



Amended Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 125 (POST APPEAL - SECTION 121)

Application number:	D/159-2013	Contact:	Aidan Murray
Date of Decision:	14 March 2023	Contact Number:	1300 22 55 77

1. APPLICANT DETAILS

Name:	Gracemere Springs 2 Pty Ltd		
Postal address:	C/- Capricorn Survey Group (CQ) Pty Ltd PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	07 4927 5199	Mobile no:	Email: reception@csgcq.com.au

2. PROPERTY DESCRIPTION

Street address:	104 Washpool Road, Gracemere
Real property description:	Lot 1 on RP848973, Parish of Gracemere

3. OWNER DETAILS

Name:	Gracemere Springs Pty Ltd
Postal address:	PO BOX 208, SURFERS PARADISE QLD 4217

4. DEVELOPMENT APPROVAL

Preliminary Approval varying the effect of the Planning Scheme for Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (two lots into 122 lots) - Gracemere Springs Estate Stages 1-5 (Lot 1 on RP848973)

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICE

Changed	14 March 2023
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6. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$854,000.00**. This charge may be indexed in line with Consumer Price Index on an annual basis.

The property falls within Charge Area 3 of Council's Adopted Infrastructure Charges Resolution (No 4) 2014 and the charges have been calculated as follows:

- (a) A charge of **\$854,000.00** for 122 lots (122 lots x \$7,000.00)
- (b) An infrastructure credit of **\$7,000.00** applicable for the existing allotment.
- (c) A trunk infrastructure credit of **\$10,609,541.95** is applicable and comprises the following:
 - (i) T-93 – **\$2,611,001.18** for construction of Washpool Road – Upgrade to Major Urban Collector from Cherryfield Road to Future Intersection for Lot 4 on SP119672;

- (ii) T-105 - **\$4,828,206.45** for construction of Washpool Road – Upgrade to Major Urban Collector from T-93 to 136 Washpool Road;
- (iii) D-28 - **\$2,214,699.29** for Reigel Drive to Washpool Road – Establish major drainage system corridor – 320 metres portion of 1,368 metres total;
- (iv) WAT-75 – **\$815,835.00** for construction of 200 millimetre Water Main Washpool Road (Cherryfield Road to Eastern Boundary of Lot 1 on RP848973) – 1.4km; and
- (v) SEW-109 – **\$139,800.03** for construction of 225 millimetre Gravity Main (Northern Boundary of Lot 3 on SP119672 to Capricorn Sewage Pump Station) – 350 metres.

Note: The trunk infrastructure credit amounts shown are relevant for December Producer Price Index (PPI) 2022 Road and Bridge Construction Queensland.

7. PAYMENT DETAILS

A **refund of \$9,762,541.95** is payable for the development. The refund will be paid following the delivery of the trunk infrastructure networks when they are accepted by Council as ‘on defects’.

8. LAPSING OF INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice lapses if the development approval or compliance permit to which it pertains ceases to have effect.

9. ORIGINAL ASSESSMENT MANAGER

Name:	Erin McCabe <u>ACTING</u> <u>OPERATIONS MANAGER DEVELOPMENT ASSESSMENT</u>	Date: 3 December 2013
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10. ASSESSMENT MANAGER

Name:	Amanda O’Mara <u>COORDINATOR</u> <u>DEVELOPMENT</u> <u>ASSESSMENT</u>	Signature: 	Date: 23 March 2023
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