



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/139-2022	Contact:	Brendan Standen
Date of Decision:	20 October 2023	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Beef To Reef 1 Pty Ltd		
Postal address:	C/- Capricorn Survey Group (CQ) PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	Mobile no:	0407 581 850	Email: reception@csgcq.com.au

2. PROPERTY DESCRIPTION

Street address:	392C Alexandra Street, Parkhurst
Property description:	Lot 5 on SP333392, Parish of Murchison

3. OWNER DETAILS

Name:	The Minister for Industrial Development Of Qld
Postal address:	C/- Property Services, State Develop PO BOX 5293 GLADSTONE QLD 4680

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Warehouse (storage yard) and Operational Works for Bulk Earthworks

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	20 October 2023
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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 Warehouse 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 –

The Infrastructure Charges are as follows:

- (a) A charge of \$1,498.50 for Gross Floor Area being 27 square metres (office and amenities);
- (b) A charge of \$126,540.00 for Impervious Area being 19,000 square metres (compacted gravel and roofed areas); and
- (c) A lot credit of \$31,080.00 applies for the existing lot.

The below table reflects the prescribed amounts in Schedule 16 of the Planning Regulation rather than the Charges Resolution:

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	
Commercial	Outdoor Sales	55.50		\$1,498.50
			11.10	\$126,540.00
Total Base Charge				\$128,038.50
Less Credit				31,080.00
TOTAL CHARGE				\$96,958.50

Therefore, a total charge of **\$96,958.50** is payable 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. 1 of 2022*.

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$96,958.50** 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*.

9. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Date: 7 March 2023
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10. ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Signature: 	Date: 27 October 2023
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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.