



Demand credit for existing or previous lawful use – prescribed form (Form B)



Notes for completing this form

This form is to be used when:

- You are seeking a demand credit for an existing lawful use or previous lawful use under the Brisbane Infrastructure Charges Resolution (Resolution).

Applicant details:

The applicant is the person responsible for making the request and need not be the owner of the land. The applicant is responsible for ensuring the information provided in this form is correct. Any correspondence issued as a consequence of this request will be issued to the applicant.

The applicant should be the same as the applicant for the development application for a development approval or person who requested compliance assessment.

Supporting information:

If you are applying for a demand credit under 'Working out the extra demand', the following evidence of existing lawful or previous lawful use must support the request:

- Current or historical planning approvals or consents, development permits, infrastructure agreements, rezoning deed or any other similar instruments including applicable court documents.
- Public record in relation to the use accessed under Queensland laws from Queensland State Archives or similar agencies.
- Statements from appropriately qualified people who can testify the nature, extent and duration of the relevant use.
- Expert evidence from a town planner along with relevant planning reports and associated instruments.

If you are applying for a demand credit under 'Working out the extra demand', the following evidence of accepted development must support the request:

- Statement from appropriately qualified people that other development on the premises may be lawfully carried out without the need for further development permit.
- Statement from an accredited building certifier that no development permit for Building Work is required for the other development.



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- This is a prescribed form for the Brisbane Infrastructure Charges Resolution.
- This form is to be used when seeking a demand credit for existing or previous lawful use/s.
- Scan and attach any additional, relevant information to support your request.
- For further information please contact Council on (07) 3403 8888.

Please return:

- Checklist for a discount for a prescribed financial contribution,
- Template for a prescribed form,
- Evidence of the contribution, and
- All other supporting information

by email to: dalodgement@brisbane.qld.gov.au
including "Demand credit for existing or previous lawful use – prescribed form (Form B)" in the subject line of the email



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1. Applicant Details

The applicant is the person responsible for making the request and need not be the owner of the land. The applicant is responsible for ensuring the information provided on this form is correct. Any correspondence issued as a consequence of the request will be issued to the applicant.

Applicant Name (*company or individual*)

The Development Directive Pty Ltd

Contact Name:

Emily Harrod

Postal Address:

884 Logan Road

Holland Park West

QLD

Postcode: 4121

Phone no.

(07) 3187 7700

Fax no.

Mobile no.

(07) 3187 7700

E-mail:

emily@developmentdirective.com.au

2. Details of the proposed/approved development

2a. Street Address

25 Shannon Place

Virginia

QLD

Postcode: 4014

2b. Real property description

Lot 40 on RP809251

2c. Development Application Reference Number

6031/03

2d. Infrastructure Charge Notice (ICN) Number (*if applicable*)

Not known

2e. Is the development part of a Multi-Permit or Multi-Stage development? *If yes, please specify the number of stages.*

No

3. Details of the existing or previous lawful use

3a. Indicate the type of demand that credit is being applied for:

Please place a tick in the appropriate box.

An existing lawful use.

A previous lawful use.

Registered vacant lot/s.

3b. Provide a summary of the existing or previous lawful use:

Please also attach evidence of the existing or previous lawful use.

The site's current lawful use is a warehouse.

3c. Provide a summary of any additional information:

Please also attach details if more space is required.

Based on a review of Developmenti, it appears that the warehouse use was established by approval reference 6031/03. A copy of this approval has not been sighted. Approval 6031/03 is referred to in Development Application documents relating to subsequent approval reference A003065636 as an existing lawful warehouse. A003065636 was approved in June 2011. We have been advised that the property has been tenanted (or marketed) as a warehouse until present day, and that use not been abandoned. We are not aware of any evidence to the contrary.

4. Applicant's declaration

I certify that I make this claim in accordance with the Brisbane Infrastructure Charges Resolution and am entitled to make this claim.

Applicant's name:

James Burton

Applicant's signature

Date

11/05/2026