



Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 121

Application number:	D/66-2022	Contact:	Kathy McDonald
Date of Decision:	3 November 2022	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	The Trust Company Limited		
Postal address:	C/- Sinclair Planning Pty Ltd PO BOX 130 LUTWYCHE QLD 4030		
Mobile no:	0413626694	Email:	Leisa.Sinclair@sinclairplanning.com.au

2. PROPERTY DESCRIPTION

Street address:	331 Yaamba Road, Park Avenue
Property description:	Lot 201 on SP236447 and Lot 1 on SP203617

3. OWNER DETAILS

Name:	The Trust Company Limited
Postal address:	Stockland Property Management, GPO BOX 998, SYDNEY NSW 2001

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Shopping Centre (Extension) and Shop

5. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$288,129.98**

This charge is subject to automatic increases from when the charges are levied until when they are paid in accordance with section 114 of the *Planning Act 2016* and Council's *Infrastructure Charges Resolution No. 1 of 2022*.

The infrastructure charges have been calculated as follows:

- (a) A charge of \$340,170.00 for Gross Floor Area being 1,725 square metres (shop);
- (b) A charge of \$101,550.30 for Impervious Area being 9,274 square metres (roof area, hardstand areas and parking areas); and
- (c) An Infrastructure Credit of \$102,743.85, made up as follows:
 - (i) \$102,743.85 - Infrastructure Credit applicable for the existing impervious hardstand and parking areas (9,383 square metres).

In accordance with Development Incentives Policy, section 3.5 of the *Charges Resolution (No. 1) of 2022*, the levied charge will be 85 per cent of the amount calculated.

Therefore, a total charge of \$288,129.98 is payable and will be reflected in an Infrastructure Charges Notice for the development.

No offsets or refunds are applicable for the development.

6. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$288,129.98** must be paid when the change of use happens; or

7. 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*.

8. ASSESSMENT MANAGER

Name: **Amanda O'Mara**
COORDINATOR
DEVELOPMENT ASSESSMENT

Signature:



Date: 3 November
2022

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.

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