

Our Ref: LM:tt:DA/4988:D26/7045

23 March 2026

Christian Community Ministries Ltd  
PO Box 147  
KINGSTON QLD 4114  
Email: [Andrew.lennox@ccmschools.edu.au](mailto:Andrew.lennox@ccmschools.edu.au)

Attention: Andrew Lennox

Dear Mr Lennox

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**

Development Application - DA/4988 - 12 Charles Street, Cooktown QLD 4895

<b>Proposal:</b>	Material Change of Use for an Educational Establishment (expansion of existing school)
<b>Applicant:</b>	Christian Community Ministries Ltd
<b>Location of Site:</b>	12 Charles Street, Cooktown QLD 4895
<b>Real Property Description:</b>	Lot 1 on SP324984
<b>Level of Assessment:</b>	Impact Assessment

**CHARGES CALCULATION**

Adopted Infrastructure Charges – Adopted charge for a Material Change of Use or Building Work for Non-residential development - Education Facility

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Educational Facility	\$12.60 (Water Supply)	\$ per m <sup>2</sup> GFA	2,297m <sup>2</sup>	\$28,942.20
Educational Facility	\$12.60 (Sewerage)	\$ per m <sup>2</sup> GFA	2,297m <sup>2</sup>	\$28,942.20
Educational Facility	\$16.80 (Transport)	\$ per m <sup>2</sup> GFA	2,297m <sup>2</sup>	\$38,589.60
Educational Facility	\$0.00 (Public Parks & Community Land)	\$ per m <sup>2</sup> GFA	N/A	\$0.00
Educational Facility	\$3.00 (Stormwater)	\$ per impervious m <sup>2</sup>	1,789m <sup>2</sup>	\$5,367.00
<b>Total Charge</b>				<b>\$101,841.00</b>

**CREDIT CALCULATION**

Existing Lawful Use – Auditorium and Pathways

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Educational Facility	\$12.60 (Water Supply)	\$ per m <sup>2</sup> GFA	687m <sup>2</sup>	\$8,656.20
Educational Facility	\$12.60 (Sewerage)	\$ per m <sup>2</sup> GFA	687m <sup>2</sup>	\$8,656.20
Educational Facility	\$16.80 (Transport)	\$ per m <sup>2</sup> GFA	687m <sup>2</sup>	\$11,541.60
Educational Facility	\$0.00 (Public Parks & Community Land)	\$ per m <sup>2</sup> GFA	N/A	\$0.00
Educational Facility	\$3.00 (Stormwater)	\$ per impervious m <sup>2</sup>	398m <sup>2</sup>	\$1,194.00
<b>Total Credit</b>				<b>\$30,048.00</b>

Net Adopted Infrastructure Charges Summary:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$101,841.00	\$30,048.00	<b>\$71,793.00</b>

(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

A handwritten signature in black ink, appearing to read "BJ", with a long, sweeping horizontal line extending to the right.

Brian Joiner  
Chief Executive Officer  
Cook Shire Council