



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/73-2022	Contact:	Aidan Murray
Date of Decision:	15 November 2022	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Keith Turner				
Postal address:	C/- Wall Planning & Environmental Consulting Level 22, Northbank Plaza, 69 Ann Street BRISBANE QLD 4000				
Phone no:	1300 208 865	Mobile no:	0488 552 530	Email:	mail@wallplanning.com.au

2. PROPERTY DESCRIPTION

Street address:	206 Alexandra Street, Kawana
Property description:	Lot 95 and Lot 96 on RP603516

3. OWNER DETAILS

Name:	BMPJ Pty Ltd
Postal address:	48 Oxley Drive, GLENLEE QLD 4711

4. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for Low Impact Industry (extension to existing steel fabrication workshop)

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$47,859.86**.

This charge is subject to automatic increases from when the charges are levied until when they are paid in accordance with section 114 of the *Planning Act 2016* and Council's *Infrastructure Charges Resolution No. 1 of 2022*.

The infrastructure charges have been calculated as follows:

- (a) A charge of \$101,708.80 for Gross Floor Area being 1,856 square metres (shed, administration, mezzanine level);
- (b) A charge of \$45,552.00 for Impervious Area being 4,160 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$92,146, made up as follows:
 - (i) \$61,924.00 - Infrastructure Credit applicable for existing/previous Gross Floor Area being 1,130 square metres (existing and demolished industrial structures); and
 - (ii) \$30,222.00- Infrastructure Credit applicable for the existing Impervious Area being 2,760 square metres (roof area, hardstand areas, access and parking areas)

In accordance with section 3.6 of the *Charges Resolution (No. 1)* automatic indexation has been applied to the charge.

In accordance with Development Incentives Policy, section 3.5 of the *Charges Resolution (No. 1) of 2022*, the levied charge will be 85 per cent of the amount calculated.

No offsets or refunds are applicable for the development.


6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$47,859.86** must be paid when the change of use happens.

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>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 15 November 2022
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PAYMENT METHODS

An invoice for the Infrastructure Charge amount, including automatic increase, can be requested by contacting Council on telephone 07 4932 9000 or via email enquiries@rrc.qld.gov.au.

Payment methods will be detailed in an invoice and include paying in person, by credit card or BPAY.