



# Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/116-2021	Contact:	Kathy McDonald
Date of Decision:	26 March 2024	Contact Number:	07 4936 8099

## 1. APPLICANT DETAILS

Name:	Edenbrook Land Pty Ltd		
Postal address:	C/- Capricorn Survey Group (CQ) PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	07 4927 5199	Mobile no:	n/a
Email:	<a href="mailto:reception@csgcq.com.au">reception@csgcq.com.au</a>		

## 2. PROPERTY DESCRIPTION

Street address:	Lot 255 Edenbrook Drive, Parkhurst
Property description:	Part Lot 255 on SP341094

## 3. OWNER DETAILS

Name:	Edenbrook Land Pty Ltd
Postal address:	PO BOX 6579, NORTH ROCKHAMPTON QLD 4701

## 4. DEVELOPMENT APPROVAL

<b>Development Permit for Reconfiguring a Lot (two lots into six lots) plus balance lot</b>
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## 5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	5 August 2022
Changed	26 March 2024

## 6. INFRASTRUCTURE CHARGE

Adopted Infrastructure Charges Resolution (No. 5) 2015 for Reconfiguring a Lot applies to the application and it falls within Charge Area 1. The Infrastructure Charges are as follows:

Column 1 Charge Area	Column 2 Infrastructure Charge (\$/lot)	Column 3 Unit	Calculated Charge
Charge Area 1	21,000	per lot	\$84,000.00
Total			\$84,000.00
Less credit			\$411,000.00
<b>REFUND</b>			<b>\$327,000.00</b>

This is based on the following calculations:

- (a) A charge of \$84,000.00 for three (3) new residential allotments and remaining balance lot;

- (b) No charge for proposed Lot 992 (Reserve/Parkland Purposes), transferred to Council as freehold land;
- (c) No charge for proposed Lot 993 (Drainage Purposes), transferred to Council as freehold land;
- (d) No charge for proposed Lot 994 (Road Reserve Purposes), transferred to Council;
- (e) An Infrastructure Credit of \$21,000.00 made up as follows:
  - (i) \$21,000.00 - Infrastructure Credit applicable for the existing one allotment (balance Lot 255);
  - (ii) No credit is applicable for the existing one allotment (balance Lot 253), this credit has been applied as part of Development Permit D/15-2020 – Edenbrook Estate (Stages 10A to 10E); and
  - (iii) \$390,000.00 – Credit applicable for the transfer of Trunk Infrastructure (Lot 994) T-98 described as *William Palfrey Road – Upgrade to Major Urban Collector* (land component only).

Therefore, no infrastructure charges are payable and a refund of \$327,000.00 will apply.

**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> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Date: 11 August 2022
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**9. ASSESSMENT MANAGER**

Name: <b>Kathy McDonald</b> <b>ACTING COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Signature: 	Date: 4 April 2024
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