

21 May 2010

ULDA Ref No: DEV-000031_10

Janine McLeod
Woolworths Limited
C/- TFA Project Group
PO Box 3066
NEWSTEAD QLD 4006

Dear Janine

Re: Decision Notice - Development Approval for Material Change of Use for Service Station, Shop and ERA 8 threshold 3a (chemical storage) at 136-146 Abbotsford Rd, Bowen Hills described as Lot 5 on SP211100.

I am pleased to inform you that your application has been approved in accordance with the attached UDA Development Approval Package.

In relation to Condition 19, the ULDA's Infrastructure Charging Policy has yet to be finalised and approved by the Minister for Infrastructure and Planning. The condition has been drafted in this way to enable you to take advantage of the ULDA's future Infrastructure Charging Policy.

At this point in time, the ULDA is proposing to set an upfront charge for general infrastructure in the order of:

draft Infrastructure Charges 2009 -Bowen Hills / Northshore Hamilton

Residential (per dwelling unit)	Small ¹	Medium ¹	Large ¹
	\$10,600	\$14,800	\$24,500
Retail (per 100m ² GFA)	\$12,700		
Commercial (per 100m ² GFA)	\$12,700		

¹ Small= <60m²GFA, Medium 60m²GFA to 100m²GFA, Large=>100m²GFA

Based on the above draft charges, the proposed contributions that would currently apply to your proposal have been estimated as:

Retail Infrastructure rate	Approved Retail GFA	Total Infrastructure Charge
\$12,700 per 100m ² of GFA	122m ²	(2x\$12,700) \$25,400.00

Please note that the rate charged per unit will be indexed each year by the 5 year averaged Construction Price Index (CPI).

This application and its decision can also be viewed in the ULDA Development Application Register via our website www.ulda.qld.gov.au. If you have any further questions with regard to the matter, please contact Matt Toon on 3024 4166.

Yours sincerely


Matt Toon
Principal Planner