

**Rhianne McMullen-Legdin**

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**From:** Dianne Laurie <diannelaurie@gmail.com>  
**Sent:** Friday, 21 August 2020 1:15 PM  
**To:** Rhianne McMullen-Legdin  
**Subject:** DA /50/2019 Objection to Condition 18

Hi Rhianne,

Lovely to meet you and 'put a face' to the voice on the phone.  
Thank you for your help yesterday and for your commitment of ongoing support as we 'muddle' our way through the process.

## **Request for Significant Reduction of Infrastructure Charges**

### **DA/50/2019 – Material Change Of Use**

#### **Tourist park – 135 Newtons Road, Rosedale 4674**

**We believe that the Infrastructure Costs levied by Council [Ref DA/50/2019; FM7.2] are excessive and we are applying for a significant reduction for the following reasons.**

Our understanding is that the Trunk infrastructure to which the Council Adopted Infrastructure Charges refer are the high-level, shared infrastructure that services large catchments in includes:

- transport (e.g. roads, pathways, ferry terminals and bus stops)
- stormwater (e.g. pipes and water quality treatment devices)
- water supply and wastewater (e.g. reservoirs, pipes and sewage treatment plants)

- public parks (e.g. parks and sporting facilities)
- land for community facilities (e.g. land for libraries and community centres)
- other infrastructure depending on the PDA

There is no evidence that a **small scale** development such as ours in this area of the Shire will incur **any additional costs to Council**

In relation to the above

- All sewage is treated on-site
- All drinking water needs are met on-site
- Waste water is treated on-site
- Rubbish is recycled or taken to the Rosedale Transfer station to be disposed of at owner's cost
- 2 large dams provide adequate water storage for fire fighting
- **Existing roads** [including turning lanes off Rosedale Road] meet all transport needs – **no transport upgrades needed**
- All internal roads on the property are maintained by owners
- 90% of all enquiries come from within Gladstone Shire. **No additional infrastructure is needed to service these residents who already contribute to parks, libraries, community centres within the Shire through rate payments**
- Existing power supplies are sufficient to service the development
- The development will not require any public parking to be installed
- Public facilities in Rosedale will adequately service a small development of this size
- **Rural Zone Code [AO21]** requires that our numbers must be 'low density', hence restricting any growth beyond 45 campers or placing any pressure on already existing infrastructure in the immediate community
- With approx. 5 acres of prime river front property set aside solely for recreational purposes [not camp sites], we are in effect providing our own parkland experience at no cost to Council.

**In essence, as illustrated above, the 'one size fits all' approach to the levying of Infrastructure charges is flawed and grossly unfair particularly when applied to rural developments. It does not reflect the fact that many of the infrastructure services taken for granted in cities are not available in rural areas and must be provided at landowners' expense.**

Our aim is to provide a low-cost, family friendly park with plenty of space for campers to enjoy the wildlife, safe spaces for kids to ride bikes/have a game of cricket and for families to reconnect away from the hustle and bustle of city life. **The main beneficiaries** of this will be Gladstone residents and travellers who will provide economic stimulus to Rosedale and the Gladstone Shire overall.

**We ask that Council assist us by keeping costs to a minimum so we can continue to keep our pricing 'family friendly'.**

Council recognises that our development will **'deliver economic development and growth outcomes that align with Councils Economic Development Strategy and Planning Scheme'**.

With this recognition it is difficult to understand why the Council would impose such a financial burden on a fledgling business that is trying to establish itself in these difficult economic times

The imposition of a \$50,000 infrastructure cost based on ill defined general principles makes a mockery of the Councils Economic Development Strategy.

We understand that the Council has costs that need to be recouped and ratepayers should not have to subsidise development proposals, however would be operators of small businesses should be encouraged and not penalised for trying to create a business.

**The travelling public** also agree [responses via Facebook and phone/text] that this development will deliver a welcome reprieve from caravan park accommodation, and are keenly awaiting an opening date.

These are hard economic times. Covid19, the closing of borders and an uncertain recovery ahead requires that **small business should be encouraged and not burdened by excessive fees that are not relative to their situation.**

In this current economic climate, and with **all Council run parks in Gladstone Shire currently closed due to Covid 19 restrictions**, we ask that this request we given **immediate attention** so we can resolve the matter and use our limited resources to move ahead with meeting other conditions raised in our application.

It was noted with interest that the Bundaberg Shire announced via The Mayor's message that a multi-million dollar package would 'deliver a range of fee waivers and incentives to encourage development including permanent reductions to infrastructure charges for sectors including rural industries and nature based tourism'.

It is hoped that the Gladstone Shire is also that progressive and considers a similar package to assist its residents and ratepayers by encouraging further development within our Shire.