



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/66-2022	Contact:	Sophie Muggeridge
Date of Decision:	22 April 2024	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		
Phone no:	n/a	Mobile no:	0413 626 694
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 Prty 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. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	22 April 2024
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6. INFRASTRUCTURE CHARGE

Adopted Infrastructure Charges Resolution (No.1) 2022 for non-residential development applies to the application. The Infrastructure Charges are 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 \$102,294.90, made up as follows:
 - i. \$102,294.90 - Infrastructure Credit applicable for the existing impervious hardstand and parking areas (9,342 square metres).

Column 1 Use Schedule	Column 1A Use	Column 2 Adopted Infrastructure Charge for non-residential development (\$)		Column 3 Calculated Charge
		(a)	(b)	

		per m ² of Gross Floor Area (GFA)	per m ² Impervious to Stormwater	
Commercial (retail)	Shopping Centre	197.20	10.95	\$441,720.30
Total Adopted Charge				\$441,720.30
Adopted Charge with PPI				\$477,986.51
Less Credit				\$102,294.90
Credit with PPI				\$110,693.54
TOTAL CHARGE				\$367,292.97
LEVIED CHARGE (85% of total charge)				\$312,199.02

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

No offsets or refunds are applicable for the development.

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*.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$312,199.02** must be paid when the change of use happens.

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. RIGHTS OF APPEAL

This Decision Notice may be appealed in accordance with the following sections of the PA:

- (i) Chapter 6 (Dispute Resolution), Part 1 (Appeal Rights); and
- (ii) Schedule 1 (Appeals).

Appeals against an Infrastructure Charges Notice

The person given an infrastructure charges notice may appeal the infrastructure charges notice on 1 or more of the following grounds —

- (a) the notice involved an error relating to —
 - (i) the application of the relevant adopted charge; or
 - Examples of errors in applying an adopted charge —
 - The incorrect application of gross floor area for a non-residential development.
 - Applying an incorrect 'use category', under a regulation, to the development.
 - (ii) the working out of extra demand, for section 120 of PA; or
 - (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or
- (d) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, it is declared that the appeal against an infrastructure charges notice must not be about —

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund —
 - (i) the establishment cost of infrastructure identified in an LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

The appeal must be started within 20 business days after the day the recipient is given the relevant infrastructure charges notice.

Appeals to the Planning and Environment Court

Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website:

<http://www.courts.qld.gov.au/courts/planning-and-environment-court>

Appeals to the Development Tribunal


Information about how to proceed with an appeal to the Development Tribunal may be found on the Department of Housing and Public Works' website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/DevelopmentTribunals.aspx>

10. ORIGINAL ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Date:
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11. ASSESSMENT MANAGER

Name: Amanda O'Mara COORDINATOR DEVELOPMENT ASSESSMENT	Signature: 	Date: 30 April 2024
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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.

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