



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/75-2022	Contact:	Kathy McDonald
Date of Decision:	30 June 2022	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Edenbrook Land Pty Ltd		
Postal address:			
Phone no:	Mobile no:	Email:	

2. PROPERTY DESCRIPTION

Street address:	Lot 253 Edenbrook Drive, Parkhurst
Property description:	Lot 255 on SP325466, Parish of Murchison

3. OWNER DETAILS

Name:	Edenbrook Land Pty Ltd
Postal address:	

4. DEVELOPMENT APPROVAL

Development Permit for Reconfiguring a Lot (one lot into forty-four lots, plus 1 public use lot and balance lot) Edenbrook Estate - Precinct 2 - Stages 3A to 3C

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$924,000.00**.

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 charge of \$21,000.00 for forty-four (44) new residential allotments;
- No charge for proposed Lot 978 (Reserve/Drainage Purposes); and
- An Infrastructure Credit of \$21,000.00 for the existing one allotment.

The Infrastructure Charge is payable in stages:

- \$315,000.00 for Lots 482 to 492, and Lots 522 to 525 - fifteen (15) residential lots (Stage 3A)
 - No charge for Lot 978 – one (1) drainage lot
- \$273,000.00 for Lots 493 to 498 and Lots 515 to 521 - thirteen (13) residential lots (Stage 3B)
- \$336,000.00 for Lots 499 to 514 - sixteen (16) residential lots (Stage 3C)

Therefore a total charge of \$924,000.00 is payable for the development.

No offsets or refunds are applicable for the development.

6. WHEN CHARGE IS PAYABLE

The total infrastructure charge for the development is **\$924,000.00**. Each stage 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. 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: 7778269

OR

Call us on 1300 22 55 77

BPAY

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