



# Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	<b>D/143-2020</b>	Contact:	Bevan Koelmeyer
Date of Decision:	<b>22 April 2021</b>	Contact Number:	(07) 4932 9000

## 1. APPLICANT DETAILS

Name:	<b>Andrews Family Pty Ltd</b>		
Postal address:			
Phone no:	Mobile no:	Email:	

## 2. PROPERTY DESCRIPTION

Street address:	164 Fitzroy Street, Allenstown
Property description:	Lot 3 on RP605224

## 3. OWNER DETAILS

Name:	Andrews Family Pty Ltd
Postal address:	

## 4. DEVELOPMENT APPROVAL

**Development Permit for a Material Change of Use for a Health Care Service**

## 5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$9,348.45**.

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 \$15,000.00 for the existing two (2) bedroom dwelling;
- (b) A charge of \$12,471.20 for Gross Floor Area being 104.8 square metres (health care service);
- (c) A charge of \$2,877.25 for Impervious Area being 338.5 square metres (hardstand areas, access, and parking areas); and
- (d) An Infrastructure Credit of \$21,000.00 made up as follows:
  - (i) \$21,000.00 – Infrastructure Credit applicable for the existing allotment.

Therefore a total charge of \$9,348.45 is payable for the development.

No offsets or refunds are applicable for the development.

## 6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$9,348.45** 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: 22 April 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:

6863849

OR

Call us on 1300 22 55 77

#### BPAY

	<b>Billers Code:</b> 129999
	<b>Ref:</b> 6863849
<b>Telephone &amp; Internet Banking – BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>	

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