



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/141-2022	Contact:	Aidan Murray
Date of Decision:	23 July 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	McKay Ventures Pty Ltd		
Postal address:	C/- GSPC PO BOX 379 GRACEMERE QLD 4702		
Phone no:	07 4922 7033	Mobile no:	N/A
Email:	admin@gspc.com.au		

2. PROPERTY DESCRIPTION

Street address:	900-904 Yaamba Road, Parkhurst
Property description:	Lot 2 on RP603056

3. OWNER DETAILS

Name:	McKay Ventures Pty Ltd
Postal address:	900-904 Yaamba Road, PARKHURST QLD 4702

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for a Service Station, Food and Drink Outlet, Tourist Park, Short Term Accommodation and Caretaker's Accommodation

5. INFRASTRUCTURE CHARGE

Stage One

Charges Resolution (No. 1) of 2022 for **non-residential development** applies to the application. The Infrastructure Charges are as follows:

- (a) A charge of \$72,964.00 for Service Station with Gross Floor Area of 370 square metres (sales area, fuel kiosk & servery, fuel cool room, fuel storeroom, shared refuse and receiving area, shared sales & dining area);
- (b) A charge of \$45,356.00 for Food and Drink Outlet with Gross Floor Area of 230 square metres (quick service restaurant);
- (c) A charge of \$91,596.75 for proposed Impervious Area being 8,365 square metres (roof area, hardstand areas, access, and parking areas); and
- (d) An Infrastructure Credit of \$38,454.00 made up as follows:
 - (i) Infrastructure Credit of \$38,454.00 applicable for the existing Service Station with Gross Floor Area of 195 square metres; and
 - (ii) Infrastructure Credit of \$51,027.00 applicable for the existing impervious area of 4,660 square metres.

In accordance with section 3.1 of Charges Resolution (No.1) of 2022, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters.

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	
Commercial (retail)	Food and Drink Outlet	197.20	-	\$45,356.00
	Service Station	197.20	-	\$72,964.00
	Impervious Area (shared)		10.95	\$91,596.75
Total Base Charge				\$209,916.75
Charge (including PPI)				\$230,928.45
Total Base Credit				\$89,481.00
Credit (including PPI)				\$98,437.64
TOTAL CHARGE				\$132,490.81

Therefore, a total charge of **\$132,490.81** is payable for Stage One of the development.

Stage Two

Charges Resolution (No. 1) of 2022 for **accommodation (short-term) and residential uses** applies to the application. The Infrastructure Charges are as follows:

- (a) A charge of \$486,471.50 for Tourist Park comprising of the following;
 - (i) A charge of \$306,789.00 for 28 cabins (8 x family, 13 x ensuite, 7 x standard) with 2 or less bedrooms (\$10,956.75 for each cabin with 2 or less bedrooms)
 - (ii) A charge of \$179,682.50 for 34 powered sites (\$15,338.75 charge for each group of 3 sites plus \$10,956.25 for each group of 2 or less sites)
- (b) A charge of \$131,475.00 for Short-term Accommodation comprising 12 motel units (\$10,956.25 for each suite with 2 or less bedrooms);
- (c) A charge of \$21,912.60 for Caretaker's Accommodation for a dwelling with 2 or less bedrooms (manager's accommodation);
- (d) An Infrastructure Credit of \$425,102.60 made up as follows:
 - (i) Infrastructure Credit of \$131,475.00 applicable for the existing twelve (12) motel units (Short-term Accommodation);
 - (ii) Infrastructure Credit of \$271,715.00 applicable for the existing 52 powered/unpowered caravan sites (Tourist Park); and
 - (iii) Infrastructure Credit of \$21,912.60 for Caretaker's Accommodation.

In accordance with section 3.1 of Charges Resolution (No.1) of 2022, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters.

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for residential development (\$)			Column 3 Unit	Column 4 Calculated Charge
		(a) 2 or less b'room / sites	(b) 3 or more b'room / sites	(c) Not part of suite		
Accommodation (Short Term)	Tourist Park (tent or caravan sites)	10,956.25	15,388.75	-	groups of 2 or 3 sites	\$179,682.50
	Tourist Park (cabins)	10,956.25	-		Per b'room or suite	\$306,789.00
	Short-term accommodation	10,956.25	-	-	Per b'room or suite	\$131,481.00
Residential uses	Caretaker's Accommodation	21,912.60	-	-	per dwelling	\$21,912.60
Total Base Charge						\$639,859.10
Charge (including PPI)						\$703,906.06
Total Base Credit						\$425,102.60
Credit (including PPI)						\$467,653.42
TOTAL CHARGE						\$236,252.64

The following offsets for establishment cost of trunk infrastructure apply:

Trunk Infrastructure	Local Government Infrastructure Plan (LGIP) ID	Cost Per Metre	Plans for Trunk Infrastructure (PFTI) Length (metres)	Total Cost
Parkhurst East Drainage Scheme (Stage 1) - Construct major drainage network from northern extent of Bean Avenue toward Olive Street	D-1	\$866.96	90	\$78,026.40
Total (including PPI)				\$101,115.30

Therefore, a total charge of **\$135,137.34** is payable for Stage Two of 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*.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$132,490.81** must be paid when the change of use associated with Stage One happens.

The infrastructure charges of **\$135,137.34** must be paid when the change of use associated with Stage Two happens.

7. 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*.

8. RIGHTS OF APPEAL

This Decision Notice may be appealed in accordance with the following sections of the PA:

- (i) Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- (ii) Schedule 1 (Appeals).

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; orExamples 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. ASSESSMENT MANAGER

Name: **Amanda O'Mara**
COORDINATOR
DEVELOPMENT ASSESSMENT

Signature



Date: 30 July 2024

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.