



# Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/21-2021	Contact:	Kathy McDonald
Date of Decision:	11 March 2025	Contact Number:	07 4936 8099

## 1. APPLICANT DETAILS

Name:	Westwood Ventures Pty Ltd		
Postal address:	C/- GSPC PO BOX 379 GRACEMERE QLD 4702		
Phone no:	07 4922 7033	Mobile no:	-
Email:	<a href="mailto:admin@gspc.com.au">admin@gspc.com.au</a>		

## 2. PROPERTY DESCRIPTION

Street address:	4589 Capricorn Highway, Westwood
Property description:	Lot 1 on SP340154

## 3. OWNER DETAILS

Name:	Westwood Venture Pty Ltd Tte
Postal address:	5 Foxglove Avenue NORMAN GARDENS QLD 4701

## 4. DEVELOPMENT APPROVAL

**Development Permit for Material Change of Use for a Service Station and Operational Works for Advertising Devices (one (1) freestanding sign, six (6) canopy signs and two (2) awning fascia signs)**

## 5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	11 March 2025
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## 6. INFRASTRUCTURE CHARGE

The contribution required to be paid is \$16,450.00.

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.

Adopted Infrastructure Charges Resolution (No. 5) 2015 for non-residential development applies to the application. The Infrastructure Charges are as follows:

Column 1 Use Schedule		Column 2 Charge Area	Column 3 Adopted Infrastructure Charge		Column 4 Adopted Infrastructure Charge for stormwater network		Calculated Charge
			(\$)	Unit	(\$)	Unit	
Commercial (Retail)	Service Station	All areas	Nil Charge				

	(fuel pumps)						
	Service Station (all other areas)	Areas 3	45	per m <sup>2</sup> of GFA	0	per m <sup>2</sup> of impervious area	\$15,345.00
Entertainment	Hotel	Areas 3	50	per m <sup>2</sup> of GFA	0	per m <sup>2</sup> of impervious area	\$11,050.00
Total							\$26,395.00
Less Credit							\$9,945.00
<b>TOTAL CHARGE</b>							<b>\$16,450.00</b>

This is based on the following calculations:

#### Stage One

- (a) A charge of \$9,945.00 for Gross Floor Area being 221 square metres (enclosed beer garden for temporary Service Station)

#### Stage Two

- (a) A charge of \$5,400.00 for Gross Floor Area being 120 square metres (new Service Station

#### Stage Three

- (a) A charge of \$11,050.00 for Gross Floor Area being 221 square metres (convert temporary Service Station back into Hotel); and  
 (b) An Infrastructure Credit of \$9,945.00 for Gross Floor Area being 221 square metres (temporary Service Station).  
 (c) A charge of \$1,105.00 is payable for Stage Three.

Therefore, a total charge of **\$16,450.00** is payable for the development.

No offsets or refunds are applicable for the development.

#### **7. WHEN CHARGE IS PAYABLE**

The infrastructure charges must be paid when the change of use happens for each stage.


#### **8. 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*.

#### **9. ORIGINAL ASSESSMENT MANAGER**

Name: <b>Tarnya Fitzgibbon</b> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Date: 21 September 2021
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#### **10. ASSESSMENT MANAGER**

Name: <b>Amanda O'Mara</b> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Signature: 	Date: 17 March 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](mailto:enquiries@rrc.qld.gov.au).

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