



Dedicated to a better Brisbane

INFRASTRUCTURE CHARGES NOTICE

(Section 119(2) of the *Planning Act 2016*)

Brisbane City Council

To: Lynette Anne Lee and Michael Lee c/- Planning Initiatives PO Box 1774 NEW FARM QLD 4005	Date of infrastructure charges notice: [insert date] Infrastructure charges notice number: IC26826 Application Reference: A005165084
Type of Approval:	Material Change of Use – Development Permit
Description:	Special Industry (Distillery) and Hotel

Decision: On [insert date of decision] Brisbane City Council has decided to give this infrastructure charges notice under the *Brisbane Infrastructure Charges Resolution (No. 8) 2019* and the *Planning Act 2016* (the Act) in respect of the development approval described above.

This notice does not include the levied charges payable for water supply and sewerage networks to be levied by the Central SEQ Distributor-Retailer Authority trading as Queensland Urban Utilities which are in a separate infrastructure charges notice.

Premises to which the levied charge applies	Site address: 25 FINCHLEY ST MILTON QLD 4064 Real property description: L13 RP.18886
--	---

Infrastructure charges notice information	N/A
--	-----

Current amount of the levied charge	Local government trunk infrastructure networks Stormwater, Transport, Public Parks and Land for Community Facilities. Current amount of Levied Charge \$23,069.98
--	--

Details of how the levied charge was worked out are shown overleaf.

Offset	No Offset applies.
---------------	--------------------

Refund	No Refund applies.
---------------	--------------------

Eligible Organisation Charges Reduction	No Eligible Organisation Charges Reduction applies.
--	---

Increase of levied charge (automatic increase provision)	The levied charge may be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), adjusted according to the 3 year moving average quarterly percentage change between financial quarters in accordance with the relevant Council's infrastructure charges resolution and the Act.
Date levied charge is payable	The levied charge is payable when the change of use happens.
Making a payment	<p>Before paying the total levied charge payable you must request an Itemised Breakdown showing the total levied charge payable at the time of payment.</p> <p>To obtain an Itemised Breakdown, please refer to Council's website (www.brisbane.qld.gov.au/planning-building/applying-post-approval/infrastructure-charges/request-itemised-breakdown-infrastructure-charges). The options available to submit this request are outlined in the 'Billing and Payment' process.</p> <p>The Itemised Breakdown must be presented at the time of payment.</p> <p>Payment is to be made to the Brisbane City Council and may be made at any of the Council's Regional Business Centres or at the Brisbane Square Library and Customer Centre, 266 George Street, Brisbane.</p> <p>A credit card surcharge of 0.52% will apply to credit card transactions for levied charges payments. For more information please refer to the Council website:</p> <p>www.brisbane.qld.gov.au/about-council/council-information-and-rates/rates-and-payments/credit-card-surcharge</p>
Appeal rights	Details of the appeal rights for the recipient of this infrastructure charges notice are attached.

Details of calculation

Notice Number:	IC26826
Application Reference:	A005165084
Permit Reference:	DAMC373284119
Type of Approval:	MCU
Applicable Resolution:	ICR8 (PAct)

Working out the Levied Charge

Levied Charge (LC)

Total Charge (AC x ED)	Total Discount (D)	Amount: LC = (AC x ED) - D
\$23,069.98	\$0.00	
Levied Charge (LC)		\$23,069.98

Refer to section 14 of Council's infrastructure charges resolution on working out the levied charge

Applied Adopted Charge (AC) (Reconfiguring a Lot (ROL))

Category	Sub-Category	Demand Unit	Applied Adopted Charge (AC)
02 Non-Residential (Reconfiguration of a Lot)	Non-Residential Lot	Number of non-residential lots	\$14,346.12

Refer to section 15 and schedule 2 of Council's infrastructure charges resolution for details on working out the applied adopted charge

Applied Adopted Charge (AC) (MCU Residential Transport, Public Parks & Land for Community Facilities, & Stormwater)

Category	Sub-Category	Demand Unit	Applied Adopted Charge (AC)

Refer to section 15, schedule 2 and schedule 4 of Council's infrastructure charges resolution for details on working out the applied adopted charge

Applied Adopted Charge (AC) (MCU Non-Residential Transport, & Public Parks & Land for Community Facilities)

Category	Sub-Category	Demand Unit	Applied Adopted Charge (AC)
10 Non-Residential Entertainment	Hotel	sq m GFA	\$143.46
13 Non-Residential High impact industry	Special industry	sq m GFA	\$30.74

Refer to section 15 and schedule 2 of Council's infrastructure charges resolution for details on working out the applied adopted charge

Applied Adopted Charge (AC) (MCU Non-Residential Stormwater)

Category	Sub-Category	Demand Unit	Applied Adopted Charge (AC)
18 Non-Residential Stormwater	Stormwater impervious area	Impervious area in sq m	\$10.25

Refer to section 15 and schedule 2 of Council's infrastructure charges resolution for details on working out the applied adopted charge

Extra Demand (ED) (ROL)

Category	Sub-Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	ED = DD - DC	(AC x ED)
02 Non-Residential (Reconfiguration of a Lot)	Non-Residential Lot	Number of non-residential lots	0	1	-1	-\$14,346.12

Total Charge (ROL)**-\$14,346.12***Refer to section 16 of Council's infrastructure charges resolution for details on working out the extra demand***Extra Demand (ED) (MCU Residential Transport, Public Parks & Land for Community Facilities, & Stormwater)**

Category	Sub-Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	ED = DD - DC	(AC x ED)
----------	--------------	-------------	-------------------------	--------------------	--------------	-----------

Total Charge (MCU Residential Transport, Public Parks & Land for Community Facilities, & Stormwater)**\$0.00***Refer to section 16 of Council's infrastructure charges resolution for details on working out the extra demand***Extra Demand (ED) (MCU Non-Residential Transport, & Public Parks & Land for Community Facilities)**

Category	Sub-Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	ED = DD - DC	(AC x ED)
10 Non-Residential Entertainment	Hotel	sq m GFA	169.4	0	169.4	\$24,302.12
13 Non-Residential High impact industry	Special industry	sq m GFA	294.3	0	294.3	\$9,046.78

Total Charge (MCU Residential Transport, & Public Parks & Land for Community Facilities)**\$33,348.90***Refer to section 16 of Council's infrastructure charges resolution for details on working out the extra demand***Extra Demand (ED) (MCU Non-Residential Stormwater)**

Category	Sub-Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	ED = DD - DC	(AC x ED)
18 Non-Residential Stormwater	Stormwater impervious area	Impervious area in sq m	396.8	0	396.8	\$4,067.20

Total Charge (MCU Non-Residential Stormwater)**\$4,067.20***Refer to section 16 of Council's infrastructure charges resolution for details on working out the extra demand***Discount (D)**

Prescribed Financial Contribution (PFC)	(AC x DC)	Amount
Total Discount (D)*		\$0.00

*Refer to section 17 of Council's infrastructure charges resolution for details on working out the discount for the prescribed financial contribution**In accordance with section 17 of Council's infrastructure charges resolution the Discount cannot be less than zero.*