

Our Ref: LMIL:Imc:DA/4913:D25/42852

Your Ref: M2-25

15 December 2025

Thomson Ruiz Group Pty Ltd

c/- U&i Town Plan

35 Sutherland Street

MAREEBA QLD 4880

E-mail: [ramon@uitownplan.com.au](mailto:ramon@uitownplan.com.au)

Attention: Ramon Samanes

Dear Mr Samanes

#### **ADOPTED INFRASTRUCTURE CHARGES NOTICE**

Development Application - DA/4913 – 80-84 Save Street Cooktown 4895

**Applicant:** Thomson Ruiz Group Pty Ltd c/- U&I Town Plan  
**Property Owner:** Burrigirku Land Trust ABN 84 054 368 304  
**Location:** 80-84 Savage Street, Cooktown 4895  
**Real Property Description:** Lot 14 on C179114  
**Site Area:** 10.25 hectares  
**Zone:** Low Density Residential Zone  
**Proposed Use:** Material Change of Use for Multiple Dwellings ( 8 Units)

#### **CHARGES CALCULATION**

##### **Material Change of Use – Residential**

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	6	\$9,000.00
Residential (1 or 2 bedroom dwelling)	\$1,500.00 (Sewerage)	Per dwelling	6	\$9,000.00
Residential (1 or 2 bedroom dwelling)	\$1,800.00 (Transport)	Per dwelling	6	\$10,800.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Public Parks & Community Land)	Per dwelling	6	\$3,600.00
Residential (1 or 2 bedroom dwelling)	\$600.00 (Stormwater)	Per dwelling	6	\$3,600.00
<b>Total Charge</b>				<b>\$36,000.00</b>

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
<b>Total Charge</b>				<b>\$16,800.00</b>

*(Note: Infrastructure Charge calculation based on Gross floor Area (GFA) of 435m<sup>2</sup> and total impervious area of 860m<sup>2</sup>. Total GFA and Impervious areas are as defined in the approved plan of development. Impervious area is as defined in the Cook Shire Council Charges Resolution No.2 2018.*

#### CREDIT CALCULATION

##### Residential RAL

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
<b>Total Credit</b>				<b>\$8,400.00</b>

#### Net Adopted Infrastructure Charges Summary:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$52,800.00	\$8,400.00	\$44,400.00

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

#### Due Date for Payment:

Payment of the total infrastructure charge must be paid to Council prior to the commencement of Use.

**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

