applicable for the existing industrial structures (788.5 square metres); and
 - (ii) \$7,664.45 - Infrastructure Credit applicable for the existing impervious roof area (901.7 square metres); and
 - (iii) \$8,714.20 - Infrastructure Credit applicable for the existing gravel hardstand area (50% impervious) (2,050.4 square metres).

Therefore, a total charge of \$29,917.45 is payable for Stage One.

Stage Two

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 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			\$19,779.50
					8.50	per m ² of impervious area	\$6,786.06
	Total						\$26,565.56
	Less credit						N/A
	TOTAL CHARGE						\$26,565.56

This is based on the following calculations:

- (a) A charge of \$19,779.50 for Gross Floor Area being 465.4 square metres (storage warehouse and additional mezzanine in existing workshop); and

- (b) A charge of \$6,786.06 for Impervious Area being 798.36 square metres (additional roof area and hardstand area).

Therefore, a total charge of \$26,565.56 is payable for Stage Two.

TOTAL

Therefore, a total charge of \$56,483.01 is payable for the overall development (both stages).

NOTE: Payment of \$26,768.20 has been received by Council for Stage One of the development which was paid prior to the Minor Change application being received by Council. Therefore, a payment of \$3,149.25 will be outstanding for Stage One as the additional mezzanine GFA has been completed.

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

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$56,483.01** 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: **Tarnya Fitzgibbon**

Date: 4 February 2020

COORDINATOR

DEVELOPMENT ASSESSMENT

10. ASSESSMENT MANAGER

Name: **Amanda O'Mara**

Signature:



Date: 9 June 2025

COORDINATOR

DEVELOPMENT ASSESSMENT

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.