



# Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/125-2017	Contact:	Bevan Koelmeyer
Date of Decision:	12 August 2021	Contact Number:	07 4936 8099

## 1. APPLICANT DETAILS

Name:	Red Lion Property Holdings Pty Ltd Tte		
Postal address:	C/- Reel Planning		
Phone no:	Mobile no:	Email:	

## 2. PROPERTY DESCRIPTION

Street address:	138 and 142 Denham Street, Allenstown
Property description:	Lot 100 on SP300289 (previously known as Lots 1 and 2 on RP600326), and Lot 1 on RP602347

## 3. OWNER DETAILS

Name:	Red Lion Property Holdings Pty Ltd Tte
Postal address:	

## 4. DEVELOPMENT APPROVAL

**Other Change to Development Permit D/125-2017 for a Material Change of Use for a Hotel (Extensions)**

## 5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$35,490.25**.

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:

### **Stage One**

Lot 1 on RP600326:

- A charge of \$38,420.00 for Gross Floor Area being 226 square metres (hotel room, cocktail bar, service area, storeroom, bar and grill);
- A charge of \$4,343.50 for Impervious Area being 511 square metres (roof and hardstand areas); and
- An Infrastructure Credit of \$7,505.50, made up as follows:

- (i) \$3,162.00 - Infrastructure Credit applicable for the existing storeroom structure (18.6 square metres); and
- (ii) \$4,343.50 - Infrastructure Credit applicable for the existing impervious roof and hardstand areas (511 square metres).

**Sub-Total: \$35,258.00**

Lot 2 on RP600326:

- (d) A charge of \$3,370.25 for Impervious Area being 396.5 square metres (access and parking areas); and
- (e) An Infrastructure Credit of \$21,000.00, made up as follows:
  - (iii) \$21,000.00 - Infrastructure Credit applicable for the existing allotment.

**Sub-Total: -\$17,629.75**

**TOTAL CHARGE (Stage 1) - \$17,628.25**

**Stage Two**

Lot 1 on RP602347:

- (f) A charge of \$8,262.00 for Impervious Area being 972 square metres (access, parking and outdoor storage area); and
- (g) An Infrastructure Credit of \$21,000.00, made up as follows:
  - (iv) \$21,000.00 - Infrastructure Credit applicable for the existing allotment.

**Sub-Total: -\$12,738.00**

**TOTAL CHARGE (Stage 2) - NIL**

**Stage Three**

Lot 100 on SP300289 (formerly Lot 1 and Lot 2 on RP600326)

- (h) A charge of \$30,600.00 for Gross Floor Area being 180 square metres (hotel room)
- (i) An Infrastructure Credit of \$12,738.00, made up as follows:
  - (v) \$12,738.00 – Infrastructure Credit applicable for part of the existing allotment related to Stage Two (Lot 1 on RP602347).

**TOTAL CHARGE (Stage 3) - \$17,862.00**

Therefore, a total charge of \$35,490.25 is payable for the development.

No offsets or refunds are applicable for the development.

**6. WHEN CHARGE IS PAYABLE**

The infrastructure charges of **\$35,490.25** 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: <b>Tarnya Fitzgibbon</b> <b><u>COORDINATOR</u></b> <b><u>DEVELOPMENT ASSESSMENT</u></b>	Signature:	Date: 12 August 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:

4951737

OR

Call us on 1300 22 55 77

**BPAY**

	<p><b>Bill Code:</b> 129999 <b>Ref:</b> 4951737</p>
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