



Our Ref: TT:Imc:DA/4646:D23/33498

25 October 2023

Justin Otto Cabrall
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/4646
32B Charlotte Street, Cooktown QLD – Lot 8 SP206169

Proposal:	Material Change of Use (Dual Occupancy)
Applicant:	Justin Otto Cabrall c/ - U&i Town Plan
Location of Site:	32B Charlotte Street, Cooktown QLD 4895
Real Property Description:	Lot 8 SP206169
Level of Assessment:	Impact Assessment

CHARGES CALCULATION
Material Change of Use for Dual Occupancy

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	2	\$4,200.00
Residential (3 or more bedroom dwelling)	\$2,100.00 (Sewerage)	Per dwelling	2	\$4,200.00
Residential (3 or more bedroom dwelling)	\$2,520.00 (Transport)	Per dwelling	2	\$5,040.00

Residential (3 or more bedroom dwelling)	\$840.00 (Public Parks & Community Land)	Per dwelling	2	\$1,680.00
Residential (3 or more bedroom dwelling)	\$840.00 (Stormwater)	Per dwelling	2	\$1,680.00
Total Charge				\$16,800.00

CREDIT CALCULATION

Vacant Land

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$16,800.00	\$8,400.00	\$8,400.00

(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 Dual Occupancy.

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