



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/136-2023	Contact:	Aidan Murray
Date of Decision:	5 July 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Maas Group Properties Ellida Pty Ltd A.C.N. 657 243 233				
Postal address:	C/- Capricorn Survey Group (CQ) Pty Ltd PO BOX 1391 ROCKHAMPTON QLD 4700				
Phone no:	07 4927 5199	Mobile no:	0407 581 850	Email:	reception@csgcq.com

2. PROPERTY DESCRIPTION

Street address:	23-27 William Palfrey Road, Parkhurst
Property description:	Lots 37 and 38 on SP341088

3. OWNER DETAILS

Name:	Maas Group Properties Ellida Pty Ltd
Postal address:	20L Sheraton Road, DUBBO NSW 2830

4. DEVELOPMENT APPROVAL

Development Permit for Reconfiguring a Lot for a Subdivision (Ellida Estate Stage 6 - Two (2) Lots into 29 Lots and Balance Lot)

5. INFRASTRUCTURE CHARGE

Charges Resolution (No. 1) of 2022 for **Reconfiguring a Lot** applies to the application. The Infrastructure Charges are as follows:

(a) A charge of \$978,701.92 for twenty-nine (29) new 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.

The calculations are reflected in the below table:

Column 1 Use	Column 2 Infrastructure Charge (\$)	Column 3 Unit	Column 4 Calculated Charge
Reconfiguring a lot	30,677.65	per lot	\$30,677.65
Total Base Charge			\$889,651.85
Charge (including PPI)			\$978,701.92

LEVIED CHARGE	\$978,701.92
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The following offsets for establishment cost of trunk infrastructure apply:

Trunk Infrastructure	Local Government Infrastructure Plan (LGIP) ID	Cost Per Metre	Stage 6 Plans for Trunk Infrastructure (PFTI) Length (metres)	Total Cost
Internal Road (Road 1) (Major Urban Collector)	T-102	\$4,445.00	31	\$137,795.00
450 millimetre water main along Road 1	WAT-51	\$1,430.00	31	\$44,330.00
			Total	\$182,125.00

Infrastructure Charges payable for each stage are as follows:

- Stage 6A – \$134,993.37 offset applied to Lots 626 to 629 (4 lots) results in no charge;
- Stage 6B – \$47,131.63 offset applied to Lots 621 to 625 (5 lots) against total infrastructure charge of \$168,741.71 results in an infrastructure charge of \$121,610.08;
- Stage 6C – \$168,741.71 infrastructure charge for Lots 616 to 620 (5 lots)
- Stage 6D - \$269,986.74 infrastructure charge for Lots 608 to 615 (8 lots); and
- Stage 6E - \$236,238.39 infrastructure charge for Lots 601 to 607 (7 lots).

A total charge of \$796,576.92 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*.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$796,576.92** must be paid when the local government issues the Approval Certificate for the Survey Plan for each sub-stage as identified above.

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:

- Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- 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 —

- the notice involved an error relating to —
 - 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. ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Signature 	Date: 15 July 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.