



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/171-2021	Contact:	Lana Groves
Date of Decision:	14 May 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	S6 Grace Medical Pty Ltd		
Postal address:	PO BOX 3601 RED HILL ROCKHAMPTON QLD 4701		
Phone no:	n/a	Mobile no:	Email: biztechcoach2020@gmail.com

2. PROPERTY DESCRIPTION

Street address:	90 and 94 High Street, Berserker
Property description:	Lot 1-3 on RP605736

3. OWNER DETAILS

Name:	S6 Grace Medical Pty Ltd
Postal address:	PO BOX 3601, RED HILL ROCKHAMPTON QLD 4701

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for Health Care Services and Shop (Pharmacy) and Operational Works for Advertising Devices

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	14 May 2024
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6. INFRASTRUCTURE CHARGE

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

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)	Shop	
Essential Services	Health Care Service	153.40		\$122,367.18
			10.95	\$24,645.17

Total Base Charge	\$185,111.39
Charge (including PPI)	\$203,640.19
Total Base Credit	\$92,032.95
Credit (including PPI)	\$101,245.03
TOTAL CHARGE	\$102,395.16
LEVIED CHARGE (85% of total charge)	\$87,035.89

This is based on the following calculations:

- (a) A charge of \$38,099.04 for the Gross Floor Area for the 'Shop' (pharmacy) being 193.2 square metres and a charge of \$122,367.18 for the Gross Floor Area for the 'Health Care Services' (medical consultancy; amenities, lobby and circulation area; emergency room; radiology room; and training and lunchroom) being 797.7 square metres;
- (b) A charge of \$24,645.17 for Impervious Area being 2,250.7 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$92,032.95 applicable for the existing three allotments.

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. As per the Infrastructure Charges Notices (ICN) levied on the 30 August 2022 and in accordance with Development Incentives Policy, section 3.5 of the *Charges Resolution (No. 1) of 2022*, the levied charge will be 85 per cent of the amount calculated.

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. 1 of 2022*.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$87,035.89** 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. 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; 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>

10. ORIGINAL ASSESSMENT MANAGER

Name:	Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Date: 30 August 2024
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11. ASSESSMENT MANAGER

Name:	Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 23 May 2024
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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.