



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/68-2024	Contact:	Kathy McDonald
Date of Decision:	12 August 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Edenbrook Land Pty Ltd				
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.au

2. PROPERTY DESCRIPTION

Street address:	Lot 255 Edenbrook Drive, Parkhurst
Property description:	Lot 255 on SP346282

3. OWNER DETAILS

Name:	Edenbrook Land Pty Ltd
Postal address:	PO BOX 6579, NORTH ROCKHAMPTON QLD 4701

4. DEVELOPMENT APPROVAL

Development Permit for a Reconfiguring a Lot for a Subdivision (one lot into forty-two lots) plus one balance lot (Edenbrook Estate - Precinct 2 - Stages 7A to 7C)

5. INFRASTRUCTURE CHARGE

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

- A charge of \$1,319,138.95 for forty-two (42) new residential allotments and one (1) balance lot;
- An Infrastructure Credit of \$30,677.65, applicable for the existing one allotment which applies to the balance lot; and
- An Infrastructure Offset of \$51,450.00 applicable for necessary sewer infrastructure located within the drainage channel.

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	Column 2	Column 3	Column 4
Use	Infrastructure Charge	Unit	Calculated Charge
	(\$)		

Reconfiguring a lot	30,677.65	per lot	\$1,319,138.95
Total Base Charge			\$1,319,138.95
Charge (including PPI)			\$1,475,044.77
Total Base Credit			\$30,677.65
Credit (including PPI)			\$34,303.37
LEVIED CHARGE			\$1,440,741.40

The following offsets for necessary infrastructure applied:

Necessary Infrastructure	Cost Per Metre	Necessary Infrastructure length (metres)	Total Cost
300 millimetre sewer main within drainage corridor (refer to condition 2.1)	\$686.00	75 metres - 75 metres Stage 7A	\$51,450

The Infrastructure Charge is payable in stages:

- \$566,010.60 for Lots 617 to 634 – eighteen (18) residential lots (Stage 7A), (\$617,460.66 minus infrastructure offset of \$51,450.00);
- \$480,247.13 for Lots 610 to 616 and Lots 635 to 641 - fourteen (14) residential lots (Stage 7B); and
- \$343,033.67 for Lots 605 to 609 and Lots 642 to 646 - ten (10) residential lots (Stage 7C).

A total charge of **\$1,389,291.40** 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 **\$1,389,291.40** must be paid when the local government issues the Approval Certificate for the Survey Plan.

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: 19 August 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.