

Inputs

<u>General Model Inputs</u>	<ul style="list-style-type: none"> Financial inputs Other generic inputs
<u>Demands</u>	<ul style="list-style-type: none"> Estimates of current and future demand per network catchment
<u>Unit Rates</u>	<ul style="list-style-type: none"> Unit cost of asset works Unit cost of land
<u>Anticipated Residential Growth</u>	<ul style="list-style-type: none"> Estimates of anticipated dwelling growth and infrastructure charges by LGIP projection area
<u>Anticipated Non-residential Growth</u>	<ul style="list-style-type: none"> Estimates of anticipated non-residential GFA growth and infrastructure charges by LGIP projection area

Outputs

<u>Cashflow Projection</u>	<ul style="list-style-type: none"> Summary of forecast expenditure and anticipated charges revenues
<u>Summary Cost Schedule</u>	<ul style="list-style-type: none"> Demand and cost allocation by catchment Infrastructure costs by catchment

Asset Inputs

<u>Water Supply Network - Existing</u>	<ul style="list-style-type: none"> Current asset valuation and catchments served in existing Water Supply network
<u>Sewerage Network - Existing</u>	<ul style="list-style-type: none"> Current asset valuation and catchments served in existing Sewerage network
<u>Transport Network - Existing</u>	<ul style="list-style-type: none"> Current asset valuation and catchments served in existing Transport network
<u>Parks and Land for Community Facilities Network - Existing</u>	<ul style="list-style-type: none"> Current asset valuation and catchments served in existing Parks and Land for Community Facilities network

<u>Water Supply Network - Future</u>	<ul style="list-style-type: none"> Proposed asset valuation and catchments served in future Water Supply network
<u>Sewerage Network - Future</u>	<ul style="list-style-type: none"> Proposed asset valuation and catchments served in future Sewerage network
<u>Transport Network - Future</u>	<ul style="list-style-type: none"> Proposed asset valuation and catchments served in future Transport network
<u>Parks and Land for Community Facilities Network - Future</u>	<ul style="list-style-type: none"> Proposed asset valuation and catchments served in future Parks and Land for Community Facilities network

Financial Modelling Assumptions		Model-wide	Water Supply	Sewerage	Transport	Parks and Land for Community Facilities	Comments
Model Setup	Base Year of Model	2016	2016	2016	2016	2016	30th June of Base Year
	Infrastructure Planning Horizon		20	20	20	20	Used for Calculation of Infrastructure Charges (# of Years)
	Demand Unit (Unit of Measure)		EP	EP	Trip	Persons	Demand Measure of Infrastructure Charge
Financial Inputs	<u>Discount Rates</u>						
	Post-tax Nominal WACC to be applied to Expenses (WACC)		6.00%	6.00%	6.00%	6.00%	Assumes 10y bond rate of 2.5% + 3.5% margin
	Real Post-tax Nominal WACC to be applied to Revenues (RWACC)		3.99%	3.99%	3.99%	3.99%	
	Average WACC to be applied in Cashflow NPV Assessment	6.00%					
	<u>Escalations</u>						
	Works Escalation Rate (for discounting purposes)		1.04%	1.04%	2.05%	1.04%	10y rolling average of PPI Index
	Land Escalation Rate (for discounting purposes)		1.93%	1.93%	1.93%	1.93%	10y rolling average of CPI Index
	Modelled Charge Inflation Rate		1.93%	1.93%	1.93%	1.93%	10y rolling average of CPI Index
Levied Charge Inflation Rate (3-Year Average Rolling PPI)	1.93%						

Note: Grey cells throughout the SoW model are formula driven and should only be over-ridden where the formula is not relevant - e.g. a specific/project cost needs to be entered rather than a unit rate lookup

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Local Government Infrastructure Plan

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Charge Summary for Water Supply Network

Catchment Name	Demand (EP)			Cost of Trunk Infrastructure			Cost per Unit Demand (EP)
	Existing (A)	NPV Future (B)	TOTAL (A)+ (B)	Existing (C)	NPV Future (D)	TOTAL (C)+ (D)	
Cooktown	3,159	1,211	4,370	\$29,695,877	\$1,942,837	\$31,638,714	\$7,239
Coen	347	105	452	\$6,627,329	\$172,951	\$6,800,280	\$15,030
Laura	234	613	847	\$1,731,023	\$80,510	\$1,811,533	\$2,138
Lakeland	244	0	244	\$810,234	\$639,273	\$1,449,507	\$5,930
	3,985	1,930	5,915	\$38,864,463	\$2,835,572	\$41,700,035	

Charge Summary for Sewerage Network

Catchment Name	Demand (EP)			Cost of Trunk Infrastructure			Cost per Unit Demand (EP)
	Existing (A)	NPV Future (B)	TOTAL (A)+ (B)	Existing (C)	NPV Future (D)	TOTAL (C)+ (D)	
Cooktown	2,829	1,155	3,985	\$11,400,210	\$453,083	\$11,853,294	\$2,975
Coen	347	105	452	\$3,749,597	\$196,944	\$3,946,541	\$8,722
Laura	234	613	847	\$1,829,840	\$0	\$1,829,840	\$2,160
	3,410	1,874	5,284	\$16,979,647	\$650,027	\$17,629,674	

Charge Summary for Transport Network

Catchment Name	Demand (Trip)			Cost of Trunk Infrastructure			Cost per Unit Demand (Trip)
	Existing (A)	NPV Future (B)	TOTAL (A)+ (B)	Existing (C)	NPV Future (D)	TOTAL (C)+ (D)	
Cooktown	11,123	7,122	18,244	\$15,610,962	\$960,805	\$16,571,767	\$908
Coen	1,380	508	1,888	\$37,054	\$99,429	\$136,484	\$72
Laura	955	2,778	3,733	\$73,265	\$196,593	\$269,858	\$72
Lakeland	998	21	1,019	\$20,002	\$53,671	\$73,673	\$72
Rest of Cook Shire	21,776	2,916	24,692	\$484,608	\$1,300,365	\$1,784,973	\$72
	36,231	13,346	49,577	\$16,225,891	\$2,610,864	\$18,836,754	

Charge Summary for Parks and Land for Community Facilities Network

Catchment Name	Demand (Persons)			Cost of Trunk Infrastructure			Cost per Unit Demand (Persons)
	Existing (A)	NPV Future (B)	TOTAL (A)+ (B)	Existing (C)	NPV Future (D)	TOTAL (C)+ (D)	
Cooktown	2,741	876	3,617	\$10,261,162	\$1,475,960	\$11,737,122	\$3,245
Coen	293	72	365	\$1,545,728	\$148,952	\$1,694,680	\$4,643
Laura	161	594	755	\$2,125,520	\$308,176	\$2,433,696	\$3,223
Lakeland	244	0	244	\$867,576	\$877,368	\$1,744,944	\$7,139
Rest of Cook Shire	2,816	0	2,816	\$6,207,733	\$1,149,296	\$7,357,030	\$2,612
	6,256	1,542	7,798	\$21,007,720	\$3,959,752	\$24,967,472	

Water Supply Network

Scheduled Rate Cost - Works	Code	\$CRC (2016)	Comments/Source
Water Main - 63mm dia	WM63	\$ 115	
Water Main - 80mm dia	WM80	\$ 135	
Water Main - 90mm dia	WM90	\$ 201	
Water Main - 100mm dia	WM100	\$ 200	
Water Main - 110mm dia	WM110	\$ 250	
Water Main - 150mm dia	WM150	\$ 242	
Water Main - 200mm dia	WM200	\$ 284	
Water Main - 225mm dia	WM225	\$ 316	
Water Main - 250mm dia	WM250	\$ 334	
Water Main - 300mm dia	WM300	\$ 396	
Land	L	\$ 10	

Sewerage Network

Scheduled Rate Cost - Works	Code	\$CRC (2016)	Comments/Source
Gravity Main - 100mm dia - < 1.5m depth	GM100 1.5	\$ 206	Unit rate of \$144 plus manhole allowance
Gravity Main - 150mm dia - < 1.5m depth	GM150 1.5	\$ 233	Unit rate of \$170 plus manhole allowance
Gravity Main - 200mm dia - < 1.5m depth	GM200 1.5	\$ 282	Unit rate of \$220 plus manhole allowance
Gravity Main - 225mm dia - < 1.5m depth	GM225 1.5	\$ 294	Unit rate of \$232 plus manhole allowance
Gravity Main - 250mm dia - < 1.5m depth	GM250 1.5	\$ 263	Unit rate of \$201 plus manhole allowance
Gravity Main - 300mm dia - < 1.5m depth	GM300 1.5	\$ 296	Unit rate of \$233 plus manhole allowance
Gravity Main - 100mm dia - 1.5-3.0m depth	GM100 3	\$ 283	Unit rate of \$221 plus manhole allowance
Gravity Main - 150mm dia - 1.5-3.0m depth	GM150 3	\$ 316	Unit rate of \$254 plus manhole allowance
Gravity Main - 200mm dia - 1.5-3.0m depth	GM200 3	\$ 384	Unit rate of \$322 plus manhole allowance
Gravity Main - 225mm dia - 1.5-3.0m depth	GM225 3	\$ 411	Unit rate of \$348 plus manhole allowance
Gravity Main - 250mm dia - 1.5-3.0m depth	GM250 3	\$ 383	Unit rate of \$321 plus manhole allowance
Gravity Main - 300mm dia - 1.5-3.0m depth	GM300 3	\$ 423	Unit rate of \$361 plus manhole allowance
Gravity Main - 100mm dia - 3.0-4.5m depth	GM100 4.5	\$ 347	Unit rate of \$284 plus manhole allowance
Gravity Main - 150mm dia - 3.0-4.5m depth	GM150 4.5	\$ 387	Unit rate of \$325 plus manhole allowance
Gravity Main - 200mm dia - 3.0-4.5m depth	GM200 4.5	\$ 472	Unit rate of \$409 plus manhole allowance
Gravity Main - 225mm dia - 3.0-4.5m depth	GM225 4.5	\$ 509	Unit rate of \$447 plus manhole allowance
Gravity Main - 250mm dia - 3.0-4.5m depth	GM250 4.5	\$ 485	Unit rate of \$423 plus manhole allowance
Gravity Main - 300mm dia - 3.0-4.5m depth	GM300 4.5	\$ 533	Unit rate of \$470 plus manhole allowance
Gravity Main - 100mm dia - > 4.5m depth	GM100 >4.5	\$ 481	Unit rate of \$419 plus manhole allowance
Gravity Main - 150mm dia - > 4.5m depth	GM150 >4.5	\$ 532	Unit rate of \$470 plus manhole allowance
Gravity Main - 200mm dia - > 4.5m depth	GM200 >4.5	\$ 640	Unit rate of \$578 plus manhole allowance
Gravity Main - 225mm dia - > 4.5m depth	GM225 >4.5	\$ 688	Unit rate of \$626 plus manhole allowance
Gravity Main - 250mm dia - > 4.5m depth	GM250 >4.5	\$ 669	Unit rate of \$606 plus manhole allowance
Gravity Main - 300mm dia - > 4.5m depth	GM300 >4.5	\$ 727	Unit rate of \$665 plus manhole allowance
Rising Main - 63mm dia	RM63	\$ 114	
Rising Main - 100mm dia	RM100	\$ 142	
Rising Main - 150mm dia	RM150	\$ 178	
Rising Main - 225mm dia	RM225	\$ 237	
Rising Main - 250mm dia	RM250	\$ 249	
Rising Main - 300mm dia	RM300	\$ 296	
Manhole Allowance (\$/m of main)		\$ 62	Assumes 1 manhole required per 50m of main

Transport Network

Scheduled Rate Cost - Works	Code	\$CRC (2016)	Comments/Source
McIvor St	TR01	\$ 5,722	Unit rate determined from asset register valuation
Walker St	TR02	\$ 1,344	Unit rate determined from asset register valuation
Charlotte St	TR03	\$ 1,192	Assume construction as per Hope Street
Hope St	TR04	\$ 2,414	
Green St	TR08	\$ 397	
Boundary St	TR09	\$ 479	
Roundabout	RA	\$ 500,000	

Parks and Land for Community Facilities Network

Scheduled Rate Cost - Works	Code	\$CRC (2016)	Comments/Source
Land	PL	\$ 10	

Asset Description Data										Land Cost Valuation		Works Base Cost Valuation			Works Base Estimate Valuation			Total Asset Valuation			Catchment Asset Allocation						
LGIPID	Asset Type	Description	Capacity/Size <i>Active - mL</i> <i>Passive - mm dia</i>	Material	Land Unit Rate Code	Works Unit Rate Code	Year of Provision / Construction	Qty Land	Qty Works	Land Unit Cost	Land Value	Asset Unit Cost	Raw Asset Cost	Cost or Asset Multiplier	Works Base Cost	On-Cost Allowance (%)	Works Base Estimate	Works Contingency (%)	Grants / Subsidies <i>(Percentage of Works Base Estimate)</i>	Total Asset Cost (at Base Year)	Total Asset Cost (Escalated)	Net Present Value of Total Asset Cost	Cooktown	Coen	Laura	Lakeland	
Active Assets																											
FWR_01	Reservoir	Secondary Reservoir	5				2036		1		\$0		\$2,500,000	1.00	\$2,500,000	20%	\$3,000,000	20.0%		\$3,600,000	\$4,427,609	\$1,380,549	Y				
FWB_01	Bore	Future Bore					2022		1		\$0		\$60,000	1.00	\$60,000	20%	\$72,000	15.0%		\$82,800	\$88,103	\$62,109					Y
FWT_01	Treatment	Annan Treatment - Upgrade					2017		1		\$0		\$83,333	1.00	\$83,333	20%	\$100,000	7.5%		\$107,500	\$108,618	\$102,470	Y				
FWT_02	Treatment	Annan Treatment - Upgrade					2022		1		\$0		\$83,333	1.00	\$83,333	20%	\$100,000	15.0%		\$115,000	\$122,365	\$86,263	Y				
FWT_03	Treatment	Annan Treatment - Upgrade					2025		1		\$0		\$416,667	1.00	\$416,667	20%	\$500,000	15.0%		\$575,000	\$631,114	\$373,555	Y				
FWT_04	Treatment	Coen Treatment - SCADA Upgrade					2017		1		\$0		\$50,000	1.00	\$50,000	20%	\$60,000	7.5%		\$64,500	\$65,171	\$61,482		Y			
FWT_05	Treatment	Coen Treatment - Upgrade					2018		1		\$0		\$79,167	1.00	\$79,167	20%	\$95,000	7.5%		\$102,125	\$104,260	\$92,791		Y			
FWT_06	Treatment	Coen Treatment - Upgrade					2025		1		\$0		\$20,833	1.00	\$20,833	20%	\$25,000	15.0%		\$28,750	\$31,556	\$18,678		Y			
FWT_07	Treatment	Lakeland Treatment - Generator Upgrade					2017		1		\$0		\$50,000	1.00	\$50,000	20%	\$60,000	7.5%		\$64,500	\$65,171	\$61,482					Y
FWT_08	Treatment	Lakeland Treatment - Upgrade					2018		1		\$0		\$16,667	1.00	\$16,667	20%	\$20,000	7.5%		\$21,500	\$21,950	\$19,535					Y
FWT_09	Treatment	Lakeland Treatment - Filtration and Disinfection Upgrade					2025		1		\$0		\$437,500	1.00	\$437,500	20%	\$525,000	15.0%		\$603,750	\$662,670	\$392,233					Y
FWT_10	Treatment	Laura Treatment - Generator Upgrade					2021		1		\$0		\$41,667	1.00	\$41,667	20%	\$50,000	7.5%		\$53,750	\$56,604	\$42,298					Y
FWT_11	Treatment	Laura Treatment - Upgrade					2018		1		\$0		\$16,667	1.00	\$16,667	20%	\$20,000	7.5%		\$21,500	\$21,950	\$19,535					Y
FWT_12	Treatment	Laura Treatment - Upgrade					2025		1		\$0		\$20,833	1.00	\$20,833	20%	\$25,000	15.0%		\$28,750	\$31,556	\$18,678					Y
Passive Assets																											
WMF_01	Water Main	Future lakeland bore to reservoir	100	uPVC		WM100	2022		503		\$0	\$200	\$100,385	1.00	\$100,385	20%	\$120,462	15.0%		\$138,532	\$147,404	\$103,914					Y
											\$0	\$3,977,052		\$3,977,052		\$4,772,462			\$5,607,957	\$6,586,099	\$2,835,572						

Asset Description Data										Land Cost Valuation		Works Base Cost Valuation				Works Base Estimate Valuation			Total Asset Valuation				Catchment Asset Allocation		
LGIP ID	Asset Type	Description	Size	Material	Land Unit Rate Code	Works Unit Rate Code	Year of Provision / Construction	Qty Land	Qty Works	Land Unit Cost	Land Value	Asset Unit Cost	Raw Asset Cost	Cost or Asset Multiplier	Works Base Cost	On-Cost Allowance (%)	Works Base Estimate	Works Contingency (%)	Grants / Subsidies (Percentage of Works Base Estimate)	Total Asset Cost (at Base Year)	Total Asset Cost (Escalated)	Net Present Value of Total Asset Cost	Cooktown	Coen	Laura
Active Assets																									
FST_01	Treatment	Coen - SCADA monitoring upgrade				2022		1		\$0			\$166,667	1.00	\$166,667	20%	\$200,000	15.0%		\$230,000	\$244,730	\$172,525		Y	
FST_02	Treatment	Cooktown - SCADA upgrade (stage 1)				2019		1		\$0			\$41,667	1.00	\$41,667	20%	\$50,000	7.5%		\$53,750	\$55,445	\$46,552	Y		
FST_03	Treatment	Cooktown - SCADA upgrade (stage 2)				2022		1		\$0			\$83,333	1.00	\$83,333	20%	\$100,000	15.0%		\$115,000	\$122,365	\$86,263	Y		
FST_04	Treatment	Cooktown - Treatment Plant Upgrade				2020		1		\$0			\$187,500	1.00	\$187,500	20%	\$225,000	7.5%		\$241,875	\$252,095	\$199,683	Y		
FPS_01	Pump Station	Pump Station 3 - Upgrade				2019		1		\$0			\$62,500	1.00	\$62,500	20%	\$75,000	7.5%		\$80,625	\$83,167	\$69,828	Y		
FPS_02	Pump Station	Pump Station 5 - Upgrade				2021		1		\$0			\$50,000	1.00	\$50,000	20%	\$60,000	7.5%		\$64,500	\$67,924	\$50,757	Y		
FPS_03	Pump Station	Regent St Pump Station - Upgrade				2018		1		\$0			\$20,833	1.00	\$20,833	20%	\$25,000	7.5%		\$26,875	\$27,437	\$24,419		Y	
											\$0									\$812,625	\$853,163	\$650,027			

Asset Description Data								Land Cost Valuation		Base Cost Valuation				Base Estimate Valuation		Total Asset Valuation		Catchment Asset Allocation				
LGIP ID	Asset Type	Description	Hierarchy	Land Unit Rate Code	Works Unit Rate Code	Qty Land	Qty Works	Land Unit Cost	Land Value	Asset Unit Cost	Raw Asset Cost	Cost or Asset Multiplier	Base Cost	On-Cost Allowance (%)	Base Estimate	Grants / Subsidies (Percentage of Works Base Estimate)	Total Asset Cost	Cooktown	Coen	Laura	Lakeland	Rest of Cook Shire
Intersections																						
INT_01	Roundabout	McIvor Rd/Charlotte Rd			RA		1	\$0	\$500,000	\$500,000	\$500,000	1.00	\$500,000	20%	\$600,000		\$600,000	Y				
Roads																						
TR_01	Road	McIvor Road	Major Collector		TR01		960	\$0	\$5,722	\$5,493,317	\$5,493,317	1.00	\$5,493,317	20%	\$6,591,981		\$6,591,981	Y				
TR_02	Road	Walker Street - Between Hope St and Charlotte St	Major Collector		TR02		262	\$0	\$1,344	\$351,713	\$351,713	1.00	\$351,713	20%	\$422,056		\$422,056	Y				
TR_03	Road	Charlotte St	Major Collector		TR03		680	\$0	\$1,192	\$810,827	\$810,827	1.00	\$810,827	20%	\$972,992		\$972,992	Y	Y	Y	Y	Y
TR_04	Road	Hope Street - Racecourse Rd to Walker St	Major Collector		TR04		1,540	\$0	\$2,414	\$3,717,569	\$3,717,569	1.00	\$3,717,569	20%	\$4,461,083		\$4,461,083	Y				
TR_05	Road	Hope Street - Racecourse Rd to Walker St	Major Collector w/parking		TR04		175	\$0	\$2,414	\$423,361	\$423,361	1.00	\$423,361	20%	\$508,033		\$508,033	Y				
TR_06	Road	Hope Street - Racecourse Rd to Walker St	Major Collector		TR04		360	\$0	\$2,414	\$869,722	\$869,722	1.00	\$869,722	20%	\$1,043,667		\$1,043,667	Y				
TR_07	Road	Hope Street - Walker St to Green St	Major Collector		TR04		467	\$0	\$2,414	\$1,127,828	\$1,127,828	1.00	\$1,127,828	20%	\$1,353,393		\$1,353,393	Y				
TR_08	Road	Green St - Hope St to Charlotte St	Major Collector		TR08		277	\$0	\$397	\$110,010	\$110,010	1.00	\$110,010	20%	\$132,012		\$132,012	Y				
TR_09	Road	Boundary St - Harrigan St to Hope St	Major Collector		TR09		245	\$0	\$479	\$117,229	\$117,229	1.00	\$117,229	20%	\$140,674		\$140,674	Y				
									\$0	\$13,521,576	\$13,521,576		\$13,521,576		\$16,225,891		\$16,225,891					

Asset Description Data									Land Cost Valuation		Works Base Cost Valuation				Works Base Estimate Valuation			Total Asset Valuation			Catchment Asset Allocation					
LGIP ID	Asset Type	Description	Hierarchy	Land Unit Rate Code	Works Unit Rate Code	Year of Provision / Construction	Qty Land	Qty Works	Land Unit Cost	Land Value	Asset Unit Cost	Raw Asset Cost	Cost or Asset Multiplier	Works Base Cost	On-Cost Allowance (%)	Works Base Estimate	Works Contingency (%)	Grants / Subsidies (Percentage of Works Base Estimate)	Total Asset Cost (at Base Year)	Total Asset Cost (Escalated)	Net Present Value of Total Asset Cost	Cooktown	Coen	Laura	Lakeland	Rest of Cook Shire
Roads																										
RU_01a	Road	Charlotte St - Upgrade (Stage 1)	Major Collector			2020		1,002		\$0		\$1,250,000	1.00	\$1,250,000	20%	\$1,500,000	7.5%		\$1,612,500	\$1,748,847	\$1,385,250	Y	Y	Y	Y	Y
RU_01b	Road	Charlotte St - Upgrade (Stage 2)	Major Collector			2025		1,002		\$0		\$1,250,000	1.00	\$1,250,000	20%	\$1,500,000	15.0%		\$1,725,000	\$2,070,648	\$1,225,613	Y	Y	Y	Y	Y
										\$0		\$2,500,000		\$2,500,000		\$3,000,000			\$3,337,500	\$3,819,494	\$2,610,864					

Asset Description Data								Land Cost Valuation		Base Cost Valuation				Base Estimate Valuation		Total Asset Valuation		Catchment Asset Allocation				
LGIP ID	Asset Type	Description	Hierarchy	Land Unit Rate Code	Works Unit Rate Code	Qty Land	Qty Works	Land Unit Cost	Land Value	Asset Unit Cost	Raw Asset Cost	Cost or Asset Multiplier	Base Cost	On-Cost Allowance (%)	Base Estimate	Grants / Subsidies (Percentage of Works Base Estimate)	Total Asset Cost	Cooktown	Coen	Laura	Lakeland	Rest of Cook Shire
Parks																						
PK_01	Park	John Street Oval - Cooktown	Shire Sports	PL		20,484	1	\$10	\$204,840		\$1,103,000	1.00	\$1,103,000	10%	\$1,213,300		\$1,418,140	Y	Y	Y	Y	Y
PK_02	Park	Keable Park - Cooktown	Local Recreation	PL		3,523	1	\$10	\$35,230		\$127,500	1.00	\$127,500	10%	\$140,250		\$175,480	Y				
PK_03	Park	Anzac Park - Cooktown	Township Recreation	PL		9,348	1	\$10	\$93,480		\$455,000	1.00	\$455,000	10%	\$500,500		\$593,980	Y				
PK_04	Park	Endeavour Park/Lions Park - Cooktown	Township Recreation	PL		7,166	1	\$10	\$71,660		\$654,000	1.00	\$654,000	10%	\$719,400		\$791,060	Y				
PK_05	Park	Bicentennial Park - Cooktown	Local Recreation	PL		4,391	1	\$10	\$43,910		\$159,250	1.00	\$159,250	10%	\$175,175		\$219,085	Y				
PK_06	Park	Grassy Hill Lookout - Cooktown	Township Recreation	PL		2,953	1	\$10	\$29,530		\$34,500	1.00	\$34,500	10%	\$37,950		\$67,480	Y				
PK_07	Park	Esplanade Revitalisation Project - Cooktown	Shire Recreation	PL		15,401	1	\$10	\$154,010		\$10,454,545	1.00	\$10,454,545	10%	\$11,500,000		\$11,654,010	Y	Y	Y	Y	Y
PK_08	Park	Cricket Oval - Cooktown	Township Sports	PL		47,550	1	\$10	\$475,500		\$721,500	1.00	\$721,500	10%	\$793,650		\$1,269,150	Y	Y	Y	Y	Y
PK_09	Park	Skate Park - Cooktown	Shire Sports	PL		21,929	1	\$10	\$219,290		\$402,000	1.00	\$402,000	10%	\$442,200		\$661,490	Y	Y	Y	Y	Y
PK_10	Park	Cemetary - Cooktown	Local Recreation	PL		-	1	\$10	\$0		\$401,750	1.00	\$401,750	10%	\$441,925		\$441,925	Y				
PK_11	Park	Racecourse and Recreation - Coen	Shire Sports	PL		131,184	1	\$10	\$1,311,840		\$0	1.00	\$0	10%	\$0		\$1,311,840	Y	Y	Y	Y	Y
PK_12	Park	Town Hall - Coen	Township Recreation	PL		1,015	1	\$10	\$10,150		\$0	1.00	\$0	10%	\$0		\$10,150	Y	Y			
PK_13	Park	Recreation Park - Coen	Township Recreation	PL		10,239	1	\$10	\$102,390		\$571,500	1.00	\$571,500	10%	\$628,650		\$731,040	Y	Y			
PK_14	Park	Heritage Museum - Coen	Shire Recreation	PL		2,030	1	\$10	\$20,300		\$0	1.00	\$0	10%	\$0		\$20,300	Y	Y	Y	Y	Y
PK_15	Park	Laura Recreation Park - Laura	Township Recreation	PL		10,181	1	\$10	\$101,810		\$326,500	1.00	\$326,500	10%	\$359,150		\$460,960	Y	Y	Y	Y	Y
PK_16	Park	Lakelands Hall and Recreation - Lakeland	Township Recreation	PL		1,500	1	\$10	\$15,000		\$210,500	1.00	\$210,500	10%	\$231,550		\$246,550	Y			Y	
PK_17	Park	Lakelands Recreation - Lakeland	Township Recreation	PL		8,225	1	\$10	\$82,250		\$0	1.00	\$0	10%	\$0		\$82,250	Y			Y	
PK_18	Park	Lakelands Shire Rec - Lakeland	Shire Recreation	PL		67,133	1	\$10	\$671,330		\$165,000	1.00	\$165,000	10%	\$181,500		\$852,830	Y	Y	Y	Y	Y
									\$3,642,520		\$15,786,545		\$15,786,545		\$17,365,200		\$21,007,720					

Asset Description Data									Land Cost Valuation		Works Base Cost Valuation				Works Base Estimate Valuation			Total Asset Valuation			Catchment Asset Allocation					
LGIP ID	Asset Type	Description	Hierarchy	Land Unit Rate Code	Works Unit Rate Code	Year of Provision / Construction	Qty Land	Qty Works	Land Unit Cost	Land Value	Asset Unit Cost	Raw Asset Cost	Cost or Asset Multiplier	Works Base Cost	On-Cost Allowance (%)	Works Base Estimate	Works Contingency (%)	Grants / Subsidies (Percentage of Works Base Estimate)	Total Asset Cost (at Base Year)	Total Asset Cost (Escalated)	Net Present Value of Total Asset Cost	Cooktown	Coen	Laura	Lakeland	Rest of Cook Shire
Parks																										
FP_01	Park	Esplanade Revitalisation Project - Cooktown	Shire Recreation			2018		1		\$0		\$1,818,182	1.00	\$1,818,182	10%	\$2,000,000	7.5%		\$2,150,000	\$2,194,953	\$1,953,500	Y	Y	Y	Y	Y
FP_02	Park	John Street Oval - Cooktown	Shire Sports			2020		1		\$0		\$714,000	1.00	\$714,000	10%	\$785,400	7.5%		\$844,305	\$879,980	\$697,026	Y	Y	Y	Y	Y
FP_04	Park	Skate Park - Cooktown	Shire Sports			2020		1		\$0		\$27,273	1.00	\$27,273	10%	\$30,000	7.5%		\$32,250	\$33,613	\$26,625	Y	Y	Y	Y	Y
FP_06	Park	Pathway upgrade through cemetery - Cooktown	Shire Sports			2020		1		\$0		\$227,273	1.00	\$227,273	10%	\$250,000	7.5%		\$268,750	\$280,106	\$221,870	Y	Y	Y	Y	Y
FP_07	Park	Racecourse and Recreation upgrade - Coen	Shire Sports			2019		1		\$0		\$454,545	1.00	\$454,545	10%	\$500,000	7.5%	100%	\$0	\$0	\$0	Y	Y	Y	Y	Y
FP_08	Park	Lakelands Recreation - Lakeland	Township Recreation			2020		1		\$0		\$252,000	1.00	\$252,000	10%	\$277,200	7.5%		\$297,990	\$310,581	\$246,009				Y	
FP_09	Park	Lakelands Shire Rec - Lakeland	Shire Recreation			2018		1		\$0		\$263,500	1.00	\$263,500	10%	\$289,850	7.5%		\$311,589	\$318,103	\$283,111	Y	Y	Y	Y	Y
FP_10	Park	Future Lakelands Recreation - Lakeland	Township Recreation	PL		2020	62,174	1	\$10	\$621,740		\$0		\$0	10%	\$0	7.5%		\$621,740	\$671,146	\$531,610				Y	
										\$621,740		\$3,756,773		\$3,756,773		\$4,132,450			\$4,526,625	\$4,688,482	\$3,959,752					

LGIP Table - Existing and projected residential dwellings (by census yr)

Projection area	LGIP development type	Existing and projected residential dwellings				
		2016	2021	2026	2031	2036
Cooktown	Single Dwelling	637	745	833	929	1,021
	Multiple Dwelling	60	71	79	88	97
	Other Dwelling	282	330	369	411	452
	Total	979	1,146	1,282	1,428	1,571
Coen	Single Dwelling	89	95	105	116	126
	Multiple Dwelling	8	9	10	11	12
	Other Dwelling	39	42	46	51	56
	Total	137	145	161	178	194
Laura	Single Dwelling	49	128	187	249	319
	Multiple Dwelling	5	12	18	24	30
	Other Dwelling	22	57	83	110	141
	Total	75	197	287	383	490
Outside priority infrastructure area (total)	Single Dwelling	1,143	1,114	1,131	1,147	1,158
	Multiple Dwelling	109	106	107	109	110
	Other Dwelling	506	494	501	508	513
	Total	1,757	1,714	1,739	1,764	1,780
Cook Shire Council	Single Dwelling	1,917	2,082	2,256	2,441	2,624
	Multiple Dwelling	182	198	214	232	249
	Other Dwelling	849	922	999	1,081	1,162
	Total	2,949	3,202	3,469	3,753	4,035

Levied Charges
\$ 8,400
\$ 8,400
\$ 6,000

LGIP Table - Existing and projected residential dwellings (by each yr)

Projection area	LGIP development type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		2,949	3,008	3,068	3,127	3,186	3,246	3,294	3,342	3,390	3,439	3,487	3,540	3,594	3,647	3,700	3,753	3,810	3,866	3,922	3,979	4,035
Cooktown	Single Dwelling	637	658	680	702	724	745	763	781	798	816	833	853	872	891	910	929	947	966	984	1,003	1,021
	Multiple Dwelling	60	63	65	67	69	71	72	74	76	78	79	81	83	85	86	88	90	92	94	95	97
	Other Dwelling	282	292	301	311	320	330	338	346	353	361	369	378	386	394	403	411	420	428	436	444	452
Coen	Single Dwelling	89	90	91	92	93	95	97	99	101	103	105	107	109	111	113	116	118	120	122	124	126
	Multiple Dwelling	8	9	9	9	9	9	9	10	10	10	10	10	11	11	11	11	11	12	12	12	
	Other Dwelling	39	40	40	41	41	42	43	44	45	45	46	47	48	49	50	51	52	53	54	55	56
Laura	Single Dwelling	49	65	81	96	112	128	140	151	163	175	187	199	212	224	236	249	263	277	291	305	319
	Multiple Dwelling	5	6	8	9	11	12	13	14	16	17	18	19	20	21	22	24	25	26	28	29	30
	Other Dwelling	22	29	36	43	50	57	62	67	72	77	83	88	94	99	105	110	116	123	129	135	141
Outside priority infrastructure area (total)	Single Dwelling	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,144	1,144	1,145	1,146	1,147	1,149	1,151	1,153	1,156	1,158
	Multiple Dwelling	109	109	109	109	109	109	109	109	109	109	109	109	109	109	109	109	109	109	110	110	110
	Other Dwelling	506	506	506	506	506	506	506	506	506	506	506	506	507	507	508	508	509	510	511	512	513

Forecast Charges Revenue - Residential (Incremental)

Projection area	LGIP development type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		\$0	\$466,438	\$475,440	\$484,616	\$493,969	\$503,503	\$417,468	\$425,526	\$433,738	\$442,109	\$450,642	\$506,683	\$516,462	\$526,429	\$536,589	\$546,946	\$589,179	\$600,550	\$612,141	\$623,955	\$635,997
Cooktown	Single Dwelling		\$185,765	\$189,350	\$193,005	\$196,730	\$200,527	\$166,300	\$169,510	\$172,781	\$176,116	\$179,515	\$197,653	\$201,467	\$205,356	\$209,319	\$213,359	\$210,759	\$214,827	\$218,973	\$223,199	\$227,507
	Multiple Dwelling		\$17,649	\$17,989	\$18,336	\$18,690	\$19,051	\$15,799	\$16,104	\$16,415	\$16,732	\$17,055	\$18,778	\$19,140	\$19,510	\$19,886	\$20,270	\$20,023	\$20,410	\$20,804	\$21,205	\$21,614
	Other Dwelling		\$58,762	\$59,897	\$61,053	\$62,231	\$63,432	\$56,785	\$57,920	\$59,069	\$60,221	\$61,376	\$63,229	\$64,959	\$66,213	\$67,491	\$68,799	\$66,669	\$68,555	\$70,467	\$72,404	\$74,367
Coen	Single Dwelling		\$9,523	\$9,707	\$9,894	\$10,085	\$10,280	\$19,149	\$19,519	\$19,895	\$20,279	\$20,671	\$22,539	\$22,974	\$23,417	\$23,869	\$24,330	\$23,494	\$23,948	\$24,410	\$24,881	\$25,361
	Multiple Dwelling		\$905	\$922	\$940	\$958	\$977	\$1,819	\$1,854	\$1,890	\$1,927	\$1,964	\$2,141	\$2,183	\$2,225	\$2,268	\$2,311	\$2,232	\$2,275	\$2,319	\$2,364	\$2,409
	Other Dwelling		\$3,012	\$3,070	\$3,130	\$3,190	\$3,252	\$6,057	\$6,174	\$6,293	\$6,415	\$6,539	\$7,130	\$7,267	\$7,407	\$7,550	\$7,696	\$7,432	\$7,575	\$7,721	\$7,870	\$8,022
Laura	Single Dwelling		\$135,207	\$137,816	\$140,476	\$143,187	\$145,951	\$110,348	\$112,478	\$114,649	\$116,862	\$119,117	\$129,136	\$131,628	\$134,168	\$136,758	\$139,397	\$159,797	\$162,881	\$166,024	\$169,229	\$172,495
	Multiple Dwelling		\$12,845	\$13,093	\$13,346	\$13,604	\$13,866	\$10,484	\$10,686	\$10,892	\$11,102	\$11,317	\$12,269	\$12,505	\$12,747	\$12,993	\$13,243	\$15,182	\$15,475	\$15,773	\$16,078	\$16,388
	Other Dwelling		\$42,770	\$43,595	\$44,436	\$45,294	\$46,168	\$34,906	\$35,580	\$36,266	\$36,966	\$37,680	\$40,849	\$41,637	\$42,441	\$43,260	\$44,095	\$50,540	\$51,524	\$52,518	\$53,532	\$54,565
Outside priority infrastructure area (total)	Single Dwelling		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,683	\$9,870	\$10,061	\$10,255	\$10,453	\$23,413	\$23,865	\$24,325	\$24,795	\$25,273
	Multiple Dwelling		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$920	\$938	\$956	\$974	\$993	\$2,224	\$2,267	\$2,311	\$2,356	\$2,401
	Other Dwelling		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,063	\$3,122	\$3,182	\$3,244	\$3,307	\$7,406	\$7,549	\$7,695	\$7,843	\$7,995

Cashflow Projection Table - Anticipated Capital Expenditure & Charges Revenues

Cashflow	Network	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Anticipated Capital Expenditure	Water Supply	\$0	\$238,960	\$148,159	\$0	\$0	\$56,604	\$357,872	\$0	\$0	\$1,356,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,427,609	
	Sewerage	\$0	\$0	\$27,437	\$138,611	\$252,095	\$67,924	\$367,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Transport	\$0	\$0	\$0	\$0	\$1,748,847	\$0	\$0	\$0	\$0	\$2,070,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parks and Land for Community Facilities	\$0	\$0	\$2,513,056	\$0	\$2,175,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Asset Cost	\$0	\$238,960	\$2,688,652	\$138,611	\$4,176,368	\$124,528	\$724,968	\$0	\$0	\$3,427,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,427,609
Total Asset Cost (Cumulative)		\$0	\$238,960	\$2,927,612	\$3,066,223	\$7,242,591	\$7,367,119	\$8,092,087	\$8,092,087	\$8,092,087	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$15,947,239
Anticipated Charges Revenue	Residential Charges	\$0	\$466,438	\$475,440	\$484,616	\$493,969	\$503,503	\$417,468	\$425,526	\$433,738	\$442,109	\$450,642	\$506,683	\$516,462	\$526,429	\$536,589	\$546,946	\$589,179	\$600,550	\$612,141	\$623,955	\$635,997	\$635,997	
	Non-Residential Charges	\$0	\$43,192	\$44,025	\$44,875	\$45,741	\$46,624	\$38,407	\$39,148	\$39,903	\$40,673	\$41,458	\$45,485	\$46,363	\$47,258	\$48,170	\$49,100	\$52,888	\$53,909	\$54,949	\$56,010	\$57,091	\$57,091	
	Total Charges Revenue	\$0	\$509,630	\$519,465	\$529,491	\$539,710	\$550,127	\$455,875	\$464,673	\$473,641	\$482,783	\$492,100	\$552,168	\$562,825	\$573,687	\$584,759	\$596,045	\$642,067	\$654,459	\$667,090	\$679,965	\$693,088	\$693,088	
	Total Charges Revenue (Cumulative)	\$0	\$509,630	\$1,029,095	\$1,558,586	\$2,098,296	\$2,648,423	\$3,104,298	\$3,568,971	\$4,042,612	\$4,525,395	\$5,017,496	\$5,569,664	\$6,132,488	\$6,706,176	\$7,290,935	\$7,886,981	\$8,529,047	\$9,183,506	\$9,850,596	\$10,530,561	\$11,223,649	\$11,223,649	
Cashflow (Annual / Incremental)		\$0	\$270,670	-\$2,169,187	\$390,880	-\$3,636,657	\$425,598	-\$269,093	\$464,673	\$473,641	-\$2,944,760	\$492,100	\$552,168	\$562,825	\$573,687	\$584,759	\$596,045	\$642,067	\$654,459	\$667,090	\$679,965	\$679,965	-\$3,734,521	
Cashflow (Cumulative)		\$0	\$270,670	-\$1,898,517	-\$1,507,637	-\$5,144,295	-\$4,718,696	-\$4,987,789	-\$4,523,116	-\$4,049,474	-\$6,994,234	-\$6,502,134	-\$5,949,966	-\$5,387,141	-\$4,813,454	-\$4,228,694	-\$3,632,649	-\$2,990,582	-\$2,336,123	-\$1,669,034	-\$989,069	-\$989,069	-\$4,723,590	
Total Asset Cost (Smoothed)		\$0	\$1,473,423.82	\$2,946,848	\$4,420,271	\$5,893,695	\$7,367,119	\$8,197,621.23	\$9,028,123	\$9,858,625	\$10,689,128	\$11,519,630	\$11,519,629.64	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$11,519,630	\$12,405,151.42	\$13,290,673	\$14,176,195	\$15,061,717	\$15,947,239	

NPV Assessment (15 year)	NPV of Total Asset Cost	\$8,675,665
	NPV of Total Charges Revenue	\$5,061,282
	NPV of Annual Cashflow	-\$3,614,383
	Financial Sustainability Ratio (Rev vs Exp)	0.58

Note: A range between 0.9 and 1.0 is considered acceptable (IPWEA Guidelines for LTFF - Part 4)

NPV Assessment (20 year)	NPV of Total Asset Cost	\$10,056,215
	NPV of Total Charges Revenue	\$6,231,628
	NPV of Annual Cashflow	-\$3,824,587
	Financial Sustainability Ratio (Rev vs Exp)	0.62

Note: A range between 0.9 and 1.0 is considered acceptable (IPWEA Guidelines for LTFF - Part 4)

