



# Amended Infrastructure Charges Notice

PLANNING ACT 2016, SECTION 125

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

## 1. APPLICANT DETAILS

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

## 2. PROPERTY DESCRIPTION

Street address:	331 Yaamba Road, Park Avenue
Real property description:	Lot 201 on SP236447 and Lot 1 on SP203617, Parish of Archer

## 3. OWNER DETAILS

Name:	The Trust Company Limited
Postal address:	

## 4. DEVELOPMENT APPROVAL

<b>Development Permit for a Material Change of Use for a Shopping Centre, Theatre (extension) and a Food and Drink Outlet</b>
---

## 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 charge of \$100,215.00 for Gross Floor Area being 655 square metres (Food and Drink Out);
- No additional Impervious Area is proposed; and
- 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: <b>Tarnya Fitzgibbon</b> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Date: 20 November 2017
---	------------------------

**10. ASSESSMENT MANAGER**

Name: <b>Tarnya Fitzgibbon</b> <b>COORDINATOR</b> <b>DEVELOPMENT ASSESSMENT</b>	Signature:	Date: 29 October 2019
---	------------	-----------------------

**IN PERSON**

In person at any of Council's Customer Service Centres or Development Advice Centre.

**CREDIT CARD**


Online via [eServices](#) on Council's website using payment reference:

6032858

OR

Call us on 1300 22 55 77

**BPAY**

	<b>Bill Code:</b> 129999
	<b>Ref:</b> 6032858
<b>Telephone &amp; Internet Banking – BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>	