

Our Ref: LMIL:Imc:DA/4944:D25/37057

Your Ref: 25159

14 October 2025

Kwikbridge Pty Ltd A.C.N 010 95 801
C/- Mewing Planning Consultants Pty Ltd
GPO Box 1506
BRISBANE QLD 4001
E-mail: jared.stewart@mewing.com.au

Attention: Mewing Planning Consultants Pty Ltd

Dear Mr Stewart

ADOPTED INFRASTRUCTURE CHARGES NOTICE
Development Application - DA/4944

Applicant:	Kwikbridge Pty Ltd ACN 010 95 801 C/- Mewing Planning Consultants Pty Ltd
Property Owner:	Kwikbridge Pty Ltd ACN 010 95 801
Location:	87, 89, 91 and 93 Charlotte Street, Walker Street, 2 and 6 Walker Street, 40, 42 and 44 Adelaide Street, Cooktown 4895
Real Property Description:	Lot 82 on C1793, Lot 83 on C1793, Lot 84 on C1793, Lot 97 on C1793, Lot 98 on C1793, Lot 99 on C1793, Lot 100 on C1793, Lot 1 on RP700316, Lot 2 on RP700316 and Lot 3 on RP700316
Site Area:	7,851m ²
Zone:	Centre Zone
Proposed Use:	Material Change of Use – Shopping Centre

CHARGES CALCULATION

Material Change of Use – Shopping Centre

Commercial (Retail)				
Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Commercial (Retail)	\$16.20 (Water Supply)	2,733m ² (\$ per m2 GFA)	1	\$44,274.60
Commercial (Retail)	\$16.20 (Sewerage)	2,733m ² (\$ per m2 GFA)	1	\$44,274.60
Commercial (Retail)	\$21.60 (Transport)	2,733m ² (\$ per m2 GFA)	1	\$59,032.80
Commercial (Retail)	\$0.00 (Public Parks & Community Land)	2,733m ² (\$ per m2 GFA))	0	\$0.00
Commercial (Retail)	\$3.00 (Stormwater	(\$ per impervious m2)	1	\$10,938.00
Total Charge				\$158,520.00

(Note: Infrastructure Charge calculation based on Gross floor Area (GFA) of 2,733m² and total impervious area of 3646m². Total GFA and Impervious areas are as defined in the approved plan of development. Impervious area is as defined in the *Cook Shire Council Charges Resolution No.2 2018*.

CREDIT CALCULATION

Material Change of Use – Shopping Centre

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Vacant Lot	\$2,352.00 (Water Supply)	Per Lot	10	\$23,520.00
Vacant Lot	\$2,352.00 (Sewerage)	Per Lot	10	\$23,520.00
Vacant Lot	\$2,772.00 (Transport)	Per Lot	10	\$27,720.00
Vacant Lot	\$0.00 (Public Parks & Community Land)	Per Lot	0	\$0.00
Vacant Lot	\$924.00 (Stormwater	Per Lot	10	\$9,240.00
Total Credit				\$84,000.00

Net Adopted Infrastructure Charges Summary:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$158,520.00	\$84,000.00	\$74,520.00

(Note: The Total Infrastructure Charge = Total Charges – Total Credit for Existing Use)

Due Date for Payment:

Payment of the total infrastructure charge must be paid to Council prior to the commencement of the use.

Payment Details:

Payment of the adopted infrastructure charge must be made to Cook Shire Council.

Goods and Services Tax

The federal government has determined that rates and utility charges levied by a local government will be GST free. Accordingly, no GST is included in this infrastructure charge notice.

Adopted Infrastructure Charge is Subject to Price Variation

The amount of the adopted infrastructure charge is subject to variations in the Consumer Price Index (C.P.I.). All groups from the reference date stated in this notice until the date the payment is made.

This notice will lapse if the development approval stops having effect.

RIGHTS OF APPEAL:

Pursuant to the provisions of Chapter 6 of *The Planning Act 2016*, a person may appeal to the Planning & Environment Court against the decision of this Council. Please refer to <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025> to access the *Planning Act 2016*. Please refer to sections 124, 125, and 229 to 232 which detail your appeal rights regarding this notice.

Should you require any further information or assistance on this matter please contact Council's Manager Planning Environment, Lisa Miller on (07) 4082 0500.

Yours faithfully



Brian Joiner
Chief Executive Officer