



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/166-2025	Contact:	Sophie Muggerridge
Date of Decision:	18 December 2025	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Boutique Capital Pty Ltd Trustee Under Instrument 724159158		
Postal address:	C/- Viva Property Group Pty Ltd PO BOX 419 INDOOROPILLY QLD 4068		
Phone no:	07 3831 5577	Mobile no:	-
Email:	info@vivapropertygroup.com.au		

2. PROPERTY DESCRIPTION

Street address:	35 Armstrong Street, Berserker
Property description:	Lot 9 on RP600785

3. OWNER DETAILS

Name:	Boutique Capital Pty Ltd Tte
Postal address:	Level 16, 101 Miller Street NORTH SYDNEY NSW 2060

4. DEVELOPMENT APPROVAL

Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots)

5. INFRASTRUCTURE CHARGE

Charges Resolution (No. 2) of 2025 for **Reconfiguring a Lot** applies to the application. The Infrastructure Charges are as follows:

- (a) A charge of \$73,341.40 for two (2) new allotments; and
- (b) An Infrastructure Credit of \$36,670.70, applicable for the existing one (1) allotment.

The calculations are reflected in the below table:

Column 1 Use	Column 2 Infrastructure Charge (\$)	Column 3 Unit	Column 4 Calculated Charge
Reconfiguring a lot	36,670.70	per lot	
		Total Charge	\$73,341.40
		Total Credit	\$36,670.70
		TOTAL CHARGE	\$36,670.70

Therefore, a total charge of \$36,670.70 is payable and will be reflected in an Infrastructure Charges Notice for the development.

No offsets or refunds are applicable for the development.

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. 2 of 2025*.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$36,670.70** must be paid when the local government issues the Approval Certificate for the Survey Plan.

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. RIGHTS OF APPEAL

This Decision Notice may be appealed in accordance with the following sections of the PA:

- (i) Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- (ii) Schedule 1 (Appeals).

Appeals against an Infrastructure Charges Notice

The person given an infrastructure charges notice may appeal the infrastructure charges notice on 1 or more of the following grounds —

- (a) the notice involved an error relating to —
 - (i) the application of the relevant adopted charge; or
Examples of errors in applying an adopted charge —
 - The incorrect application of gross floor area for a non-residential development.
 - Applying an incorrect 'use category', under a regulation, to the development.
 - (ii) the working out of extra demand, for section 120 of PA; or
 - (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or
- (d) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, it is declared that the appeal against an infrastructure charges notice must not be about —

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund —
 - (i) the establishment cost of infrastructure identified in an LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

Appeals to the Planning and Environment Court

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website:


<http://www.courts.qld.gov.au/courts/planning-and-environment-court>

Appeals to the Development Tribunal

Information about how to proceed with an appeal to the Development Tribunal may be found on the Department of Housing and Public Works' website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/DevelopmentTribunals.aspx>

9. ASSESSMENT MANAGER

Name: Amanda O'Mara <u>COORDINATOR</u> <u>DEVELOPMENT ASSESSMENT</u>	Signature: 	Date: 22 December 2025
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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.