



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/46-2021	Contact:	Bevan Koelmeyer
Date of Decision:	8 July 2021	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Australian Independent Rural Retailers (AIRR)		
Postal address:	C/- Gideon Town Planning		
Phone no:	Mobile no:	Email:	

2. PROPERTY DESCRIPTION

Street address:	46 Macquarie Street, Gracemere		
Property description:	Lot 67 on SP269034, Parish of Gracemere		

3. OWNER DETAILS

Name:	B P Shepherd and S M Shepherd and C S Helliwell PR		
Postal address:			

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for Warehouses

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$300,327.20**.

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

- (a) A charge of \$140,109.75 for Gross Floor Area being 3,296.7 square metres (office & amenities, warehouse 1, and warehouse 2);
- (b) A charge of \$70,547.45 for Impervious Area being 8,299.7 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$21,000.00, made up as follows:
 - (i) \$21,000.00 - Infrastructure Credit applicable for the existing [one] allotment.

Therefore, a total charge of \$189,657.20 is payable for Stage One of the development.

Stage Two

- (a) A charge of \$92,225.00 for Gross Floor Area being 2,170 square metres (warehouse 3); and
- (b) A charge of \$18,445.00 for Impervious Area being 2,170 square metres (roof area).

Therefore a total charge of \$110,670.00 is payable for Stage Two of the development.

No offsets or refunds are applicable for the development.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges for Stage One (\$189,657.20) must be paid when the change of use happens for this stage.

The infrastructure charges for Stage Two (\$110,670.00) must be paid when the change of use happens for this stage.

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: Amanda O'Mara <u>ACTING COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature:	Date: 8 July 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:

7085426

OR

Call us on 1300 22 55 77

BPAY



Billers Code: 129999

Ref: 7085426

Telephone & Internet Banking – BPAY®
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