



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/187-2023	Contact:	Kathy McDonald
Date of Decision:	28 October 2025	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	LG Resorts No 3 Pty Ltd				
Postal address:	C/- Capricorn Survey Group PO BOX 1391 ROCKHAMPTON QLD 4700				
Phone no:	-	Mobile no:	0407 581 850	Email:	reception@csgcq.com.au

2. PROPERTY DESCRIPTION

Street address:	930 Norman Road, Parkhurst
Property description:	Lot 100 on SP358030

3. OWNER DETAILS

Name:	LG Resorts No 3 Pty Ltd and C A Twigg
Postal address:	PO BOX 5056 GCMC BUNDALL QLD 9726

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Retirement Facility (335 Sites)

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	22 July 2025
Changed	28 October 2025

6. INFRASTRUCTURE CHARGE

Charges Resolution (No. 1) of 2022 for **accommodation (long term)** for a Retirement Facility applies to the application.

- (a) A charge of \$7,340,721.00 for suites with two (2) or less bedrooms (335 x two (2) bedroom sites); and
- (b) An Infrastructure Credit of \$146,682.80 for the existing four (4) allotments (Lots 7 to 10 on RP603508) *Please note credit applied for Lots 11 and 12 on RP603508 will be applicable against related development application D/201-2024.*

As at the date of the Decision, it is determined the charge for Retirement Facility under the Charges Resolution, when automatic indexation is applied in accordance with section 3.1, exceeds the prescribed amount (maximum charge) under Schedule 16 of the Planning Regulation 2017 (the Planning Regulation). Therefore, the maximum charge under Schedule 16 of the Planning Regulation is reflected herein –

The calculations are reflected in the below table:

Column 1	Column 1A	Column 2	Column 3	Column 4
		Adopted Infrastructure Charge for		Calculated

Use Schedule	Use	residential development			Unit	Charge
		(\$)				
		(a) 2 or less b'room	(b) 3 or more b'room	(c) Not part of suite		
Accommodation (Long Term)	Retirement Facility	\$26,193.40	N/A	N/A	Per b'room or suite	\$8,774,789.00
Total Charge						\$8,774,789.00
Total Credit						\$146,682.80
TOTAL CHARGE						\$8,628,106.20

The following offsets for establishment cost of trunk infrastructure apply:

Trunk Infrastructure	Local Government Infrastructure Plan (LGIP) ID	Plans for Trunk Infrastructure (PFTI) Length (metres)	Total Cost
Parkhurst East Drainage Scheme (Stage 2) - Establish major drainage network upstream from McMillan Avenue cross-drainage	D-4	334	\$389,802.37
Norman Road - Upgrade to Major Urban Collector from Boundary Road to Olive Street	T-10	617.5	\$2,615,949.60
Total			\$3,005,751.97

The Infrastructure Charge is payable in stages:

- (a) A charge of \$78,580.20 for 3 Sites (Stage One); and
- (b) An Infrastructure Credit of \$146,682.80.

Therefore, no charge for Stage One is payable.

- (c) A charge of \$8,696,208.80 for 332 sites (Stage Two);
- (d) A remaining Infrastructure Credit of \$68,102.60; and
- (e) An Offset for trunk infrastructure of \$3,005,751.97.

Therefore, a total charge of **\$5,622,354.23** is payable for the Development.

This charge is subject to automatic increases from when the charges are levied until when they are paid in accordance with section 114 of the Planning Act 2016 and Council's Infrastructure Charges Resolution No. 1 of 2022.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$5,622,354.23** must be paid 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*.

Appeals against an Infrastructure Charges Notice

The person given an infrastructure charges notice may appeal the infrastructure charges notice on 1 or more of the following grounds —

- (a) the notice involved an error relating to —
 - (i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge —

- The incorrect application of gross floor area for a non-residential development.
- Applying an incorrect 'use category', under a regulation, to the development.
 - (ii) the working out of extra demand, for section 120 of PA; or
 - (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or
- (d) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, it is declared that the appeal against an infrastructure charges notice must not be about —

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund —
 - (i) the establishment cost of infrastructure identified in an LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

Appeals to the Planning and Environment Court

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website:

<http://www.courts.qld.gov.au/courts/planning-and-environment-court>

Appeals to the Development Tribunal

Information about how to proceed with an appeal to the Development Tribunal may be found on the Department of Housing and Public Works' website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/DevelopmentTribunals.aspx>

9. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Date: 18 September 2024
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10. ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Signature: 	Date: 4 November 2025
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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.