



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/78-2022	Contact:	Sophie Muggeridge
Date of Decision:	22 January 2026	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Edenbrook Land Pty Ltd		
Postal address:	C/- Capricorn Survey Group (CQ) Pty Ltd PO BOX 1391 ROCKHAMPTON QLD 4700		
Phone no:	-	Mobile no:	0407 581 850
Email:	reception@csgcq.com.au		

2. PROPERTY DESCRIPTION

Street address:	Lot 255 Edenbrook Drive, Parkhurst
Property description:	Part Lot 255 on SP355383

3. OWNER DETAILS

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

4. DEVELOPMENT APPROVAL

**Development Permit for Reconfiguring a Lot (one lot into forty-two lots, plus balance lot)
Edenbrook Estate - Precinct 2 - Stages 5A, 5A1, 5B and 5C**

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	5 July 2024
Changed	22 January 2026

6. INFRASTRUCTURE CHARGE

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

- A charge of \$1,319,138.95 for forty-two (42) new residential allotments and one (1) balance lot;
- An Infrastructure Credit of \$30,677.65, applicable for the existing one allotment which applies to the balance lot; and
- An Infrastructure Offset of \$79,686.90 applicable for necessary sewer infrastructure located within the drainage channel.

As at the date of the Decision, it is determined the charge for Reconfiguration of a Lot under the Charges Resolution, when automatic indexation is applied in accordance with section 3.6, 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 –

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	36,670.70	per lot	\$1,540,169.40
Total Charge			\$1,576,840.10
Total Credit			\$36,670.70
TOTAL CHARGE			\$1,540,169.40
LEVIED CHARGE (15% discount applied)			\$1,309,143.99

The following offsets for necessary infrastructure apply:

Necessary Infrastructure	Cost Per Metre	Necessary Infrastructure length (metres)	Total Cost
300 millimetre sewer main within drainage corridor (refer to condition 2.1)	\$717.90	111 metres	\$79,686.90
	<i>*Based on Sept 2025 PPI</i>	- 75 metres Stage 5A	Stage 5A - \$53,842.50
		- 36 metres Stage 5A1	Stage 5A1 - \$25,844.40

The Infrastructure Charge is payable in stages:

- \$382,538.83 for Lots 575 to 584 and Lots 589 to 592– fourteen (14) residential lots (Stage 5A).
 - A credit of \$36,670.70 applied to the balance lot; and
 - \$53,842.50 offset applied for 75 metres of necessary sewer infrastructure.
- \$98,835.98 for Lots 585 to 588 – four (4) residential lots (Stage 5A1)
 - \$25,844.40 offset for 36 metres of necessary sewer infrastructure
- \$498,721.52 for Lots 567 to 574 and Lots 593 to 600 - sixteen (16) residential lots (Stage 5B)
- \$249,360.76 for Lots 563 to 566 and Lots 601 to 604 - eight (8) residential lots (Stage 5C)

Therefore, a total charge of **\$1,229,457.09** is payable for the development.

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$1,229,457.09** must be paid when the local government issues the Approval Certificate for the Survey Plan.

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 <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Date: 12 July 2024
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10. ASSESSMENT MANAGER

Name: Kathy McDonald <u>ACTING COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 28 January 2026
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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.