

Our Ref: LMIL:Imc:DA/4941:D25/37516

04 November 2025

R. De Silva  
C-/ U&I Town Plan  
35 Sutherland Street  
MAREEBA QLD 4880

E-mail: [Ramon.samanes@gmail.com](mailto:Ramon.samanes@gmail.com)

Attention: Ramon Samanes

Dear Mr Samanes

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**  
Development Application - DA/4941 - 9 Adelaide Street, Cooktown QLD

Applicant: R. De Silva c/-U&I Town Plan  
Property Owner: Zest for Life Pty Ltd (as Tte)  
Location: 9 Adelaide Street, Cooktown QLD 4895  
Real Property Description: Lot 16 on C17927  
Site Area: 1,012sqm  
Zone: Low Density Residential Zone  
Proposed Use: Multiple Dwelling (4 x 2 bedroom units)

**CHARGES CALCULATION**

**Material Change of Use for Multiple Dwellings**

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

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



Heather Kelly  
Acting Chief Executive Officer