



Our Ref: HK:TS:DA/4509:D22/30767

25 November 2022

Cooktown RSL Memorial Club Inc
c/- U&I Town Plan
PO Box 426
Cooktown Qld 4895
E-mail: ramon@uitownplan.com.au
Attention: Ramon Samanes

Dear Mr Samanes

ADOPTED INFRASTRUCTURE CHARGES NOTICE
Development Application - DA/4499
12 Hogg Street, Cooktown – Lot 918 on SP297332

Proposal:	Material Change of Use for Multiple Dwelling (8x Dwelling Units)
Applicant:	Cooktown RSL Memorial Club Inc c/- U&i Town Plan
Location of Site:	12 Hogg Street, Cooktown 4895
Real Property Description:	Lot 918 on SP297332
Level of Assessment:	Code Assessment

CHARGES CALCULATION

Stage 1 - Material Change of Use for Multiple Dwelling (4 Units and Existing Dwelling)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	5	\$7,500.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	5	\$7,500.00
Residential (1 or 2 bedroom dwelling)	\$1,800 (Transport)	Per dwelling	5	\$9,000.00

Residential (1 or 2 bedroom dwelling)	\$600 (Public Parks & Community Land)	Per dwelling	5	\$3,000.00
Residential (1 or 2 bedroom dwelling)	\$600 (Stormwater)	Per dwelling	5	\$3,000.00
Total Charge				\$30,000.00

CREDIT CALCULATION

Stage 1 (Existing Dwelling)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	1	\$1,500.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	1	\$1,500.00
Residential (1 or 2 bedroom dwelling)	\$1,800 (Transport)	Per dwelling	1	\$1,800.00
Residential (1 or 2 bedroom dwelling)	\$600 (Public Parks & Community Land)	Per dwelling	1	\$600.00
Residential (1 or 2 bedroom dwelling)	\$600 (Stormwater)	Per dwelling	1	\$600.00
Total Credit				\$6,000.00

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY – STAGE 1

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$30,000.00	\$6,000.00	\$24,000.00

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

CHARGES CALCULATION

Stage 2 - Material Change of Use for Multiple Dwelling (2 Units)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	2	\$3,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	2	\$3,000.00
Residential (1 or 2 bedroom dwelling)	\$1,800 (Transport)	Per dwelling	2	\$3,600.00

Residential (1 or 2 bedroom dwelling)	\$600 (Public Parks & Community Land)	Per dwelling	2	\$1,200.00
Residential (1 or 2 bedroom dwelling)	\$600 (Stormwater)	Per dwelling	2	\$1,200.00
Total Charge				\$12,000.00

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY – STAGE 2

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$12,000.00	n/a	\$12,000.00

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

CHARGES CALCULATION

Stage 3 - Material Change of Use for Multiple Dwelling (2 Units)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	2	\$3,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	2	\$3,000.00
Residential (1 or 2 bedroom dwelling)	\$1,800 (Transport)	Per dwelling	2	\$3,600.00
Residential (1 or 2 bedroom dwelling)	\$600 (Public Parks & Community Land)	Per dwelling	2	\$1,200.00
Residential (1 or 2 bedroom dwelling)	\$600 (Stormwater)	Per dwelling	2	\$1,200.00
Total Charge				\$12,000.00

CREDIT CALCULATION

Stage 3 (Existing Dwelling)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	1	\$1,500.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	1	\$1,500.00
Residential (1 or 2 bedroom dwelling)	\$1,800 (Transport)	Per dwelling	1	\$1,800.00

Residential (1 or 2 bedroom dwelling)	\$600 (Public Parks & Community Land)	Per dwelling	1	\$600.00
Residential (1 or 2 bedroom dwelling)	\$600 (Stormwater)	Per dwelling	1	\$600.00
Total Credit				\$6,000.00

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY – STAGE 3

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$12,000.00	\$6,000.00	\$6,000.00

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

Due Date for Payment:

Payment of the total infrastructure charge must be made prior to the commencement of the use of the new Multiple Dwelling (4 x Units).

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 Planning and Environment Department on (07) 4082 0500 or E-mail: mail@cook.qld.gov.au .

Yours faithfully



A handwritten signature in blue ink, appearing to read "BJ", with a long horizontal flourish extending to the right.

Brian Joiner
Chief Executive Officer
Cook Shire Council