



Cook Shire COUNCIL

Our Ref: LM:tt:DA/4874:D25/21197

20 June 2025

JB Design
PO Box 869
BUNGALOW QLD 4870
E-mail: mark@jbdesign.com.au

Attention: Mark Cameron

Dear Mr Cameron

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Development Application - DA/4874 - 70 Charlotte Street COOKTOWN 4895

Applicant: Mark Cameron of JB Designs
Property Owner: Lance Gordon Seccombe
Location: 70 Charlotte Street COOKTOWN 4895
Real Property Description: Lot 505 on C17912
Site Area: 1,020sqm
Zone: Low Density Residential Zone
Proposed Use: Multiple Dwellings – 4 Units

CHARGES CALCULATION

Material Change of Use for Multiple Dwelling

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Residential (1 or 2 bedroom dwelling)	\$1,500 (Water Supply)	Per dwelling	4	\$6,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500 (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
Vacant lot (standard credit 3 bedroom dwelling)

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Vacant Lot	\$2,100 (Water Supply)	Per dwelling	1	\$2,100.00
Vacant Lot	\$2,100 (Sewerage)	Per dwelling	1	\$2,100.00
Vacant Lot	\$2,520 (Transport)	Per dwelling	1	\$2,520.00
Vacant Lot	\$840 (Public Parks & Community Land)	Per dwelling	1	\$840.00
Vacant Lot	\$840 (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)

Due Date for Payment:

Payment of the total infrastructure charge must be made at the time of issuing the Certificate of Classification.

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 Manager Planning Environment, Lisa Miller on (07) 4082 0500.

Yours faithfully



Brian Joiner
Chief Executive Officer