



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/84-2014	Contact:	Kathy McDonald
Date of Decision:	23 May 2023	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

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

2. PROPERTY DESCRIPTION

Street address:	54-102 Belmont Road and 263 Belmont Road, Parkhurst
Property description:	Lot 600 on SP325484 and Lot 129 on PL4021 (previously known as Lot 102 on RP860099), Parish of Murchison

3. OWNER DETAILS

Name:	Glenmore Developments Pty Ltd and Jamesford Holdings Pty Ltd
Postal address:	PO BOX 715, PADDINGTON QLD 4064 and 135 Kennedy Terrace, PADDINGTON QLD 4064

4. DEVELOPMENT APPROVAL

Preliminary Approval to Vary the Effect of the Planning Scheme for a Material Change of Use for Residential Purposes and Development Permit for Reconfiguring a Lot (2 lots into 237 lots + Public Use Land) Riverside Waters Estate

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Item 4 – changed description	24 October 2019
Item 4 – changed description	23 May 2023
Item 6 – infrastructure charge changed	24 October 2019
Item 6 – infrastructure charge changed	23 May 2023

6. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$1,645,000.00**. 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.

Adopted Infrastructure Charges Resolution (No. 5) 2015 for Reconfiguring a Lot applies to the application and it falls within Charge Area 3. The Infrastructure Charges are as follows:

Column 1	Column 2	Column 3	Calculated Charge
Charge Area	Infrastructure Charge	Unit	

	(\$/lot)		
Charge Area 3	7,000* (refer to note below)	per lot	\$1,659,000.00
Total			\$1,659,000.00
Less credit			\$14,000.00
TOTAL CHARGE			\$1,645,000.00

This is based on the following calculations:

(a) A charge of \$1,659,000.00 for the creation of 237 allotments which is broken down into the following stages:

- (i) Stage 1 – A charge of \$161,000.00 for 23 lots;
- (ii) Stage 2 – A charge of \$84,000.00 for 12 lots;
- (iii) Stage 3 – A charge of \$112,000.00 for 16 lots;
- (iv) Stage 4 – A charge of \$189,000.00 for 27 lots;
- (v) Stage 5 – A charge of \$154,000.00 for 22 lots;
- (vi) Stage 6 – A charge of \$189,000.00 for 27 lots;
- (vii) Stage 7 – A charge of \$133,000.00 for 19 lots;
- (viii) Stage 8 – A charge of \$147,000.00 for 21 lots;
- (ix) Stage 9 – A charge of \$105,000.00 for 15 lots;
- (x) Stage 10 – A charge of \$126,000.00 for 18 lots;
- (xi) Stage 11 – A charge of \$133,000.00 for 19 lots;
- (xii) Stage 12 – A charge of \$126,000.00 for 18 lots.

(b) An Infrastructure Credit of \$14,000.00 applicable for the existing two (2) allotments; and

(c) As per condition of approval an additional \$14,000.00 per lot which will be payable to Council prior to the issue of the Survey Plan Approval Certificate for each stage (refer to condition 23.1).

Therefore, a total charge of **\$1,645,000.00** is payable for the development.

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$1,645,000.00** must be paid when the local government issues the Approval Certificate for the Survey Plan; or when the change of use happens.

8. 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*.

9. ORIGINAL ASSESSMENT MANAGER

Name: **Tarnya Fitzgibbon**

Date: 2 June 2015

COORDINATOR

DEVELOPMENT ASSESSMENT

10. ASSESSMENT MANAGER

Name: **Amanda O'Mara**

Signature:

Date: 30 May 2023

COORDINATOR

DEVELOPMENT ASSESSMENT



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.