



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/117-2021	Contact:	Aidan Murray
Date of Decision:	30 November 2021	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Essjay Contracting Pty Ltd		
Postal address:	C/- SK Drafting		
Phone no:	Mobile no:	Email:	

2. PROPERTY DESCRIPTION

Street address:	153 Foster Street, Gracemere		
Property description:	Lot 18 on SP206688, Parish of Gracemere		

3. OWNER DETAILS

Name:	J T Bentley and S J Bentley		
Postal address:			

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for a Transport Depot
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5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$71,969.88**

This charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 121 of the *Planning Act 2016* and Council's Adopted Infrastructure Charges Resolution (No 5) 2015.

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

- (a) A charge of \$54,068.08 for Gross Floor Area being 1,272.19 square metres (industrial shed 843.46m², mezzanine 208.28m², offices 198.34m² and foyer 22.11m² but excluding wash bay 207.46m²);
- (b) A charge of \$59,901.80 for Impervious Area being 7,047.27 square metres (existing covered area 204.73m², footprint building area 1312.83m², pavement area 5,529.71m² but excluding gravel hardstand area 3,347.87m²); and
- (c) An Infrastructure Credit of \$42,000.00 made up as follows:
 - (i) 2 x \$21,000.00 – Infrastructure Credit applicable for the existing two allotments;

Therefore, a total charge of **\$71,969.88** is payable for the development.

No offsets or refunds are applicable for the development.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$71,969.88** must be paid when the change of use happens.

Payment options can be found at the bottom of this notice.

7. 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*.

8. ASSESSMENT MANAGER

Name: Tarnya Fitzgibbon <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature:	Date: 30 November 2021
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IN PERSON

In person at any of Council's Customer Service Centres or Development Advice Centre.

CREDIT CARD


Online via [eServices](#) on Council's website using payment reference:

7388374

OR

Call us on 1300 22 55 77

BPAY

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