



Our Ref: HK:TS:DA/4569:D22/30812

15 December 2022

Hongyu Feng
c/- RPS Group AAP Consulting Pty Ltd
PO Box 1948
CAIRNS QLD 4870
E-mail: owen.caddick-king@rpsgroup.com.au
Attention: Owen Caddick

Dear Mr Caddick

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Development Application - DA/4569

19, 21 and 23 John Street, Cooktown – Lot 46 C17922, Lot 47 C17922 and Lot 48 C17922

Proposal:	Material Change of Use for Multiple Dwelling (12 units)
Applicant:	Hongyu Feng c/- RPS Group AAP Consulting Pty Ltd
Location of Site:	19, 21 and 23 John Street, Cooktown 4895
Real Property Description:	Lot 46 C17922, Lot 47 C17922 and Lot 48 C17922
Level of Assessment:	Code Assessment

CHARGES CALCULATION
Material Change of Use for Multiple Dwelling – (4 units) Lot 46 C17922

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (Water Supply)	Per dwelling	4	\$6,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (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 (Public Parks & Community Land)	Per dwelling	4	\$2,400.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	4	\$2,400.00
Total Charge				\$24,000.00

CREDIT CALCULATION
1 x Vacant Lot - refer clause 3.1(d)

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$24,000.00	\$8,400.00	\$15,600.00

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

CHARGES CALCULATION
Material Change of Use for Multiple Dwelling – (4 units) Lot 47 C17922

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (Water Supply)	Per dwelling	4	\$6,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (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 (Public Parks & Community Land)	Per dwelling	4	\$2,400.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	4	\$2,400.00
Total Charge				\$24,000.00

CREDIT CALCULATION – Lot 47 C17922
1 x 3-bedroom Dwelling - refer clause 3.1(b)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (3 or more bedroom dwelling)	\$2,100.00 (Water Supply)	Per dwelling	1	\$2,100.00
Residential (3 or more bedroom dwelling)	\$2,100.00 (Sewerage)	Per dwelling	1	\$2,100.00
Residential (3 or more bedroom dwelling)	\$2,520.00 (Transport)	Per dwelling	1	\$2,520.00
Residential (3 or more bedroom dwelling)	\$840.00 (Public Parks & Community Land)	Per dwelling	1	\$840.00
Residential (3 or more bedroom dwelling)	\$840.00 (Stormwater)	Per dwelling	1	\$840.00
Total Credit				\$8,400.00

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$24,000.00	\$8,400.00	\$15,600.00

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

Material Change of Use for Multiple Dwelling – (4 units) Lot 48 C17922

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (Water Supply)	Per dwelling	4	\$6,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (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 (Public Parks & Community Land)	Per dwelling	4	\$2,400.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	4	\$2,400.00
Total Charge				\$24,000.00

CREDIT CALCULATION
1 x Vacant Lot - refer clause 3.1(d)

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$24,000.00	\$8,400.00	\$15,600.00

(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

Brian Joiner
Chief Executive Officer
Cook Shire Council