



# Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/84-2014	Contact:	Aidan Murray
Date of Decision:	26 May 2026	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 SP343646, Lot 129 on PL4021 and Lot 92 on SP224420

## 3. OWNER DETAILS

Name:	Jamesford Holdings Pty Ltd and Glenmore Developments Pty Ltd
Postal address:	C/- Capricorn Survey Group (CQ) PO BOX 1391 ROCKHAMPTON QLD 4700

## 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 262 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 4 – changed description	26 May 2026
Item 6 – infrastructure charge changed	24 October 2019
Item 6 – infrastructure charge changed	23 May 2023
Item 6 – infrastructure charge changed	26 May 2026

## 6. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$1,820,000.00**. This charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 114 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 Charge Area	Column 2 Infrastructure Charge (\$/lot)	Column 3 Unit	Calculated Charge
Charge Area 3	7,000* (refer to note below)	per lot	\$1,834,000.00
Total			\$1,834,000.00
Less credit			\$14,000.00
<b>TOTAL CHARGE</b>			<b>\$1,820,000.00</b>

This is based on the following calculations:

- (a) A charge of \$1,834,000.00 for the creation of 262 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 \$161,000.00 for 23 lots;
  - (viii) Stage 8 – A charge of \$182,000.00 for 26 lots;
  - (ix) Stage 9 – A charge of \$140,000.00 for 20 lots;
  - (x) Stage 10 – A charge of \$147,000.00 for 21 lots;
  - (xi) Stage 11 – A charge of \$161,000.00 for 23 lots;
  - (xii) Stage 12 – A charge of \$154,000.00 for 22 lots.
- (b) An Infrastructure Credit of \$14,000.00 applicable for the existing two (2) allotments (excluding Lot 92 on SP224420 as this lot will remain). This credit will be applied to the final stage.
- (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).

No offsets or refunds are applicable for the development.

## 7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$1,820,000.00** 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*.

### 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: <b>Tarnya Fitzgibbon</b> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Date: 2 June 2015
---------------------------------------------------------------------------------------	-------------------

#### **10. ASSESSMENT MANAGER**

Name: <b>Amanda O'Mara</b> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Signature: 	Date: 2 June 2026
-----------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------

#### **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](mailto:enquiries@rrc.qld.gov.au).

Payment methods will be detailed in an invoice and include paying in person, by credit card or BPAY.