



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/187-2023	Contact:	Kathy McDonald
Date of Decision:	10 September 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	LG Resorts No 3 Pty Ltd A.C.N. 662 327 540		
Postal address:	C/- Capricorn Survey Group PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	07 4927 5199	Mobile no:	0407 581 850
Email:	reception@csgcq.com.au		

2. PROPERTY DESCRIPTION

Street address:	930-960 Norman Road and 19 McMillan Avenue, Parkhurst
Property description:	Lots 7 to 10 on RP603508

3. OWNER DETAILS

Name:	LG Resorts No 3 Pty Ltd and C A Twigg
Postal address:	PO BOX 5056, GCMC BUNDALL QLD 9726

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for a Retirement Facility (353 Sites)

5. INFRASTRUCTURE CHARGE

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

- (a) A charge of \$7,735,147.80 for 353 x two (2) bedroom dwelling houses; and
- (b) An Infrastructure Credit of \$122,710.60 for the existing four (4) allotments.

In accordance with section 3.1 of Charges Resolution (No.1) of 2022, the base charge and credit 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	(b) 3 or more b'room	(c) Not part of suite		

Accommodation (Long Term)	Retirement Facility	21,912.60	N/A	N/A	Per b'room or suite	\$7,735,147.80
Total Base Charge						\$7,735,147.80
Charge (including PPI)						\$8,649,346.09
Total Base Credit						\$122,710.60
Credit (including PPI)						\$137,213.47
TOTAL CHARGE						\$8,512,132.62

The following offsets for establishment cost of trunk infrastructure apply:

Trunk Infrastructure	Local Government Infrastructure Plan (LGIP) ID	Plans for Trunk Infrastructure (PFTI) Length (metres)	Total Cost
Parkhurst East Drainage Scheme (Stage 2) - Establish major drainage network upstream from McMillan Avenue cross-drainage	D-4	334	\$376,471.24
Norman Road - Upgrade to Major Urban Collector from Boundary Road to Olive Street	T-10	617.5	\$1,263,242.42
Total			\$1,639,713.66

Therefore, a charge of **\$6,872,418.96** is payable.

No 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*.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$6,872,418.96** must be paid when the change of use 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; 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: 18 September 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.