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INFRASTRUCTURE CHARGES NOTICE

(Section 635 of the *Sustainable Planning Act 2009*)

Brisbane City Council

To: Bp And Mm Developments Pty Ltd c/- HAL Architects Pty Ltd P O Box 2680 FORTITUDE VALLEY QLD 4006	Date: 6 November 2015
	Notice Number: IC17225
	Application Reference: A004085160
Type of Approval:	DA - Material Change of Use – Development Permit
<p>This infrastructure charges notice is levied by Brisbane City Council.</p> <p>This notice does not include the adopted 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.</p> <p>This infrastructure charges notice is calculated in accordance with Council's adopted infrastructure charges resolution and the <i>Sustainable Planning Act 2009</i>.</p>	

Land to which charges apply	Site address: 26 CURWEN TCE CHERMSIDE QLD 4032, 28 CURWEN TCE CHERMSIDE QLD 4032, 635A WEBSTER RD CHERMSIDE QLD 4032 Real property description: L17 RP.85139, L16 RP.85139, L51 RP.183706
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Infrastructure Charge notice information	N/A
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Levied Charge	Local government trunk infrastructure networks Community Purposes, Stormwater and Transport Current amount of Levied Charge \$496,000.00
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Details of how the levied charge is calculated are shown overleaf.

Offset	No offset applies.
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Details of how the offset for trunk infrastructure is calculated are shown overleaf.

Refund	No refund applies.
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Details of how the refund for trunk infrastructure is calculated are shown overleaf.

Increase of levied charge	The levied charge is to be increased from the date of this notice to the day the levied charge is paid by the Producer Price Index (PPI), smoothed in accordance with the 3 year moving average percentage change in accordance with Council's adopted infrastructure charges resolution and the <i>Sustainable Planning Act 2009</i> .
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Payment date of total levied charge payable	The levied charge is payable in accordance with the timing stated in the <i>Sustainable Planning Act 2009</i> .
Making a payment	<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 St, Brisbane.</p> <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>This request must be made by email to DA_ICP_Advice@brisbane.qld.gov.au OR in writing on the Request for Itemised Breakdown of Levied Charges Form to the Team Leader, Infrastructure Charges Team, Development Assessment Branch.</p> <p>The Itemised Breakdown must be presented at the time of payment.</p> <p>A credit card surcharge of 0.79% will apply to credit card transactions for levied charges payments. For more information please refer to the Council website: http://www.brisbane.qld.gov.au/about-council/council-information-and-rates/rates-and-payments/credit-card-surcharge</p>
Appeal rights	In accordance with section 637(2) of the <i>Sustainable Planning Act 2009</i> (SPA), the rights of appeal must be stated for the recipient of a notice issued under section 635 of the SPA. Attached is an extract from the SPA that details your appeal rights.

Details of calculation

Notice Number: IC17225

Application Reference: A004085160

Type of Approval: MCU

Applicable Resolution: AICR5

Working out the Levied Charge

Levied Charge (LC)

Total Charge (AC x AD)	Total Discount (D)	
\$496,000.00	\$0.00	
	Levied Charge (LC)	Amount: LC = (AC x AD) - D
		\$496,000.00

see section 14 of Council's infrastructure charges resolution

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

Category	Sub-Category	Demand Unit	Applied Adopted Charge (AC)
01 Residential (Reconfiguration of a Lot)	Residential Lot	Number of residential lots	\$14,000.00

see section 15 and schedule 2 of Council's infrastructure charges resolution

Applied Adopted Charge (AC) (MCU Residential Transport, Community Purposes & Waterways)

Category	Sub-Category	Demand Unit	Applied Adopted Charge (AC)
01 Residential (Material Change of Use/Building Work)	Multiple dwelling - 1 or 2 bedroom dwelling	Number of dwellings: 1 or 2 bedroom dwelling	\$10,000.00
01 Residential (Material Change of Use/Building Work)	Multiple dwelling - 3 or more bedroom dwelling	Number of dwellings: 3 or more bedroom dwelling	\$14,000.00

see section 15, schedule 2 and schedule 4 of Council's infrastructure charges resolution

Applied Adopted Charge (AC) (MCU Non-Residential Transport & Community Purposes)

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

see section 15 and schedule 2 of Council's infrastructure charges resolution

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

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

see section 15 and schedule 2 of Council's infrastructure charges resolution

Additional Demand (AD) (ROL)

Category	Sub-Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	AD = DD - DC	(AC x AD)
01 Residential (Reconfiguration of a Lot)	Residential Lot	Number of residential lots	0	2	-2	-\$28,000.00

Total Charge (ROL) **-\$28,000.00**

see section 16 of Council's infrastructure charges resolution

Additional Demand (AD) (MCU Residential Transport, Community Purposes & Waterways)

Category	Sub-Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	AD = DD - DC	(AC x AD)
01 Residential (Material Change of Use/Building Work)	Multiple dwelling - 1 or 2 bedroom dwelling	Number of dwellings: 1 or 2 bedroom dwelling	44	0	44	\$440,000.00
01 Residential (Material Change of Use/Building Work)	Multiple dwelling - 3 or more bedroom dwelling	Number of dwellings: 3 or more bedroom dwelling	6	0	6	\$84,000.00

Total Charge (MCU Residential Transport, Community Purposes & Waterways) **\$524,000.00**

see section 16 of Council's infrastructure charges resolution

Additional Demand (AD) (MCU Non-residential Transport & Community Purposes)

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

Total Charge (MCU Non-residential Transport & Community Purposes) **\$0.00**

see section 16 of Council's infrastructure charges resolution

Additional Demand (AD) (MCU Non-residential Waterways)

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

Total Charge (MCU Non-residential Waterways) **\$0.00**

see section 16 of Council's infrastructure charges resolution

Discount (D)

Prescribed Financial Contribution (PFC)	(AC x DC)	Amount

Total Discount (D)* **\$0.00**

see section 17 of Council's infrastructure charges resolution

*in accordance with section 17 of Council's infrastructure charges resolution the Discount cannot be less than zero.