



Our Ref: LM:TS:DA/4548:D22/24051

13 October 2022

Mr Trevor Wellman
c/-Neil Beck
32 Yarun Close
Wonga Beach Qld 4873
E-mail: Neilrb11@outlook.com
Attention: Neil Beck

Dear Mr Beck

ADOPTED INFRASTRUCTURE CHARGES NOTICE
Development Application - DA/4548
16 Helen Street, Cooktown – Lot 909 C17912

Proposal:	Material Change of Use for Dual Occupancy
Applicant:	Mr Trevor Wellman c/-Neil Beck
Location of Site:	16 Helen Street, Cooktown 4895
Real Property Description:	Lot 909 on C17912
Level of Assessment:	Code Assessment

CHARGES CALCULATION

Material Change of Use for Dual Occupancy

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
Residential (1 or 2 bedroom dwelling)	\$1,500 (Sewerage)	Per dwelling	2	\$3,000
Residential (1 or 2 bedroom dwelling)	\$1,800.00 (Transport)	Per dwelling	2	\$3600.00
Residential (1 or 2 bedroom dwelling)	\$600.00	Per dwelling	2	\$1,200.00

	(Public Parks & Community Land)			
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	2	\$1,200.00
Total Charge				\$12,000.00

CREDIT CALCULATION
Existing Dwelling House (2 bedroom)

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)	\$1,800.00 (Transport)	Per dwelling	1	\$1,800.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Public Parks & Community Land)	Per dwelling	1	\$600.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	1	\$600.00
Total Credit				\$6,000.00

Net Adopted Infrastructure Charges Summary

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 dwelling.

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