Cook Shire COUNCIL

The heart of Cape York Peninsula

Our Ref: LM:jg:DA/4310:D21/28380

29 November 2021

MTC Tower Pty Ltd
PO Box 700
Cooktown QLD 4895
Attention: Matthew Carey

Email: mcrmcc@westnet.com.au

Dear Mr Carey

ADOPTED INFRASTRUCTURE CHARGES NOTICE
Development Application - DA/4310
2 Hope Street, Cooktown

Proposal:	Reconfiguration of a lot one (1) lot into twelve (12) lots
Applicant:	MTC Tower Pty Ltd
Location of Site:	2 Hope Street, Cooktown
Real Property Description:	Lot 23 on SP219110 Lots 7 on SP219110
Level of Assessment:	Code Assessment

CHARGES CALCULATION

Stage 2 – Reconfiguring a Lot (2 lots and balance)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential RAL	$2,100.00 (Water Supply)	Per allotment	3	$6,300.00
Residential RAL	$2,100.00 (Sewerage)	Per allotment	3	$6,300.00
Residential RAL	$2,520.00 (Transport)	Per allotment	3	$7,560.00

Residential RAL	$840.00 (Public Parks & Community Land)	Per allotment	3	$2,520.00
Residential RAL	$840.00 (Stormwater	Per allotment	3	$2,520.00
			Total Charge	$25,200.00

Stage 3 – Reconfiguring a Lot (10 Lots)

Dual Occupancy				
Development Class	**Charge**	**Unit of Measure**	**No. of Units**	**Amount of Charge**
Residential RAL	$2,100.00 (Water Supply)	Per allotment	10	$21,000.00
Residential RAL	$2,100.00 (Sewerage)	Per allotment	10	$21,000.00
Residential RAL	$2,520.00 (Transport)	Per allotment	10	$25,200.00
Residential RAL	$840.00 (Public Parks & Community Land)	Per allotment	10	$8,400.00
Residential RAL	$840.00 (Stormwater	Per allotment	10	$8,400.00
			Total Charge	$84,000.00

CREDIT CALCULATION

Stage 1 - Reconfiguring a Lot (balance lot)

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

Stage 2 - Reconfiguring a Lot (1 lot)

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 (Stage 2):

Total Adopted Charge	Total Credit	Total Infrastructure Charge
$25,200.00	$8,400.00	**$16,800.00**
	Credit for 1 additional sewerage charge paid at the time of Stage 1 approval (DA1990)	**$2,100.00**
		$14,700.00

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

Net Adopted Infrastructure Charges Summary (Stage 3):

Total Adopted Charge	Total Credit	Total Infrastructure Charge
$84,000.00	$8,400.00	**$75,600.00**

(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 sealing of the survey plan for both Stages 1 and 2.

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 email mail@cook.qld.gov.au.

Yours faithfully

Lawrence Booth
Acting Chief Executive Officer