



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/242-2009	Contact:	Kathy McDonald
Date of Decision:	12 July 2024	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Gracemere Shoppingworld Pty Ltd		
Postal address:	C/- Urbis Pty Ltd Level 32 300 George Street BRISBANE QLD 4000		
Phone no:	07 3007 3800	Mobile no:	N/A
Email:	mboyd@urbis.com.au mceccato@urbis.com.au		

2. PROPERTY DESCRIPTION

Street address:	1-19 McLaughlin Street and 22-32 O'Shanesy Street, Gracemere
Property description:	Lot 2 on SP247119, Lot 3 on R2647, Lot 1 on RP616842 and Lot 1 on RP616843.

3. OWNER DETAILS

Name:	Gracemere Shoppingworld Pty Ltd
Postal address:	GPO BOX 5265, BRISBANE QLD 4001

4. DEVELOPMENT APPROVAL

'Other Change' to 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
Changed	12 July 2024

6. INFRASTRUCTURE CHARGE

Charges Resolution (No. 1) of 2022 for **non-residential development** applies to the application. The Infrastructure Charges are as follows:

- (a) A charge of \$2,928,222.80 for Stage two Gross Floor Area being 14,849 square metres (shopping centre);
- (b) A charge of \$287,700.30 for Impervious Area being 26,274 square metres (roof area, hardstand areas, access, and parking areas); and
- (c) An Infrastructure Credit of \$92,032.95, made up as follows:
 - (i) \$92,032.95 - Infrastructure Credit applicable for the existing three allotments (Lot 3 on R2647, Lot 1 on RP616842 and Lot 1 on RP616843).

In accordance with section 3.1 of Charges Resolution (No.1) of 2022, the base charge will be automatically increased using the Producer Price Index (PPI), adjusted according to the three (3) yearly PPI average quarterly percentage change between financial quarters.

The calculations are reflected in the below table:

Column 1 Use Schedule	Column 1A Use	Column 2		Column 3 Calculated Charge
		Adopted Infrastructure Charge for non-residential development		
		(\$)		
		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Commercial (retail)	Shopping Centre	197.20	10.95	\$3,215,923.10
Total Base Charge				\$3,215,923.10
Charge (including PPI)				\$3,537,822.24
Total Base Credit				\$92,032.95
Credit (including PPI)				\$101,245.03
LEVIED CHARGE				\$3,436,577.21

A total charge of \$3,436,577.21 is payable 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*.

No offsets or refunds are applicable for the development.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of **\$3,436,577.21** 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. ORIGINAL ASSESSMENT MANAGER

Name: **Tarnya Fitzgibbon**
COORDINATOR
DEVELOPMENT ASSESSMENT

Date: 22 April 2022

10. ASSESSMENT MANAGER

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

Signature:



Date: 22 July 2024

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.