



Our Ref: LM:TS:DA/4514:D22/24896

Your Ref: R4-22

21 October 2022

Graeme Bardsley-Smith
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/4514
109 Endeavour Valley Road, Cooktown – Lot 3 on C17996

Proposal:	Reconfiguration of a Lot (1 into 2 lots)
Applicant:	Graeme Bardsley-Smith c/- U&I Town Plan
Location of Site:	109 Endeavour Valley Road, Cooktown 4895
Real Property Description:	Lot 3 on C17996
Level of Assessment:	Code Assessment

CHARGES CALCULATION

Reconfiguration of a Lot

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential RAL	\$2,100.00 (Water Supply)	Per allotment	2	\$4,200.00
Residential RAL	\$2,100.00 (Sewerage)	Per allotment	n/a	
Residential RAL	\$2,520.00 (Transport)	Per allotment	n/a	

Residential RAL	\$840.00 (Public Parks & Community Land)	Per allotment	n/a	
Residential RAL	\$840.00 (Stormwater)	Per allotment	n/a	
Total Charge				\$4,200.00

CREDIT CALCULATION

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential RAL	\$2,100 (Water Supply)	Per Lot	1	\$2,100.00
Residential RAL	\$2,100 (Sewerage)	Per Lot	n/a	
Residential RAL	\$2,520 (Transport)	Per Lot	n/a	
Residential RAL	\$840 (Public Parks & Community Land)	Per Lot	n/a	
Residential RAL	\$840 (Stormwater)	Per Lot	n/a	
Total Credit				\$2,100.00

Net Adopted Infrastructure Charges Summary

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$4,200.00	\$2,100.00	\$2,100.00

(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 endorsement of the Survey Plan.

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



Brian Joiner
Chief Executive Officer
Cook Shire Council