

Our Ref: LMIL:Imc:DA/4925:D25/37522

04 November 2025

Trailfinders Pty Ltd c/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861
E-mail: kristy@gilvearplanning.com.au

Attention: Kristy Gilvear

Dear Ms Gilvear

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Development Application - DA/4925 - 31 Dabu Lane and 26 Norman Street, Ayton 4895

Applicant: Trailfinders Pty Ltd c/- Gilvear Planning Pty Ltd
Property Owner: Trailfinders Pty Ltd
Location: 31 Dabu Lane and 26 Norman Street, Ayton 4895
Real Property Description: Lot 26 on SR750 and Lot 1 on A3024
Site Area: Lot 26 – 3,129m² and Lot 1 – 5,169m²
Zone: Industry Zone and Environmental Management and Conservation Zone
Proposed Use: Material Change of Use for a Food and Drink Outlet, Reconfiguring a Lot (Access Easement) and Operational Works

CHARGES CALCULATION

Material Change of Use – Commercial (Retail)

Commercial (Retail)				
Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Commercial (Retail)	\$16.20 (Water Supply)	435m ² (\$ per m2 GFA)	0	\$0.00
Commercial (Retail)	\$16.20 (Sewerage)	435m ² (\$ per m2 GFA)	0	\$0.00
Commercial (Retail)	\$21.60 (Transport)	435m ² (\$ per m2 GFA)	1	\$9,396.00
Commercial (Retail)	\$0.00 (Public Parks & Community Land)	435m ² (\$ per m2 GFA)	1	\$0.00

Commercial (Retail)	\$3.00 (Stormwater)	860m ² (\$ per impervious m2)	1	\$2,580.00
Total Charge				\$11,976.00

(Note: Infrastructure Charge calculation based on Gross floor Area (GFA) of 435m² and total impervious area of 860m². 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

Non-residential RAL

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Non -Residential RAL	\$2,352.00 (Water Supply)	Per Lot	0	\$0.00
Non -Residential RAL	\$2,352.00 (Sewerage)	Per Lot	0	\$0.00
Non -Residential RAL	\$2,772.00 (Transport)	Per Lot	3	\$7,056.00
Non -Residential RAL	\$0.00 (Public Parks & Community Land)	Per Lot	3	\$0.00
Non -Residential RAL	\$924.00 (Stormwater)	Per Lot	3	\$2,772.00
Total Credit				\$9,828.00

Net Adopted Infrastructure Charges Summary:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$11,976.00	\$9,828.00	\$2,148.00

(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 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,



Heather Kelly
Acting Chief Executive Officer