

Infrastructure Charge Notice

To: Coomera Ga Pty Ltd Atf The Coomera Ga Unit Trust
C/- Saunders Havill Group Andrew McLean,
9 Thompson Street
BOWEN HILLS QLD 4006

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Cc: Coomera Ga Pty Ltd
PO BOX 8103
SUNNYBANK QLD 4109

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Land to which charges apply

The land to which the charges in this notice apply is.

Property description **LOT96 RP187418**

Property address **54 George Alexander Way COOMERA**

Total levied charge payable

\$ 749,173.92

+ADJUSTMENTS

Due date for payment

Total payable prior to the local government that levied the charge approving the plan of subdivision for the reconfiguration.

Payment details

Payment of the charges must be made in accordance with the "How to pay methods" section of this notice.

**Adjustments to
charge**

The levied charge will automatically increase by the lesser of the following:

- (a) The difference between the levied charge and the maximum adopted charge the local government could have levied for the development when the charge is paid; and
- (b) The increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day the charge is paid.

'3-yearly PPI average' and 'PPI' have the meanings given in the *Planning Act 2016*.

As the charge amount stated above is current at the date the notice was generated, the total charges due at the date of payment may be greater.

**Offsets and/or
Refunds**

Offsets (if applicable) will be provided consistent with the provisions of the Planning Act 2016 and Council's Charges Resolution. If applicable, details of the offset are provided on this Infrastructure Charge Notice.

OffsetsOffsets for recreation and transport infrastructure

An offset/refund against the levied charge applies for the provision of Transport and Recreation network trunk infrastructure required by the Council of the City of Gold Coast's (City) Local Government Infrastructure Plan (LGIP) Version 2 and conditioned under development approval COM/2023/16. The offset/refund will be based on the establishment cost (value) of the trunk infrastructure and consistent with the provisions of the City's LGIP. Details of the estimated value of the trunk infrastructure are set out below.

The actual value of the trunk infrastructure to be offset for works will be determined in accordance with the process for valuing land and works in the City's Charges Resolution. The current Charges Resolution is Charges Resolution No. 1 of 2023.

Prior to the City giving the offset/refund, the value of the offset/refund will be re-assessed and confirmed by the City. The City will apply sections 127-129 of the *Planning Act 2016* and an offset against the infrastructure charges will be available.

Transport Network Offsets/Refunds

An offset/refund against the levied charge will be based on the establishment cost (value) of the trunk transport infrastructure. The entitlement to an offset for transport infrastructure will accrue on the sealing of the plans.

Recreation Network Offsets/Refunds

The entitlement to an offset/refund will accrue when the works are accepted formally 'on maintenance' by the City in accordance with the City Plan Version 10 Schedule 6.12 City Plan Policy – Land Development Guidelines.

<u>Summary of Transport Infrastructure Costs (Estimate)</u>	Amount
Land dedication at 54 George Alexander Way (1,638m ² @ \$350/m ²)	\$573,300
Survey	\$5,000
Registration	\$2,700
Total estimated value Transport offset:	\$581,000
<u>Summary of Recreation Infrastructure Costs (Estimate)</u>	Amount
<i>Works Summary</i>	
Recreation linkage Local Park 19b (Coomera)	\$148,044.00
REC_LR_0015 – 2,847m ² x \$52.00m ²	
Engineering design, surveys & supervision (23% of Construction Cost)	\$34,050.12
Contingency (25% of Construction Costs)	\$45,523.53
QLeave levy	\$1,081.18
Sub-total for works	\$228,698.83
<i>Land Dedication Summary</i>	
Land dedication REC_LR_0015 - 2,847 m ² @ \$80.00m ²	\$227,760.00
Land on costs (10% of land cost)	\$22,776.00
Sub-total for land	\$250,536.00
Total estimated Recreation offset:	<u>\$479,234.83</u>
Total offset/refund (all networks)	\$1,060,234.83

Refunds

If the final value of trunk transport infrastructure that accrues for a stage exceeds the amount of the levied charge for that stage, a refund will be applicable for the difference between the levied charge and the accrued value of trunk transport infrastructure delivered for that stage.

A refund based on the accrued value of works will payable by the City within 30 business days after the latter of:

- Notification of 'on maintenance' of the trunk infrastructure provided to the City by the applicant;
- The due date of payment of the charge.

Failure to pay charge

A levied charge is, for the purposes of recovery, taken to be rates of the local government that levied it.

Authority for charge

The charges in this notice are payable in accordance with the *Planning Act 2016*.

GST

GST does not apply to payments or contributions made by developers to Government which relate to, or relates to, an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.

Enquiries

Enquiries regarding this Infrastructure Charge Notice should be directed to the Developer Contribution Group on Ph: (07) 5582 9030, during office hours, 9.00am to 5.00pm, Monday to Friday or e-mail dcg@goldcoast.qld.gov.au.

Infrastructure Charge Notice

Wednesday, 29 November 2023

Application	PN145218/16
Site address	54 George Alexander Way, COOMERA
Application number & code	COM/2023/16
Application description	ROL COMPONENT OF A COMBINED MCU/ROL - 1 INTO 23 LOT SUBDIVISION (22 x RESIDENTIAL LOTS, 1 X BALANCE LOT).
Officer name	Traci Genders

Charge calculation

Charges Resolution No. 1 of 2023			
	Qty	Rate	Gross Charge Amount
Reconfiguring a lot	23 Lots	@ \$ 33,378.21	\$ 767,698.83
			\$ 767,698.83
Net Charge Summary			
Gross Charge Amount	Applied Credit Amount		Net Charge Amount
\$ 767,698.83	\$ 18,524.91		\$ 749,173.92

Applied credit details

Credit applied for existing/previous Dwelling House (Less Water and Sewer Network).

Office Use Only	
\$ 407,548.02	DC011
\$ 257,946.84	DC013
\$ 83,679.06	DC020
\$ 749,173.92	

DECISION NOTICE

DECISION TO GIVE AN INFRASTRUCTURE CHARGES NOTICE

Pursuant to section 119 of the *Planning Act 2016*, on the 27th of November 2023, the City decided to give this infrastructure charges notice. The date the development application was approved is set out on the first page of the decision notice approving the development application.

Appeal rights

You have appeal rights in relation to this notice. An appeal may be made against an 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 the *Planning Act 2016*; 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) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an 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 trunk infrastructure identified in a local government infrastructure plan; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

An appeal must be started within 20 business days after the infrastructure charges notice is given to you.

An appeal may be made to the Planning and Environment Court or to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the

approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.

How to pay methods



Pay by mail

Ordinary mail

Simply enclose this Notice and your cheque or money order made payable to Gold Coast City Council in an envelope and post it to this address:

Council of the City of Gold Coast
PO Box 5042 GCMC QLD 9726



Customer Service Centre in person

Pay at any Customer Service Centre with cheque, debit card, MasterCard or Visa.

Payment by credit card will incur a surcharge.

Cash is not accepted.

There have been changes to our centres, for locations and opening hours please visit cityofgoldcoast.com.au/contactus

How to contact us



07 5582 9030 or 1300 69 4222

(7am to 6pm, Monday to Friday), or from outside of Australia call +61 7 5582 8866



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Council of the City of Gold Coast

PO Box 5042, GOLD COAST MC QLD 9726



goldcoast.qld.gov.au