



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/43-2019	Contact:	Bevan Koelmeyer
Date of Decision:	29 April 2021	Contact Number:	(07) 4932 9000

1. APPLICANT DETAILS

Name:	PJ and AM McCasker		
Postal address:	C/- Gideon Town Planning		
Phone no:	Mobile no:	Email:	

2. PROPERTY DESCRIPTION

Street address:	334 Leichhardt Street, Parkhurst		
Property description:	Lot 28 on CP849910		

3. OWNER DETAILS

Name:	P J McCasker and A M McCasker		
Postal address:			

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Utility Installation (Waste Management Service) and Operational Works for an Advertising Device (Ground Sign)

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$47,282.95**

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 \$44,353.00 for Gross Floor Area being 1,043.6 square metres (industrial shed and ancillary office);
- (b) A charge of \$21,000.00 for the existing three (3) bedroom Caretaker's Accommodation;
- (c) A charge of \$23,253.45 for Impervious Area being 2,735.7 square metres (roof area, hardstand areas, access, and parking areas); and
- (d) An Infrastructure Credit of \$41,323.50, made up as follows:
 - (i) \$21,000.00 applicable for the existing three (3) bedroom dwelling; and
 - (ii) \$15,810.00 applicable for the existing industrial structures (372 square metres); and
 - (iii) \$4,513.50 applicable for the existing impervious roof area and hardstand areas (531 square metres).

Therefore a total charge of \$47,282.95 is payable for the development.

No offsets or refunds are applicable for the development.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of \$47,282.95 must be paid for a Material Change of Use 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**
COORDINATOR
DEVELOPMENT ASSESSMENT

Signature:

Date: 29 April 2021

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: 5852173
OR Call us on 07 4932 9000

BPAY



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Ref: 5852173

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