



Negotiated Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/132-2022	Contact:	Kathy McDonald
Date of Decision:	27 April 2023	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	N G Campbell		
Postal address:	C/- Vision Surveys (Qld) Pty Ltd PO BOX 2103 CANNONVALE QLD 4802		
Phone no:	(07) 4948 3781	Mobile no:	N/A
Email:	andrea@vsqld.com.au		

2. PROPERTY DESCRIPTION

Street address:	37 Inslay Avenue, Bouldercombe
Property description:	Lot 45 on LN2586, Parish of Bouldercombe

3. OWNER DETAILS

Name:	N G Campbell
Postal address:	PO BOX 222 GRACEMERE QLD 4702

4. DEVELOPMENT APPROVAL

Development Permit for Reconfiguring a Lot (one lot into four lots)

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$78,959.17**. 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 *Charges Resolution (No. 1) of 2022*.

Charges Resolution (No. 1) of 2022 for Reconfiguring a Lot applies to the application. The Infrastructure Charges are as follows:

- (a) A charge of \$122,710.60 for four (4) new allotments; and
- (b) An Infrastructure Credit of \$30,677.65, made up as follows:
 - (i) \$30,677.65 - Infrastructure Credit applicable for the existing one allotment.

In accordance with section 3.1 of *Charges Resolution (No.1) of 2022*, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters; and

In accordance with Development Incentives Policy, section 3.5 of the *Charges Resolution (No. 1) of 2022*, the levied charge will be 85 per cent of the total charge calculated.

The automatic increase and development incentive calculations are reflected in the below table:

Column 1 Use	Column 2 Infrastructure Charge (\$)	Column 3 Unit	Column 4 Calculated Charge
Reconfiguring a lot	30,677.65	per lot	\$122,710.60
Total Base Charge			\$122,710.60
Charge (including PPI)			\$123,857.52
Base Credit			\$30,677.65
Credit (including PPI)			\$30,964.38
TOTAL CHARGE			\$92,893.14
LEVIED CHARGE (15% discount applied)			\$78,959.17

The Infrastructure Charge is payable in stages:

- (a) A charge of \$26,319.72 for Stage One (Lot 54)
- (b) A charge of \$26,319.72 for Stage Two (Lot 53)
- (c) A charge of \$26,319.72 for Stage Three (Lot 52)
- (d) No charge for Lot 51 (existing balance lot – credit applied)

Therefore a total charge of \$78,959.17 is payable for the development.

No offsets or refunds are applicable for the development.

6. WHEN CHARGE IS PAYABLE


The infrastructure charges of \$78,959.17 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 COORDINATOR DEVELOPMENT ASSESSMENT	Signature: 	Date: 27 April 2023
---	---	---------------------

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.