

Amended Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 125

Application number:	D/69-2017	Contact:	Amanda O'Mara
Date of Decision:	29 October 2019	Contact Number:	1300 22 55 77

1. APPLICANT DETAILS

Name:	The Trust Company Limited C/- Cardno			
Postal address:				
Phone no:	Mobile no:	Email:		

2. PROPERTY DESCRIPTION

Street address: 331 Yaamba Road, Park Avenue

Real property Lot 201 on SP236447 and Lot 1 on SP203617, Parish of Archer description:

3. OWNER DETAILS

Name: The Trust Company Limited

Postal address:

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for a Shopping Centre, Theatre (extension) and a Food and Drink Outlet

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Item 4 – Description Changed	25 October 2019
Item 7 – Infrastructure Charge Changed	25 October 2019

6. INFRASTRUCTURE CHARGE

The contribution required to be paid is **\$1,020,780.00**. 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.

The property falls within Charge Area 1 of Council's Adopted Infrastructure Charges Resolution (No 5) 2015 and the charges have been calculated as follows:

Stage One:

- (a) A charge of \$100,215.00 for Gross Floor Area being 655 square metres (Food and Drink Out);
- (b) No additional Impervious Area is proposed; and
- (c) An Infrastructure Credit of \$121,941.00 for the Gross Floor Area for the existing Food and Drink Outlet (797 square metres).

Therefore, an infrastructure charge is not applicable for Stage one.

Stage Two:

- (a) A charge of \$944,566.00 for Gross Floor Area being 7,102 square metres (Shopping Centre);
- (b) A charge of \$222,550.00 for Gross Floor Area being 1,315 square metres (Theatre);
- (c) No additional Impervious Area is proposed;
- (d) An Infrastructure Credit of \$124,610.00 for the Gross Floor Area for the existing Theatre area being demolished (733 square metres); and
- (e) An Infrastructure Credit of \$21,726.00 for the Gross Floor Area for the existing Food and Drink Outlet (existing 797 square metres proposed 655 square metres = 142 square metres).

Therefore, a total charge of \$1,020,780.00 is payable for Stage two of the development.

No refunds or offsets are applicable to the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$1,020,780.00** must be paid when the change of use happens for Stage two.

Payment options can be found at the bottom of this notice.

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 85 of the *Planning Act 2016*.

9. ORIGINAL ASSESSMENT MANAGER

Name: Tarnya Fitzgibbon			Date:	20 November 2017
COORDINATOR				
DEVELOPMENT ASSESSMENT				
10. AS	SESSMENT MANAGER			
Name:	Tarnya Fitzgibbon	Signature:	Date:	29 October 2019
	COORDINATOR	-		
	DEVELOPMENT ASSESSMENT			

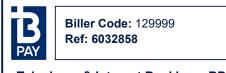
IN PERSON

CREDIT CARD

In person at any of Council's Customer Service Centres or Development Advice Centre. Online via <u>eServices</u> on Council's website using payment reference: 6032858 OR

Call us on 1300 22 55 77

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