



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/69-2022	Contact:	Kathy McDonald
Date of Decision:	18 May 2023	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 253 Edenbrook Drive, Parkhurst
Property description:	Lot 255 on SP325466, Parish of Murchison

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-seven lots plus balance lot)
Edenbrook Estate - Precinct 2 - Stages 1A to 1F**

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	18 May 2023
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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:

The property falls within Charge Area 1 and the infrastructure charges have been calculated as follows:

- A charge of \$1,008,000.00 for forty-seven (47) new residential lots and balance lot;
- An Infrastructure Credit of \$21,000.00, applicable for the existing one allotment (applied to balance lot); and
- An offset of \$250,911.10 for establishment costs of trunk infrastructure (trunk sewer approximately 316 metres in length – extension of SEW 28). This offset is applicable when the trunk sewer is completed and accepted 'on defects'.

The Infrastructure Charge is payable in stages:

- No Charge - \$105,000.00 credit applied for Lots 400 to 402, 415 and 446 - five (5) residential lots (Stage 1A);
- No Charge - \$126,000.00 credit applied for Lots 403 to 405, and Lots 412 to 414 - six (6) residential lots (Stage 1B)
- \$19,911.10 credit applied to \$252,000.00 = \$232,088.90 charge for Lots 416 to 425, Lot 444 and Lot 445 - twelve (12) residential lots (Stage 1C)

- \$63,000.00 charge for Lots 426 to 428 - three (3) residential lots (Stage 1D)
- \$315,000.00 charge for Lots 429 to 435 and Lot 470 to 477 - fifteen (15) residential lots (Stage 1E)
- \$126,000.00 charge for Lots 406 to 411 - six (6) residential lots (Stage 1F).

Therefore, a total charge of **\$736,088.90** 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 Adopted Infrastructure Charges Resolution (No. 5) 2015.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$736,088.90** must be paid when the local government issues the Approval Certificate for a 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*.

9. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara <u>ACTING COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Date: 7 July 2022
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10. ASSESSMENT MANAGER

Name: Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 26 May 2023
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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.