



## Amended Infrastructure Charges Notice

SUSTAINABLE PLANNING ACT 2009, SECTION 648F and 648H

Application number:	<b>D-R/242-2009</b>	Contact:	Brendan Standen
Date of Decision:	<b>22 April 2022</b>	Contact Number:	1300 22 55 77

### 1. APPLICANT DETAILS

Name:	<b>Gracemere Shoppingworld Pty Ltd</b>		
Postal address:	<b>C/- Urbis Pty Ltd Level 32, 300 George Street BRISBANE CITY QLD 4000</b>		
Phone no:	07 3007 3800	Email:	<a href="mailto:eleung@urbis.com.au">eleung@urbis.com.au</a>

### 2. PROPERTY DESCRIPTION

Street address:	1-19 McLaughlin Street and Lot 1 McLaughlin Street, Gracemere
Real property description:	Lot 1 on SP247119 and Lot 2 on SP247119

### 3. OWNER DETAILS

Name:	Gracemere Shoppingworld Pty Ltd
Postal address:	C/- McConaghy Group, GPO BOX 5265, BRISBANE QLD 4001

### 4. DEVELOPMENT APPROVAL

**Development Permit for a Material Change of Use for a Retail/Commercial Complex (two stage shopping centre)**

### 5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

changed	28 September 2021
changed	12 April 2022

### 6. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$1,952,295.50**. This charge may be subject to automatic increases from when the charges are levied until when they are paid in accordance with section 631 of the *Sustainable Planning Act 2009* and Council's Adopted Infrastructure Charges Resolution (No 4) 2014.

The property falls within Charge Area 1 of Council's Adopted Infrastructure Charges Resolution (No 4) 2014 and the charges have been calculated as follows:

#### Stage One

- (a) A charge of \$3,910.00 for Impervious Area being 460 square metres (roof area, hardstand areas, access, and parking areas);

#### Stage Two

- (b) A charge of \$1,813,050.00 for Gross Floor Area being 11,850 square metres (shopping centre including discount department store, junior discount department store, supermarket extension, specialty shops, kiosk and amenities – GFA excludes ‘a mall’ i.e. internal walkways); and
- (c) A charge of \$177,335.50 for Impervious Area being 20,863 square metres (roof area, hardstand areas, access, and parking areas).
- (d) A credit of \$42,000 for Lot 3 on R2647 and Lot 1 on RP616842.

Therefore a total charge of \$1,952,295.50 is payable for the development.

No refunds or offsets are applicable to the development.

#### **7. PAYMENT DETAILS**

The infrastructure charges of **\$1,952,295.50** must be paid when the change of use happens.

Payment of the infrastructure charges notice can be made in person at any of Council’s Customer Service Centres or over the phone on 1300 22 55 77.

#### **8. LAPSING OF INFRASTRUCTURE CHARGES NOTICE**

This Infrastructure Charges Notice lapses if the development approval or compliance permit to which it pertains ceases to have effect in accordance with section 341 of the *Sustainable Planning Act 2009*.

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

Name:	<b>Tarnya Fitzgibbon</b> <b><u>COORDINATOR</u></b> <b><u>DEVELOPMENT ASSESSMENT</u></b>	Signature:		Date:	22 April 2022
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