



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/30-2022	Contact:	Amanda O'Mara
Date of Decision:	30 June 2022	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Gracemere Springs 2 Pty Ltd		
Postal address:			
Phone no:	Mobile no:	Email:	

2. PROPERTY DESCRIPTION

Street address:	104 Washpool Road, Gracemere
Property description:	Lot 1 on RP848973

3. OWNER DETAILS

Name:	Gracemere Springs 2 Pty Ltd
Postal address:	

4. DEVELOPMENT APPROVAL

Development Permit for Reconfiguring a Lot (one lot into 37 lots, plus Local Park lot, Sewerage Pump Station lot, Drainage lot and Balance lot) – Stage 6

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$274,634.00**

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 Infrastructure Charges Resolution (No 5) 2015.

The property falls within Charge Area 1 and the infrastructure charges have been calculated as follows:

- (a) A charge of \$798,000.00 for 38 new allotments; and
- (b) An Infrastructure Credit of \$21,000.00, for the existing allotment.

The Infrastructure Charge for each stage will be the following:

- \$357,000.00 for Lot 161 to Lot 179 (Stage 6A); and
- \$420,000.00 for Lot 180 to Lot 195 (Stage 6B).

Infrastructure Credit of \$21,000.00 has been applied to the balance lot.

In addition, an offset will be provided for each of the following trunk works:

- (a) SEW-110 - \$393,704.00 - for the construction of Washpool South Sewage Pump Station; and
- (b) SEW-111 - \$108,662.00 for the construction of 100mm Rising Main (Washpool South Sewage Pump Station to Head of Reticulated gravity network) – 500m.

All trunk amounts will be indexed at time of payment.

The Infrastructure Charge payable for each stage with offset applied will be the following:

- Nil for Lot 161 to Lot 179 (Stage 6A); and
- \$274,634.00 for Lot 180 to Lot 195 (Stage 6B).

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$274,634.00** must be paid when the local government issues the Approval Certificate for the Survey Plan for Stage 6B.

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. ASSESSMENT MANAGER

Name: Amanda O'Mara <u>ACTING COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature:	Date: 7 July 2022
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IN PERSON

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

CREDIT CARD

Online via [eServices](#) on Council's website using payment reference:

7677818

OR Call us on 1300 22 55 77

BPAY



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Ref: 7677818

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