



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/99-2025	Contact:	Sophie Muggeridge
Date of Decision:	24 September 2026	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	KJ Cooke Pty Ltd Tte and CR & KM Baird Pty Ltd Tte		
Postal address:	C/- Urban Advisory 109 Ashgrove Avenue ASHGROVE QLD 4060		
Phone no:	-	Mobile no:	0434 098 597 Email: anthony@urbanadvisory.com.au

2. PROPERTY DESCRIPTION

Street address:	23 Somerset Road, Gracemere
Property description:	Lot 3 and Lot 16 on SP206688

3. OWNER DETAILS

Name:	CR & KM Baird Pty Ltd Tte and KJ Cooke Pty Ltd Tte
Postal address:	PO BOX 884, ARCHERFIELD QLD 4108

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for a Transport Depot and Non-Resident Workforce Accommodation (Temporary 18 persons)

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	24 September 2026
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6. INFRASTRUCTURE CHARGE

Charges Resolution (No. 2) of 2025 for **non-residential development** applies to the application. A Non-Resident Workforce Accommodation falls within the ambit of the "Other Uses" category under the Charges Resolution, for which Council has discretion to decide the applicable infrastructure charges at the time of assessment. Based on an assessment of the use and the infrastructure demand it is likely to generate, officers have determined that a charge of Rooming Accommodation should be applied. The Infrastructure Charges are as follows:

- A base charge of \$19,962.25 for Gross Floor Area being 305 square metres (office and maintenance shed);
- A base charge of \$76,732.20 for Impervious Area being 5,857.42 square metres (D1 catchment impervious area, eastern internal driveway, southern transport depot storage area);
- A base charge of \$220,024.20 for six (6) suites with three (3) or less bedrooms (rooming accommodation); and
- An Infrastructure Credit of \$73,341.10, applicable for the existing two (2) allotments.

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
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		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater		Calculated Charge	
Other Industry	Transport Depot	65.45			\$19,962.25	
			13.10		\$76,732.20	
Total Base Charge for “Other Industry”					\$96,694.45	
Charge (including PPI) for “Other industry”					\$99,200.65	
Other Uses	Non-resident workforce accommodation	Column 2 Adopted Infrastructure Charge for residential development (\$)			Column 3 Unit	Column 4 Calculated Charge
		(a) 2 or less b’room	(b) 3 or more b’room	(c) Not part of suite		
		Decided by Local Government at time of assessment “Rooming Accommodation”				
			36,670.70		Per b’room or suite	
		Total Base Charge for “Other Uses”				
Total charge (including PPI) for “Other Uses”					\$225,726.95	
Total combined charge (other uses and other industry) including PPI					\$324,927.60	
Total Base Credit					\$73,341.10	
Total credit (including PPI)					\$75,242.01	
TOTAL LEVIED CHARGE					\$249,685.59	

The Infrastructure Charge is payable in stages:

- (a) A charge of \$99,200.95 for Stage One, Transport Depot & Non-Resident Workforce Accommodation (2 x 3 or more bedrooms), includes the infrastructure credit of \$75,242.01.
- (b) A charge of \$75,242.32 for Stage Two, Non-Resident Workforce Accommodation (2 x 3 or more bedrooms).
- (c) A charge of \$75,242.32 for Stage Three, Non-Resident Workforce Accommodation (2 x 3 or more bedrooms).
- (d) Nil charge for Stage Four.

No offsets or refunds are applicable for the development.

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*.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$249,685.59** 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: Kathy McDonald

Date: 6 March 2026

PRINCIPAL PLANNING OFFICER

10. ASSESSMENT MANAGER

Name: Amanda O'Mara

Signature:

Date: 2 October 2026

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.