



Our Ref: HK:TS:DA/4509:D22/28624

25 November 2022

Robert & Grace Parker c/- U&i Town Plan  
PO Box 657  
Mareeba Qld 4880  
E-mail: [ramon@uitownplan.com.au](mailto:ramon@uitownplan.com.au)  
Attention: Ramon Samanes

Dear Mr Samanes

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**  
**Development Application - DA/4509**  
**35 May Street, Cooktown – Lot 32 on C17949**

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<b>Proposal:</b>	Material Change of Use for Multiple Dwelling (4 x Dwelling Units)
<b>Applicant:</b>	Robert & Grace Parker c/- U&i Town Plan
<b>Location of Site:</b>	35 May Street, Cooktown 4895
<b>Real Property Description:</b>	Lot 32 on C17949
<b>Level of Assessment:</b>	Code Assessment

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**CHARGES CALCULATION**

**Material Change of Use for Multiple Dwelling**

<b>Development Class</b>	<b>Charge</b>	<b>Unit of Measure</b>	<b>No. of Units</b>	<b>Amount of Charge</b>
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	4	\$6,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	4	\$6,000.00
Residential (1 or 2 bedroom dwelling)	\$1,800.00 (Transport)	Per dwelling	4	\$7,200.00
Residential (1 or 2 bedroom dwelling)	\$600.00	Per dwelling	4	\$2,400.00

	(Public Parks & Community Land)			
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	4	\$2,400.00
<b>Total Charge</b>				<b>\$24,000.00</b>

### CREDIT CALCULATION

#### Vacant lot (standard credit 3 bedroom dwelling)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential RAL	\$2,100 (Water Supply)	Per dwelling	1	\$2,100.00
Residential RAL	\$2,100 (Sewerage)	Per dwelling	1	\$2,100.00
Residential RAL	\$2,520 (Transport)	Per dwelling	1	\$2,520.00
Residential RAL	\$840 (Public Parks & Community Land)	Per dwelling	1	\$840.00
Residential RAL	\$840 (Stormwater)	Per dwelling	1	\$840.00
<b>Total Credit</b>				<b>\$8,400.00</b>

#### Net Adopted Infrastructure Charges Summary

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$24,000.00	\$8,400.00	<b>\$15,600.00</b>

(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](mailto:mail@cook.qld.gov.au).

Yours faithfully

Heather Kelly  
Director  
Organisational Business Services  
Cook Shire Council