



# Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

|                     |                        |                 |                |
|---------------------|------------------------|-----------------|----------------|
| Application number: | <b>D/22-2021</b>       | Contact:        | Kathy McDonald |
| Date of Decision:   | <b>25 January 2022</b> | Contact Number: | 07 4936 8099   |

## 1. APPLICANT DETAILS

|                 |                               |        |  |
|-----------------|-------------------------------|--------|--|
| Name:           | <b>Edenbrook Land Pty Ltd</b> |        |  |
| Postal address: |                               |        |  |
| Phone no:       | Mobile no:                    | Email: |  |

## 2. PROPERTY DESCRIPTION

|                       |   |
|-----------------------|---|
| Street address:       | Lot 253 Edenbrook Drive and 206 William Palfrey Road, Parkhurst |
| Property description: | Lot 255 on SP307487 and Lot 1 on SP252938, Parish of Murchison  |

## 3. OWNER DETAILS

|                 |                        |
|-----------------|------------------------|
| Name:           | Edenbrook Land Pty Ltd |
| Postal address: |                        |
| Name:           | P D Dunbar             |
| Postal address: |                        |

## 4. DEVELOPMENT APPROVAL

**Development Permit for Reconfiguring a Lot (two lots into forty-four lots) and an Access Easement - Edenbrook Estate) Oscadia Way - Stages A, 1A, 1C and 2A**

## 5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

| Change – Section 6 (refund for trunk infrastructure networks):   | Date:<br>25 January 2022 |                |        |      |                 |                |       |               |                |         |               |              |        |               |              |  |
|--|--------------------------|----------------|--------|------|-----------------|----------------|-------|---------------|----------------|---------|---------------|--------------|--------|---------------|--------------|--|
| <table border="1"><thead><tr><th>Item</th><th>Original</th><th>Change</th></tr></thead><tbody><tr><td>T-98</td><td>\$ 2,082,051.03</td><td>\$4,815,167.70</td></tr><tr><td>SEW-6</td><td>\$ 765,236.06</td><td>\$1,075,653.00</td></tr><tr><td>SEW-132</td><td>\$ 222,192.82</td><td>\$290,897.50</td></tr><tr><td>SEW-28</td><td>\$ 176,718.13</td><td>\$278,320.00</td></tr></tbody></table> | Item                     | Original       | Change | T-98 | \$ 2,082,051.03 | \$4,815,167.70 | SEW-6 | \$ 765,236.06 | \$1,075,653.00 | SEW-132 | \$ 222,192.82 | \$290,897.50 | SEW-28 | \$ 176,718.13 | \$278,320.00 |  |
| Item   | Original                 | Change         |        |      |                 |                |       |               |                |         |               |              |        |               |              |  |
| T-98   | \$ 2,082,051.03          | \$4,815,167.70 |        |      |                 |                |       |               |                |         |               |              |        |               |              |  |
| SEW-6  | \$ 765,236.06            | \$1,075,653.00 |        |      |                 |                |       |               |                |         |               |              |        |               |              |  |
| SEW-132  | \$ 222,192.82            | \$290,897.50   |        |      |                 |                |       |               |                |         |               |              |        |               |              |  |
| SEW-28   | \$ 176,718.13            | \$278,320.00   |        |      |                 |                |       |               |                |         |               |              |        |               |              |  |

## 6. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$840,000**.

This charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 121 of the *Planning Act 2016* and Council's Adopted The property falls within Charge Area 1 and the infrastructure charges have been calculated as follows:

- (a) A charge of \$861,000.00 for forty (40) new residential allotments and remaining balance lot;
- (b) No charge for proposed Lot 900 (Sewer Pump Station), transferred to Council as freehold land;
- (c) No charge for proposed Lot 991 (Public Use Land), transferred to Council as freehold land;
- (d) No charge for proposed Lot 990 (Public Use Land), transferred to Council as freehold land;
- (e) No charge for Lot 1 on SP252938 (boundary realignment); and
- (f) An Infrastructure Credit of \$21,000.00 for the existing allotment (balance lot).

The Infrastructure Charges will be payable in the following stages:

- No charge payable for Lot 1, Lot 255, Lot 990 and Access Easement (Stage A);
- \$357,000.00 for Lots 301-306, Lots 349-354, Lots 364-368, and Lot 900 (Stage 1A);
- \$63,000 for Lot 369, Lot 370, Lot 371 and Lot 991 (Stage 1C); and
- \$420,000.00 for Lots 326-334, Lots 343-348 and Lots 359-363 (Stage 2A).

In addition, a refund will be provided for each of the following trunk infrastructure networks when they are completed and accepted 'on defects':

- (a) T-98 - \$4,815,167.70 for the construction of William Palfrey Road - Upgrade to Major Urban Collector; 580 metres in length;
- (b) SEW-6 - \$1,075,653.00 - for the construction of the McLaughlin Street Sewage Pump Station;
- (c) SEW-132 - \$290,897.50 for the construction of a 100 millimetre Rising Main (Divert Springbrook Close Sewage Pump Station discharge from Belmont Road Sewage Pump Station to gravity network prior to McLaughlin Street Sewage Pump Station) – 1 kilometre in length; and
- (d) SEW-28 - \$278,320.00 – for the construction of a 225 millimetre Gravity Main (Discharge chamber for SEW-132 from Springbrook Close Sewage Pump Station to McLaughlin Street Sewer Pump Station) – 500 metres in length.

All trunk amounts have been indexed to December 2020.

Therefore, a total **refund of \$6,460,038.20** will be provided for the trunk infrastructure networks and an **Infrastructure Charge of \$840,000.00** will be payable.

#### **WHEN CHARGE IS PAYABLE**

The infrastructure charges of **\$840,000.00** must be paid when the local government issues the Approval Certificate for the Survey plan.

Payment options can be found at the bottom of this notice.

#### **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. ORIGINAL ASSESSMENT MANAGER**

|   |                   |
|---|-------------------|
| Name: <b>Amanda O'Mara</b><br><b><u>ACTING COORDINATOR DEVELOPMENT ASSESSMENT</u></b> | Date: 26 May 2021 |
|---|-------------------|

#### **9. ASSESSMENT MANAGER**

|   |            |                       |
|---|------------|-----------------------|
| Name: <b>Tarnya Fitzgibbon</b><br><b><u>COORDINATOR</u></b><br><b><u>DEVELOPMENT ASSESSMENT</u></b> | Signature: | Date: 1 February 2022 |
|---|------------|-----------------------|

**IN PERSON**

In person at any of Council's Customer Service Centres or Development Advice Centre.

**CREDIT CARD**

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6994230

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