



TORRES SHIRE COUNCIL

*To lead, provide & facilitate a sustainable,
safe & culturally vibrant community*

P O Box 171
THURSDAY ISLAND 4875

Telephone (07) 4069 1336
Facsimile (07) 4069 1845

Our Reference: IDAS 19/01
Your Reference:

29 November 2021

Mr Jon Mansfield
c/ Gilvear Planning
PO Box 228
BABINDA QLD 4861

Dear Mr Mansfield

Decision Notice (Minor Change) *Given under section 83 of the Planning Act 2016*

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was determined by Torres Shire Council at the Council Meeting dated 16 November 2021.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	IDAS 10/03
Street Address:	1 Tom Street, Horn Island
Real Property Description:	Lot 1 on RP846845
Planning Scheme:	<i>Torres Shire Planning Scheme 2007 (Version Amendment 1 – 19 January 2016)</i>

DECISION DETAILS

The original Decision Notice was dated 11 March 2010.

A permissible change to the approval was approved, Decision Notice dated 11 June 2013 for:

Development Permit for Material Change of Use – Two stage accommodation building (30 x studio accommodation units) and Caretakers Residence (2 bedrooms) – Stage 1 (15 Accommodation units and Caretakers Residence and Stage 2 (15 Accommodation Units)

Council at its meeting held on 16 November 2021, decided to issue the following type of approval:

Change Application (Minor) - Development Permit for Material Change of Use – Three stage accommodation building (30 x studio accommodation units) and Caretakers Residence (2 bedrooms)
Stage 1 - 16 Accommodation units and Caretakers Residence
Stage 2 - 8 Accommodation Units
Stage 3 - 6 Accommodation Units

CURRENCY PERIOD OF APPROVAL

As per the Extension to Currency Period, letter dated 16 June 2021 the currency period for the approval is 10 December 2023.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

REFERRAL AGENCIES

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Please be advised that the following development permits are to be obtained before the development can be carried out:

1. Development Permit for Building Works
2. Development Permit for Plumbing Works
3. Development Permit for Operational Works

PROPERLY MADE SUBMISSIONS

Not applicable.

REASONS FOR THE DECISION

1. The proposed changes to the staging of development is consistent with the approval and introduces no new impacts.

OTHER REQUIREMENTS UNDER SECTION 43 OF THE *PLANNING REGULATION 2017*

Not applicable

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

For further information, please contact Torres Shire Council on (07) 4069 1336.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dalassa Yorkston', written in a cursive style.

Dalassa Yorkston
Chief Executive Officer

- Enc. **Attachment 1** – Conditions imposed by the Assessment Manager
Attachment 2 – Approved Plans
Attachment 3 – Notice about a Decision Notice
Attachment 4 – Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

ATTACHMENT 1 – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

Assessment Manager Conditions

1. The proposed Plans of Development, as noted below and prepared by ~~Davies Design and Drafting Service Palm Cove~~ is approved subject to any alterations. The applicant/owner must at all times during development of the land carry out the development and construction of any building thereon and conduct the approved uses(s) generally in accordance with:
 - a. The plans, specifications, facts and circumstances as set out in the application submitted to Council;
 - b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council's Planning Scheme; and
 - c. Subject to any alterations found necessary by Council at the time of examination of Engineering Plans or during construction of the development because of particular engineering requirements.

Except for any variation required to comply with these conditions of approval.

Approved Plans

2. The approved Plans of Development are as follows:

Plan Description	Reference	Date
Site Plan (Amendment Required)	001 TOM Sheet Number 1-3	November 2009
Floor Plan Accommodation Unit Floor Plan Caretaker's Residence Elevations	001 TOM Sheet Number 2-3	November 2009
Structural Plan Sections	001 TOM Sheet Number 3-3	November, 2009

Plan Description	Reference	Date
<u>Site Plan – Staging Plans (stage 1-3)</u>	<u>001 TOM Sheet Number 1-3</u>	<u>Sept 2021</u>
<u>Cabin Floor plan and elevation</u>	<u>001 TOM</u>	
<u>Caretakers floor plan and elevation</u>	<u>001 TOM</u>	
<u>Garage plans</u>	<u>001 TOM</u>	
<u>Amended site plan (depicting amended location of unit 7 and laundries)</u>	<u>001 TOM</u>	
<u>Amended site plan (depicting carparking layout, laundries and refuse area)</u>	<u>001 TOM</u>	

(2a) Staging

- (a) The staging of the proposed development must be undertaken in accordance with the approved plans and as follows;**

Stage 1

- **16 accommodation units (units 1-16)**
- **Caretakers accommodation and office**
- **Recreation / BBQ area**
- **Three (3) carparking spaces, including one (1) accessible (disabled) parking space off Miskin Street**
- **Two (2) carparking spaces within garage accessed off Tom Street**

Stage 2

- **Eight (8) accommodation units (units 17-18 & 25-30)**

Stage 3

- **Six (6) accommodation units (units 19, 20-24)**
- **Two (2) carparking spaces access off Tom Street**

(b) The existing storage shed in the location of proposed units 22 & 23 (Stage 3) must be removed at the time of completion of proposed Stage 2.

Amendment to Design

3. The proposed building/development must be redesigned to accommodate the following changes:
 - a. Deleted
 - b. Fences to the Tom and Miskin Street frontages of the site must not exceed 1.8 metres in height, but must be reduced in height at intersection if it impedes the required site distance.

Details of the above amendment/s must be indicated on plans submitted at the time of application for a Development Permit for Building Work and endorsed by Council's Delegated Officer prior to the issue of a Development Permit for Building Work.

Built Form and Amenity

4. The applicant/owner must provide a plan detailing the construction materials and colours specific to the external appearance of the development for endorsement by Council's Delegated Officer prior to the issue of a Development Permit for Building Works.

Engineering Certification

5. A Registered Professional Engineer of Queensland shall certify engineering drawings and specifications for all engineering works, which shall be submitted in conjunction with an application for Development Permits for Building Works and/or Operational Works.

Vehicle Parking

6. *There is one of two ways to achieve Condition 6, either 6(a) or 6(b).*
 - 6(a) The amount of vehicle parking provided must be as specified in the Development Application provided to Council, which is a minimum of nominally thirty-nine (39) spaces. In order to provide thirty-nine (39) spaces on-site, the applicant/owner will be required to provide an amended Plan of Development to the satisfaction of Council's Delegated Officer demonstrating that the number vehicle parking spaces can be accommodated on the site. To achieve car parking numbers that comply with the Planning Scheme, the number of Units located on the site will be likely to be required to be reduced.

OR

- 6(b) The amount of vehicle parking provided must be as specified in the Development Application provided to Council, which is a minimum of six (6) spaces; and

The development must be provided with a permanent shuttle transport service. It is specified that the shuttle transport service must be provided by:

- i) the applicant/owner/manager of the Accommodation Units; or
- ii) by a third party.

Details of the permanent shuttle transport service are required to be endorsed by Council's Delegated Officer prior to the Commencement of Use.

Amendments to the arrangement for the permanent shuttle transport service are required to be endorsed by Council's Delegated Officer prior to change.

7. The parking layout must comply with Australian Standard AS2890.1 2004 Parking Facilities – Off Street Car Parking and the Torres Shire Planning Scheme.

Vehicle Parking Construction

8. The parking must be constructed in accordance with Council's Development Standards prior to the Commencement of Use and must be maintained at all times, both to the requirements and satisfaction of Council's Delegated Officer. In particular, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed with a concrete or bitumen finish, drained and line marked.

Protection of Landscaped Areas from Parking

9. Landscaped areas adjoining the parking area must be protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction, which must be approved by Council's Delegated Officer prior to the issue of a Development Permit for Building Work.

Bicycle Parking

10. The applicant/owner must provide secured, on-site bicycle parking in accordance with Table 10-1 of *Austrroads Guide to Traffic Engineering Practice Part 14 – Bicycles*. Based on the provisions of Table 10-1, the minimum number of bicycle spaces required for this development is four (4) space/s.

Environmental

11. The applicant/owner shall be responsible for the extirpation and destruction of any noxious weed or plants existing on the land the subject of the Development Permit.

Water Supply and Sewerage Works

12. The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage headworks at a point determined by Council's Delegated Officer.

A plan of the works must be endorsed by Council's Delegated Officer prior to the Commencement of Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of Council's Delegated Officer, prior to approval and dating of the Plan of Survey.

13. The approved Accommodation Buildings and Caretaker's Residence shall be connected to Council's reticulated water supply in accordance with Council's Development Standards and to the satisfaction of the Council's Delegated Officer prior to the approval and dating of the Plan of Survey.

14. The approved Accommodation Buildings and Caretaker's Residence shall be connected to Council's reticulated sewerage system in accordance with Council's Development Standards and to the satisfaction of the Council's Delegated Officer prior to the approval and dating of the Plan of Survey.

Public Utilities

15. The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.
16. Any damage caused to any public utility during the course of construction shall be repaired to the satisfaction of Council's Delegated Officer and at no cost to Council prior to the Commencement of Use.
17. Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.

Stormwater

18. All stormwater within or entering the site shall be controlled in such a manner so that it does not cause any public health or safety concerns and/or damage or loss to property and building for subject site or downstream of the subject site.
19. Any stormwater leaving the site shall be discharged to the satisfaction of Council's Delegated Officer. Stormwater from the site shall not cause nuisance to any adjoining properties.
20. All stormwater drainage shall be collected on-site and discharged to the lawful point of discharge. Plans of the drainage design shall be prepared by a Registered Professional Civil Engineer and approved by Council's Delegated Officer. A Development Permit for Building Works shall not be granted until a Development Permit for Operational Works has been issued in regard to the drainage scheme.
21. All surface water from the driveway and vehicle parking area is to be collected by drains and discharged via underground pipes to lawful point of discharge. The system is to be designed to prevent surface water being directed across the footpath in the road reserve and neighbouring properties.

Erosion and Sediment Control

22. The applicant/owner shall prevent erosion and sediment export from leaving the site. Site control measures such as silt fencing, controlled gravel access to the site and controlled disposal of waste, may be necessary.

Plan detailing the methods of controlling erosion and sediment are to be submitted for endorsement by Council's Delegated Officer prior to the issue of a Development Permit for Building Work.

External Works

23. The applicant/owner must at their own cost undertake the following works external to the subject land:
 - a. Deleted.
 - b. ~~Excavate swale drains to the Miskin Street and Tom Street frontages; and~~
 - c. Provision of a crossing of the drainage swale for both driveways in accordance with FNQROC Development Manual Standard Drawing S1105 Revision C or an alternative as required by Council's Delegated Officer.

The external works outlined above require approval from Council. A plan of the works must be endorsed by Council's Delegated Officer prior to Commencement of Works. Such work must be constructed in accordance with the endorsed plan prior to approval and dating of the Plan of Survey.

Landscaping Plan

24. The applicant/owner must provide an amended landscape plan for approval by Council's Delegated Officer prior to the issue of a Development Permit for Building Works.

The landscaping plan must detail:

- a. Location of plantings for the site;
- b. Types of species to be used; and
- c. Provide for landscaping in the vicinity of South Pacific Store to provide a visual and noise attenuation buffer.

All landscaping works must be provided in accordance with the approved plan prior to the Commencement of Use.

Electricity

25. The applicant/owner must submit satisfactory evidence from Ergon Energy that:
- a. Electricity is available to the approved development; and
 - b. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.

Evidence is to be provided prior to the issue of a Development Permit for Building Works.

Telecommunications

26. The applicant/owner must submit satisfactory evidence from telecommunications authorities that:
- a. Telecommunication services are available to the approved development; and
 - b. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.

Evidence is to be provided prior to the issue of a Development Permit for Building Works.

Lawful Point of Discharge

27. The applicant/owner must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of Council's Delegated Officer.

Noise and Lighting

28. All potential noise sources including refuse collection areas and air conditioners shall be installed and located in a manner which prevents noise nuisance beyond the subject site in accordance with the nuisance provisions of the *Environmental Protection Regulation 1998*.

Fences

29. All fences are to be placed on the correct alignment to the satisfaction of Council's Delegated Officer.
30. The applicant/owner must provide a 1.8 metre high screen fence to the side and rear boundaries of the subject site. Details of the screen fence must be submitted to and be endorsed by the Council's Delegated Officer prior to the issue of a Development Permit for Building Work. The fence must be installed prior to the Commencement of Use.

Street Numbering

31. Street numbering is to be provided at the front of the property prior to the Commencement of Use.

Refuse Storage

32. The applicant/owner must provide a refuse bin enclosure in suitably screened, imperviously paved area large enough for storage of refuse containers. The refuse bin enclosure must be roofed **and** banded and fitted with a bucket trap **located in accordance with the amended plan of development**. An external cold-water tap is to be provided for the facility.

Water Saving

33. All toilet devices in the development must be fitted with dual flush cisterns and showers and hand basins in the development must be fitted with flow control valves or similar water control devices to generally restrict flow to 9 litres of water per minute.
34. The development shall have all kitchen, laundry and bathroom fittings that comply with the AAA Water Conservation System as defined by the AS/NZS 6400 (Water Efficient Products – Rating and Labelling 2003) and AS/NZS 3500 (National Plumbing and Drainage Standard Part 1.2). All tapware and shower roses shall not exceed a maximum flow of 9 litres of water per minute. Dishwashers and washing machines are excluded from this requirement.

Infrastructure Charges

- ~~35. The applicant/owner must pay infrastructure charges in accordance with Council's adopted regulated infrastructure charges provided for in Section 641 of the Sustainable Planning Act 2009.~~

~~Contributions must be paid at the rates applicable at the time of payment and where development is staged the payments may be made proportionally with each stage.~~

~~On the present method of calculation, the total infrastructure charges are:~~

~~Stage 1 \$10,000 per accommodation unit x 15 units plus~~

~~_____ \$20,000 for caretaker's residence~~

~~_____ Total payment: \$170,000~~

~~Payment is required prior to the commencement of the use.~~

~~Stage 2 \$10,000 per accommodation unit x 15~~

~~_____ Total payment: \$150,000~~

~~Payment is required prior to the commencement of the use.~~

- 35. The applicant/owner must pay infrastructure charges in accordance with Council's adopted regulated infrastructure charges provided for in Section 52 of the Planning Act 2016. Refer to the separate Infrastructure Charges Notice.**

Costs

36. The applicant/owner shall be responsible for meeting all costs associated with the works required by this approval, together with the costs of any alterations to public utilities and services required by such works and with the connection of the development to such utilities and services. All works required shall be completed to the satisfaction of Council's Delegated Officer prior to the approval and dating of the Plan of Survey, unless otherwise specified by conditions of this approval or by a resolution of Council.
37. All recoverable but unpaid rates, charges and expenses pertaining to the subject land are to be paid in full. Interest and other charges levied on the property are to be paid prior to the Commencement of Use.

Advertising

- ~~36. Any advertising on the site must comply with the requirements of the Advertising Code in the Torres Shire Planning Scheme 2007. Details of advertising must be endorsed by Council's Delegated Officer prior to installation.~~

38. **One (1) advertising sign may be erected on the fence of each street frontage measuring no more than 4m² and include details of the business.**

ADVISORY NOTES

1. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.
2. Infrastructure Charges must be paid to Council when the change of use occurs as stated in the *Planning Act 2016* as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. The *Environmental Protections Act 1994* states a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities, involved in civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council.

5. In accordance with the Environmental Protection (Water & Wetland Biodiversity) Policy 2019, all sand, silt, mud, paint, cement, concrete, builders waste or rubbish shall not be permitted to enter or be placed where it could reasonably be expected to more into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.
6. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.
7. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.
8. An application to TSC is required for water and/or sewerage services to be connected to a property. The developer should contact TSC for further information on the necessary forms and application process.
9. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the *EPBC Act* can be obtained from the Department of Agricultural, Water and the Environment website <https://www.environment.gov.au/epbc/about>

ATTACHMENT 2 – APPROVED PLANS

Attached under separate cover. This page has been intentionally left blank.

ATTACHMENT 3 – NOTICE ABOUT A DECISION NOTICE

NOTICE ABOUT A DECISION NOTICE

In accordance with section 83(9) of the *Planning Act*

DESCRIPTION OF THE DEVELOPMENT

Application number:	IDAS 10/03
Property description:	Lot 1 RP846845
Approval sought:	Change Application (Minor) - Development Permit for Material Change of Use
Description of the development:	Three stage accommodation building (30 x studio accommodation units) and Caretakers Residence (2 bedrooms) Stage 1 - 16 Accommodation units and Caretakers Residence Stage 2 - 8 Accommodation Units Stage 3 - 6 Accommodation Units
Decision:	Approved subject to conditions
Decision date:	16 November 2021

APPLICABLE ASSESSMENT BENCHMARKS

Planning Scheme:	Torres Shire IPA Planning Scheme (17 July 2007) <ul style="list-style-type: none">Residential Zone Code
State Planning Policy (SPP):	State Planning Policy (July 2017)
Planning Regulation 2017:	The application did not trigger any matters prescribed by the regulation.

PUBLIC NOTIFICATION

The Minor Change Application was not subject to public notification.

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

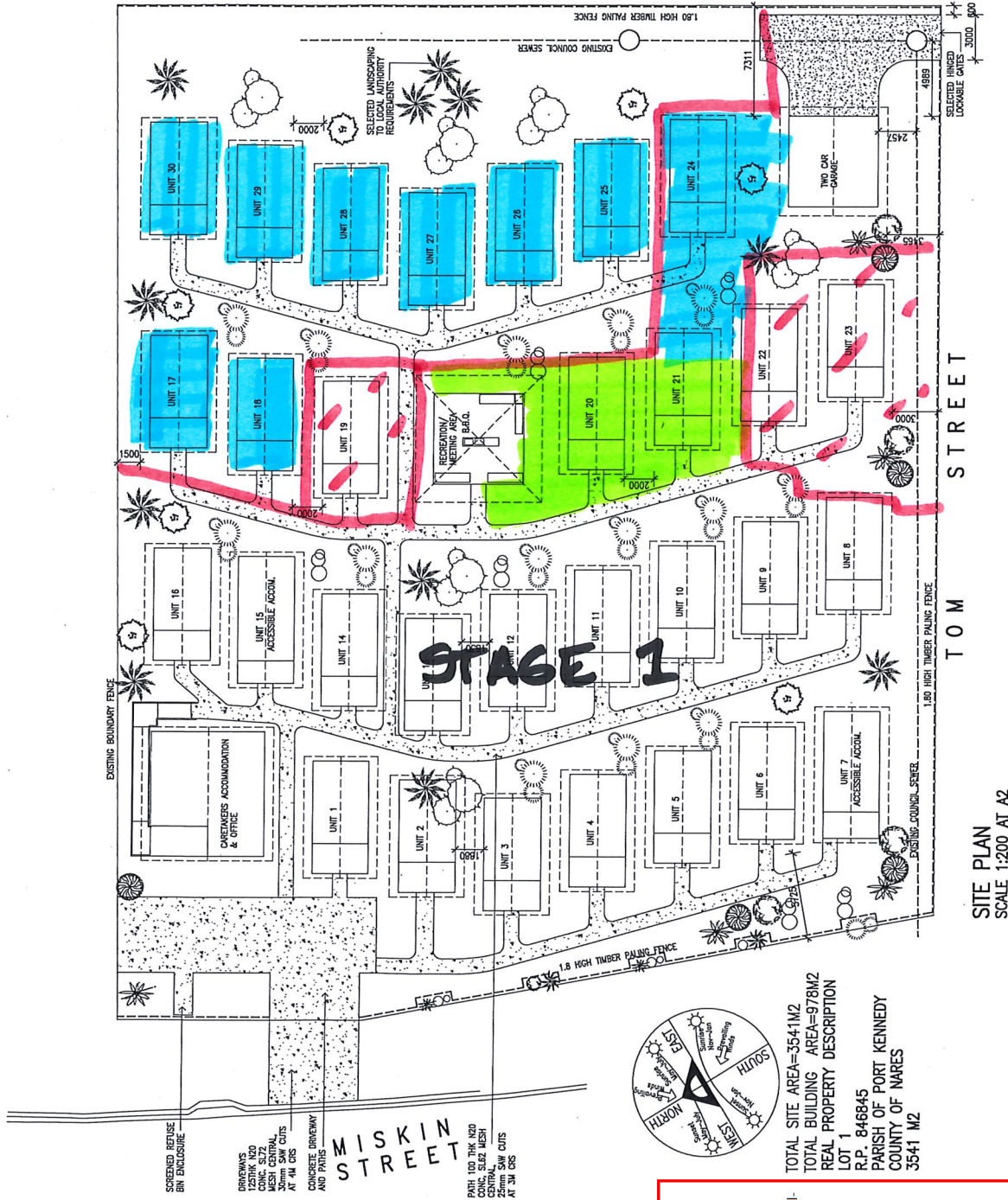
- The proposed changes to the staging of development is consistent with the approval and introduces no new impacts.

ATTACHMENT 4 – EXTRACT OF APPEAL PROVISIONS

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SEPT 2021

STAGE 2



T O M S T R E E T

SITE PLAN
SCALE 1:200 AT A2

TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

TOTAL SITE AREA=3541M2
TOTAL BUILDING AREA=978M2
REAL PROPERTY DESCRIPTION
LOT 1
R.P. 846845
PARISH OF PORT KENNEDY
COUNTY OF NARES
3541 M2

Development Application: Change Application (Minor) - Development Permit for Material Change of Use - Three Stage Accommodation Building (30 Studio Accommodation Units) and Caretakers Residence (2 Bedrooms).
Stage 1 - 16 Accommodation Units and Caretakers Residence
Stage 2 - 8 Accommodation Units
Stage 3 - 6 Accommodation Units
Lot: Lot 1 on RP846845

Referred to in Council's Decision Notice
Approval Date: 16 November 2021
Application Number: IDAS 10/03

<p>CERTIFIED AS STRUCTURALLY ADEQUATE</p> <p>KFB Engineers 10/24/19 K:2595L RPFED No: 5711</p>		<p>SOMERSET BUILDING CO.</p> <p>PROJECT: PROPOSED TEMPORARY ACCOM. AT: CNR MISKIN & TOM STS WAFAGA - HORN ISLAND</p>		<p>DATE: 3/5/18 3/4/19</p> <p>PERMITS: ACCESSIBILITY RAMP ADDED TO CARETAKERS ACCOMMODATION & OFFICE & RECREATION/ MEETING AREA ACCESSIBILITY RAMP RELOCATED</p>		<p>DRAWN: CHANNON POLLEY PULLER SOMERSET BUILDERS DATE: OCT 2017 DRAWING No: 001 TOM DATE: 199E No: A B C D SHEET No: 1-14</p>	
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Davies Design & Drafting Service
76 Vipers Road, Pines 4092095
Phone: 4919, Fax: 4092095
Mobile: 080714457
E-mail: dades@tdesigns.com.au
P.S.A Number 20871

SEPT 2021

STAGE 3



SITE PLAN
SCALE 1:200 AT A2

TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

TOTAL SITE AREA=3541M2
TOTAL BUILDING AREA=978M2
REAL PROPERTY DESCRIPTION
LOT 1
R.P. 846845
PARISH OF PORT KENNEDY
COUNTY OF NARES
3541 M2

Development Application: Change Application (Minor) - Development Permit for Material Change of Use - Three Stage Accommodation Building (30 Studio Accommodation Units) and Caretakers Residence (2 Bedrooms).
Stage 1 - 16 Accommodation Units and Caretakers Residence
Stage 2 - 8 Accommodation Units
Stage 3 - 6 Accommodation Units

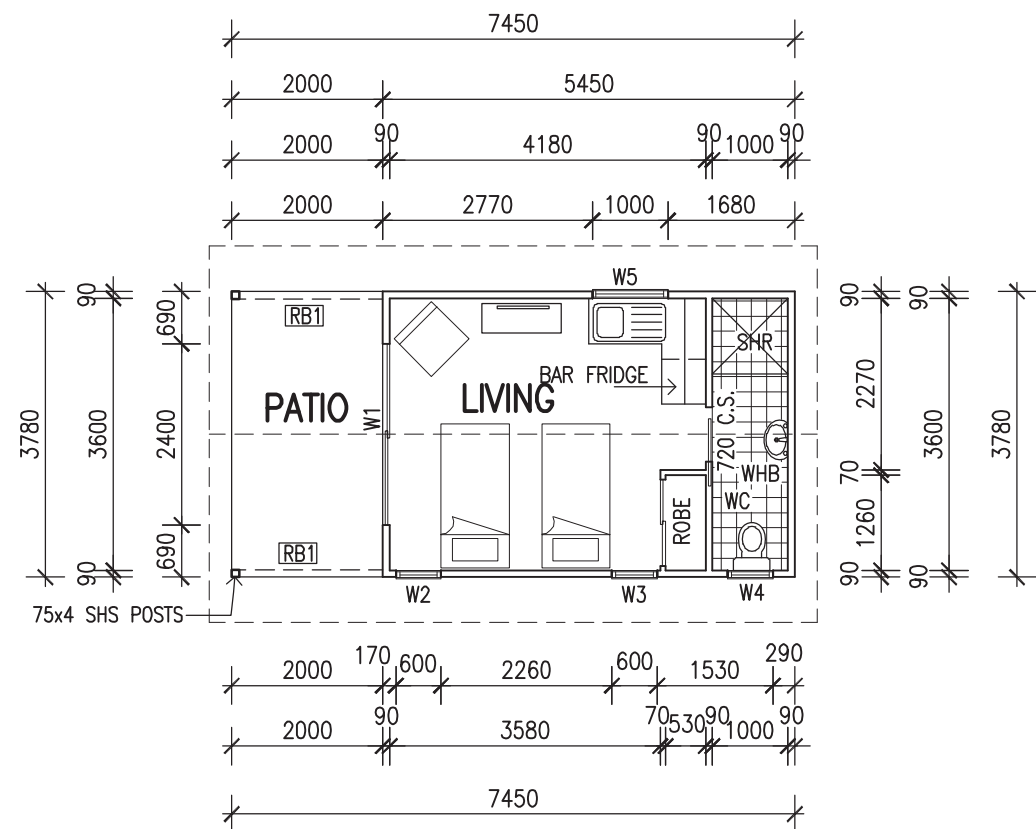
Lot: Lot 1 on RP846845

Referred to in Council's Decision Notice

Approval Date: 16 November 2021
Application Number: IDAS 10/03

<p>CERTIFIED AS STRUCTURALLY ADEQUATE</p> <p>KFB Engineers Civil & Structural 16 Veners Road, Port Kennedy WA 6150 Ph: 0815 422211 Fax: 0815 422211 E-mail: info@kfbengineers.com.au</p> <p>Date: 10/11/19 Signed: [Signature] RPEP No: 5711 Job No: KZ2596</p>	<p>SOMERSET BUILDING CO.</p> <p>PROJECT: PROPOSED TEMPORARY ACCOM. AT: CNR MISKIN & TOM STS WAFAGA - HORN ISLAND</p>	DATE	PERMITS	DRAWN-CHANNON POLLEY	
		B	3/5/18	ACCESSIBILITY RAMP ADDED TO CARETAKERS ACCOMMODATION & OFFICE	DATE-OCT 2017
		C	3/4/19	& RECREATION/MEETING AREA ACCESSIBILITY RAMP RELOCATED	ISSUE No- 001 TOM
		D	3/4/19		DATE-OCT 2017
				DRAWING No- 001 TOM	
				ISSUE No- A B C D	
				SHEET No- 1-14	

Daves Design & Drafting Service
16 Veners Road, Port Kennedy WA 6150
Ph: 0815 422211 Fax: 0815 422211
E-mail: info@kfbengineers.com.au



**TYP. FLOOR PLAN
ACCOMMODATION UNIT 1:100**

WINDOW SCHEDULE	
W1	2100Hx2400W SLIDING GLASS DOOR
W2	1000Dx1000W SLIDING WINDOW
W3	900Dx600W SLIDING WINDOW
W4	1500Dx600W LOUVERS
W5	1500Dx600W LOUVERS
* CLEAR GLASS U.N.O.	
* OBSCURE GLASS TO BATHROOM AND ENSUITE	
* POWDER-COATED ALUMINIUM FRAMES U.N.O.	
* VERIFY SIZES ON SITE	

TORRES SHIRE COUNCIL

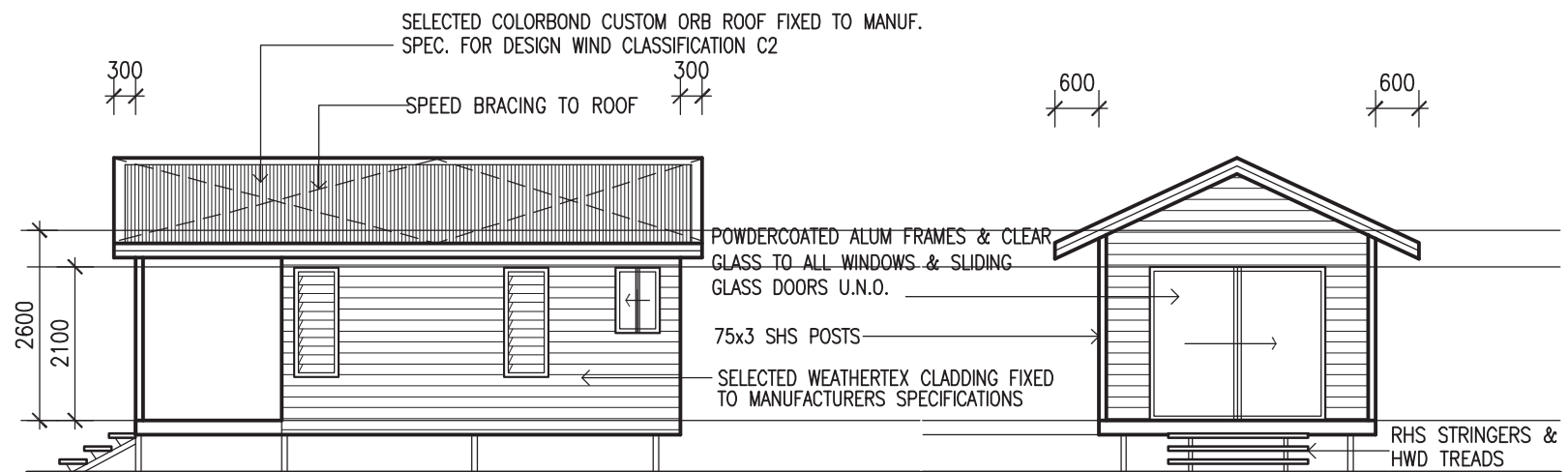
**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Change Application (Minor) - Development Permit for Material Change of Use— Three Stage Accommodation Building (30 Studio Accommodation Units) and Caretakers Residence (2 Bedrooms).
 Stage 1— 16 Accommodation Units and Caretakers Residence
 Stage 2— 8 Accommodation Units
 Stage 3— 6 Accommodation Units

Lot: Lot 1 on RP846845

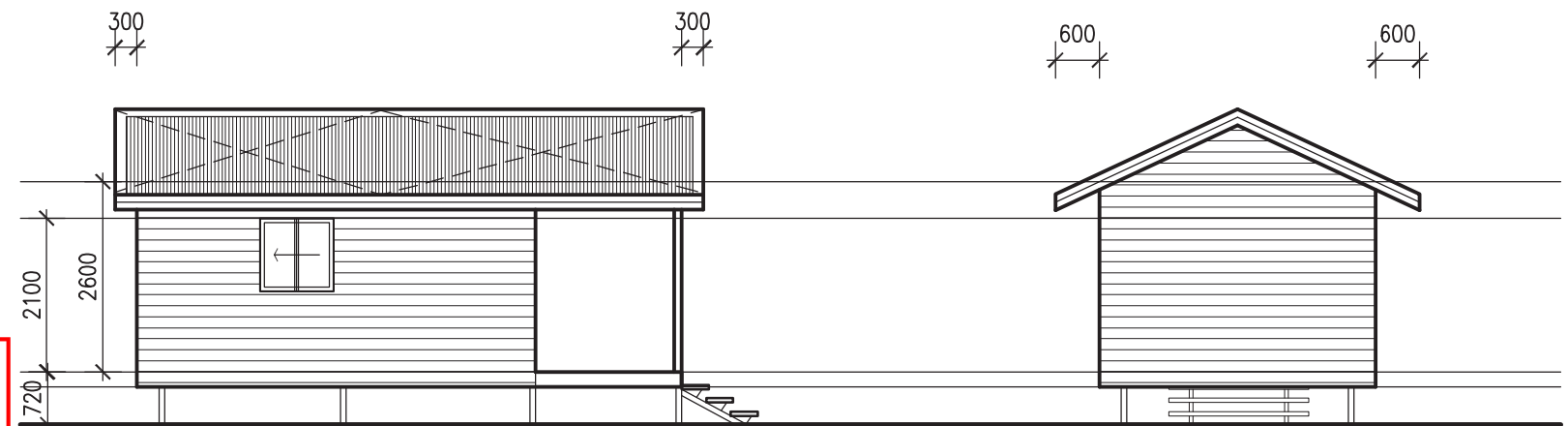
Referred to in Council's Decision Notice

Approval Date: 16 November 2021
Application Number: IDAS 10/03



**TYP. SIDE ELEVATION
ACCOMMODATION UNIT 1:100**

**TYP. FRONT ELEVATION
ACCOMMODATION UNIT 1:100**



**TYP. SIDE ELEVATION
ACCOMMODATION UNIT 1:100**

**TYP. REAR ELEVATION
ACCOMMODATION UNIT 1:100**

CARETAKERS ACCOMMODATION & OFFICE

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED	
	MAXIMUM DESIGN GUST WIND SPEED (M/S) PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

Davies Design & Drafting Service
 B.S.A Number 20877

76 Veivers Road Phone 40592155
 Palm Cove 4879 Fax 40592155
 Mobile 0408774437
 E-mail davies47@biapond.net.au

**CERTIFIED AS
STRUCTURALLY ADEQUATE**

KFB Engineers Civil & Structural
 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

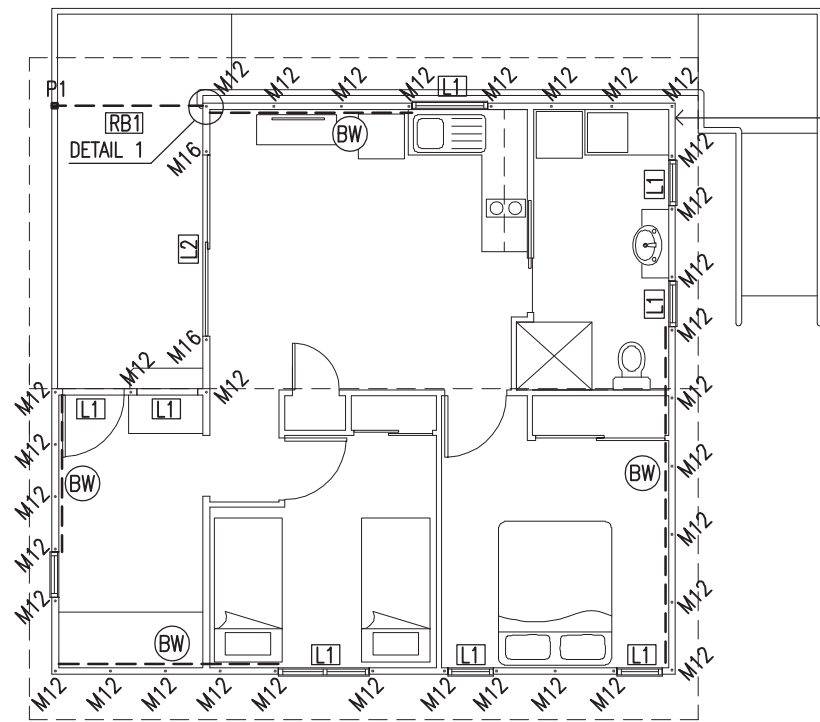
Date: 10/4/19 Signed: [Signature]
 Job No: K-2586 RPEQ No: 5711

CLIENT:-
SOMERSET BUILDING CO.

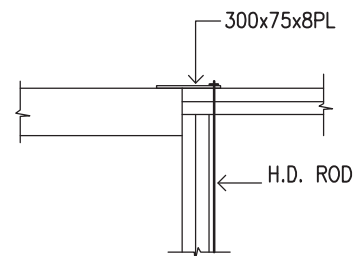
PROJECT:-
**PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA- HORN ISLAND**

DATE	DETAILS
B	
C	3/5/18 ACCESSIBILITY RAMP ADDED TO CARETAKERS ACCOMMODATION & OFFICE & RECREATION/ MEETING AREA
D	3/4/19 ACCESSIBILITY RAMP RELOCATED

DRAWN:- ROSS DAVIES
 BUILDER:-
 DATE:- JULY 10
 ISSUE No:-
 DRAWING No:-
001 TOM
 SHEET No:-
4-14



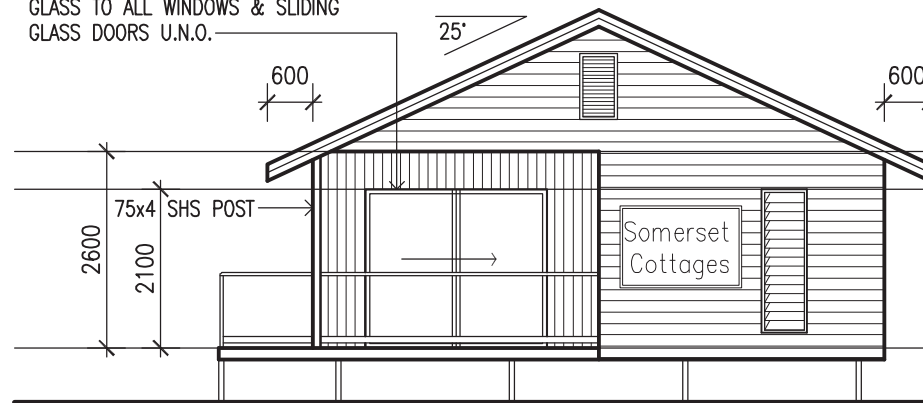
STRUCTURAL PLAN (CARETAKERS ACCOM/OFFICE) 1:100



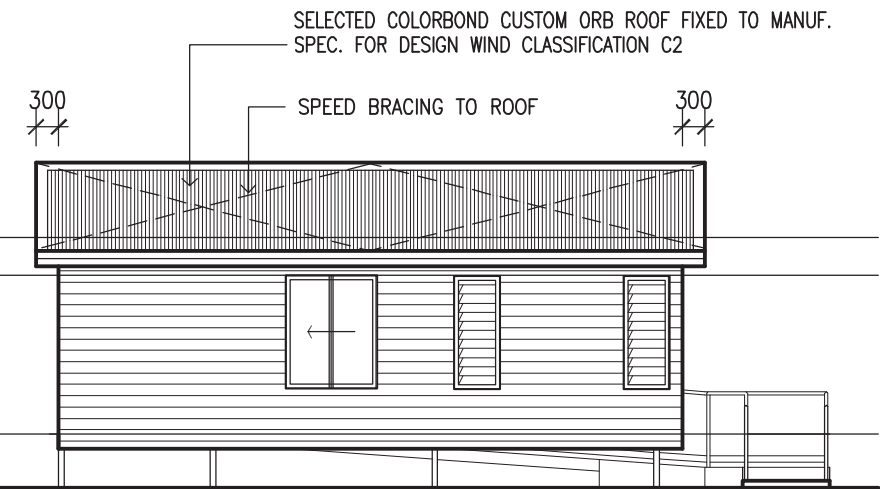
DETAIL 1 (TYPICAL) 1:20

90x35 TRUSS BOTTOM CHORD BLOCKING AT 1200 CRS TO GABLE ENDS. FIX TO TRUSSES WITH 2/75mm BATTEN SCREWS & WITH M12 BOLTS TO WALLS.

POWDERCOATED ALUM FRAMES & CLEAR GLASS TO ALL WINDOWS & SLIDING GLASS DOORS U.N.O.



FRONT ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100



SIDE ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED	
	PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

- P1 - 75x3 SHS
- L1 - 90x35 MGP12 (H2)
- L2 - 130x45 F14 HYPAN (H2)
- RB1 - 75x3 SHS

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Change Application (Minor) - Development Permit for Material Change of Use— Three Stage Accommodation Building (30 Studio Accommodation Units) and Caretakers Residence (2 Bedrooms).
 Stage 1— 16 Accommodation Units and Caretakers Residence
 Stage 2— 8 Accommodation Units
 Stage 3— 6 Accommodation Units

Lot: Lot 1 on RP846845

Referred to in Council's Decision Notice

Approval Date: 16 November 2021
Application Number: IDAS 10/03

BRACING WALLS

- * PROVIDE 4mm F27 STRUCTURAL PLY FIXED WITH 2.8x30 GALVANISED FLATHEAD NAILS.
 - ⊙ 100 CRS AT TOP AND BOTTOM PLATE:
 - ⊙ 150 CRS AT VERTICAL EDGES
 - ⊙ 200 CRS AT INTERMEDIATE STUDS
- * FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M-12 BOLTS AT MAX 900 CRS. WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100x50 F14 HWD SOLID NOGGING AT REQUIRED CRS FIXED WITH 2/100mm BATTEN SCREWS EACH END WHERE WALL IS PERPENDICULAR TO TRUSSES, FIX WALL WITH 125x75x6 MS ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 BOLT THRU TRUSS.
- * STRAP WALL JUNCTIONS WITH 2-30x0.8 GAL STRAPS WITH 8-2.8x30 GAL FLATHEAD NAILS EACH STRAP
- * USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS



REAR ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100



SIDE ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100

Davies Design & Drafting Service
 B.S.A Number 20877

76 Veivers Road Phone 40592155
 Palm Cove 4879 Fax 40592155
 Mobile 0408774437
 E-mail daves47@bigpond.net.au

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 10/4/19 Signed: [Signature]
 Job No: K-2586 RPEQ No: 5711

CLIENT:-
SOMERSET BUILDING CO.

PROJECT:-
**PROPOSED TEMPORARY ACCOM. AT:
 CNR MISKIN & TOM ST'S
 WAFAGA- HORN ISLAND**

DATE	DETAILS	DRAWN:- ROSS DAVIES			
B		BUILDER:-			
C	3/5/18	ACCESSIBILITY RAMP ADDED TO CARETAKERS ACCOMMODATION & OFFICE & RECREATION/ MEETING AREA	DATE:- JULY 10		DRAWING No:-
D	3/4/19	ACCESSIBILITY RAMP RELOCATED	ISSUE No:-		001 TOM
			A	B	C
					SHEET No:-
					10-14

TORRES SHIRE COUNCIL

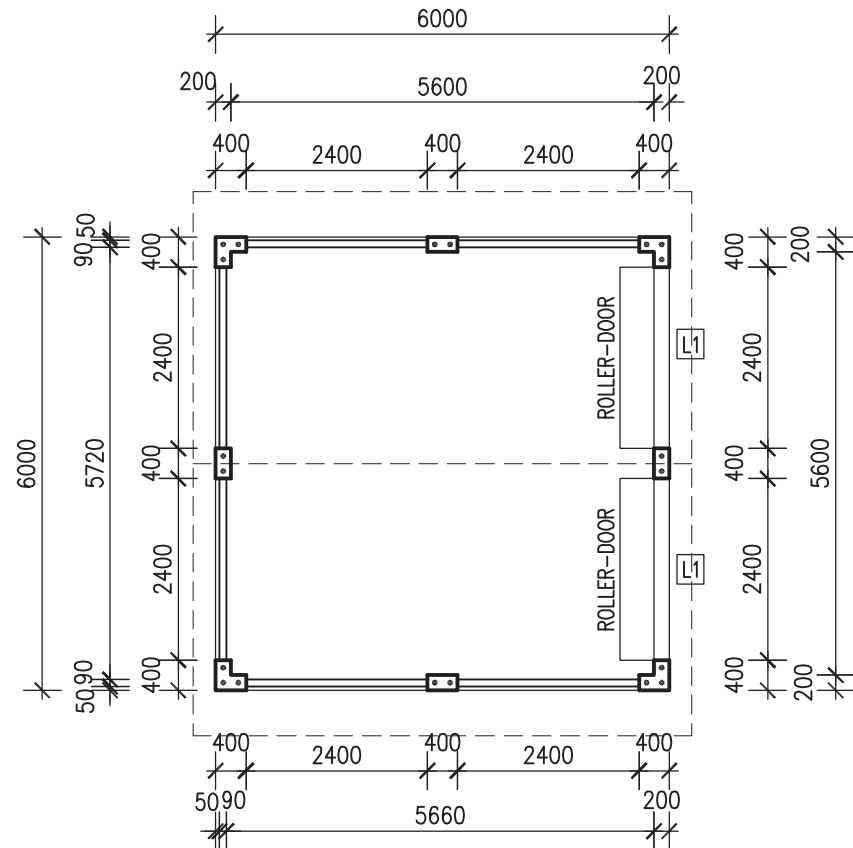
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Development Application: Change Application (Minor) - Development Permit for Material Change of Use— Three Stage Accommodation Building (30 Studio Accommodation Units) and Caretakers Residence (2 Bedrooms).
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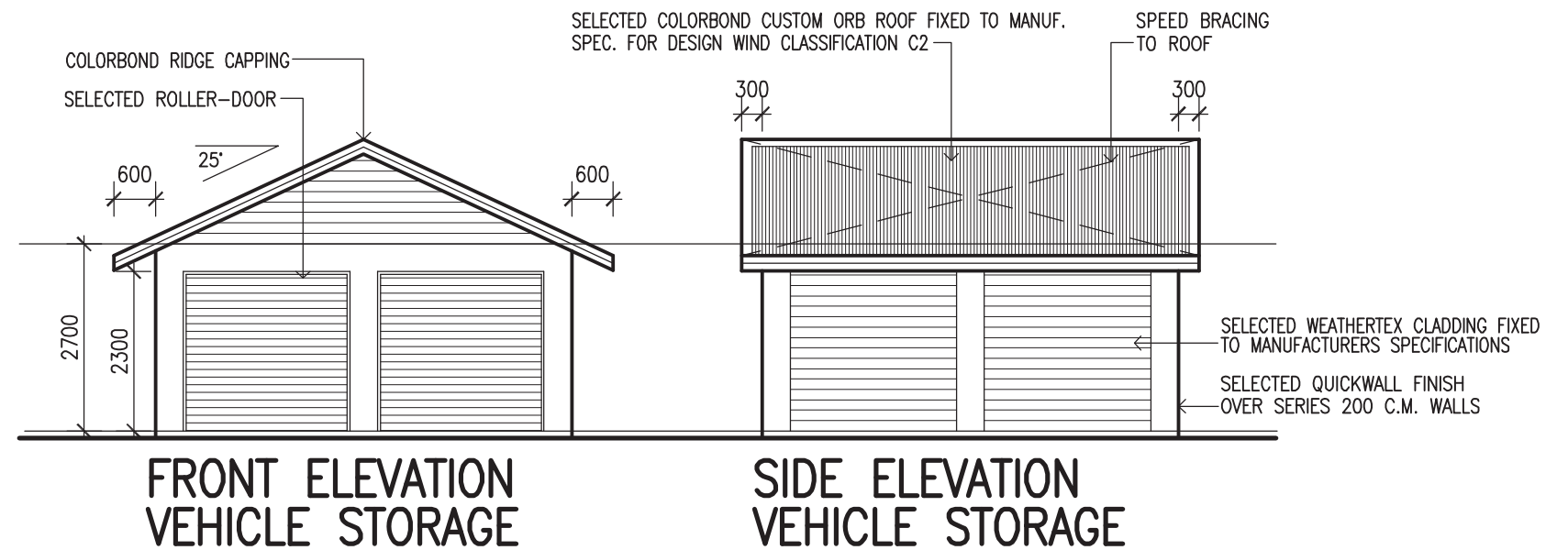
Lot: Lot 1 on RP846845

Referred to in Council's Decision Notice

Approval Date: 16 November 2021
Application Number: IDAS 10/03



**FLOOR PLAN 1:100
VEHICLE STORAGE**



**FRONT ELEVATION
VEHICLE STORAGE**

**SIDE ELEVATION
VEHICLE STORAGE**

DESIGN WIND SPEED CLASSIFICATION C2
ASSUMED CLASS 'S' SITE CLASSIFICATION

L1 400x200 C.M. LINTEL REINF BY
2-N12 BARS TOP
2-N12 BARS BOTTOM
L8 TIES AT 400 CRS

WALL NOTES
EXTERNAL BLOCKWORK
* SERIES 200 CONCRETE MASONRY BLOCKWORK
* SELECTED QUICKWALL FINISH
EXTERNAL TIMBER WALLS
* 90x35 MGP12 (H2) STUDS AT 450 MAX CRS
* 45x90 MGP12 (H2) BOTTOM PLATE
* 2-35x90 TOP PLATES
* NOGGING AT MAX. 1350 CRS
* SELECTED WEATHERTEX CLADDING FIXED TO MANUFACTURERS SPECIFICATIONS
* 6mm THICK VILLABOARD TO WET AREAS

MAXIMUM DESIGN GUST WIND SPEED

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED (M/S)	
	PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

Davies Design & Drafting Service
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76 Veivers Road Phone 40592155
Palm Cove 4879 Fax 40592155
Mobile 0408774437
E-mail davies47@bigpond.net.au

**CERTIFIED AS
STRUCTURALLY ADEQUATE**

KFB Engineers Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

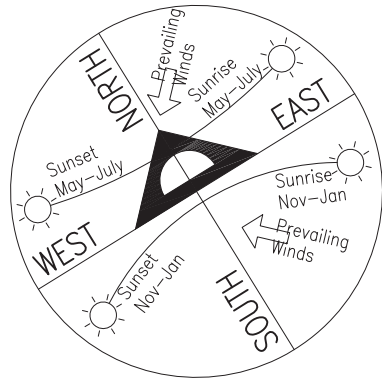
Date: 10/4/19 Signed: [Signature]
Job No: K-2586 RPEQ No: 5711

CLIENT:-
SOMERSET BUILDING CO.

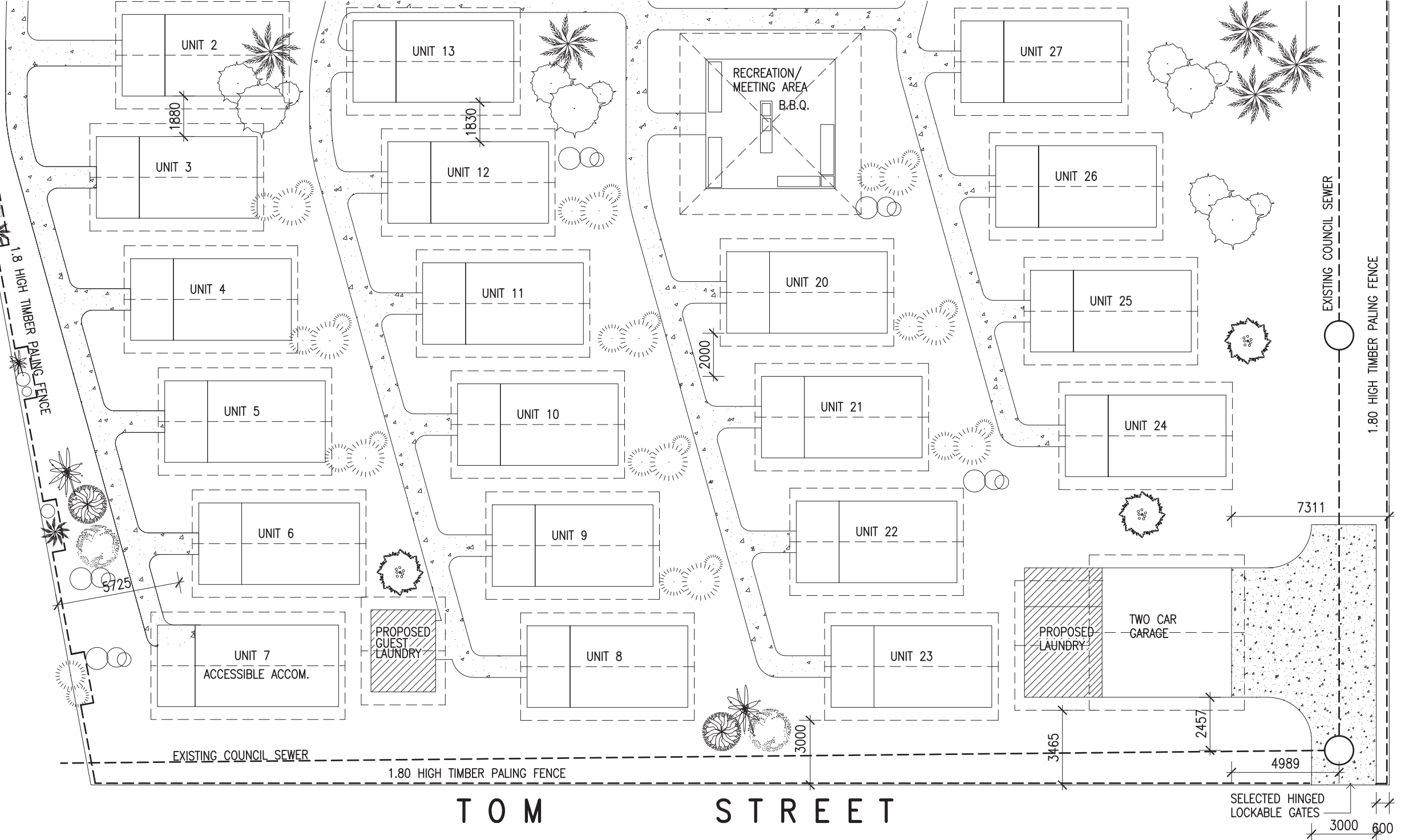
PROJECT:-
**PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA- HORN ISLAND**

DATE	DETAILS	DRAWN:- ROSS DAVIES			
B		BUILDER:-			
C	3/5/18 ACCESSIBILITY RAMP ADDED TO CARETAKERS ACCOMMODATION & OFFICE & RECREATION/ MEETING AREA	DATE:- JULY 10		DRAWING No:- 001 TOM	
D	3/4/19 ACCESSIBILITY RAMP RELOCATED	ISSUE No:-		SHEET No:- 6-14	
		A	B	C	D

MISKIN STREET



REAL PROPERTY DESCRIPTION
 LOT 1
 R.P. 846845
 PARISH OF PORT KENNEDY
 COUNTY OF NARES
 3541 M2



SITE PLAN
 SCALE 1:200 AT A2

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
 APPROVED PLAN

Development Application: Change Application (Minor) - Development Permit for Material Change of Use— Three Stage Accommodation Building (30 Studio Accommodation Units) and Caretakers Residence (2 Bedrooms).
 Stage 1— 16 Accommodation Units and Caretakers Residence
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 Stage 3— 6 Accommodation Units

Lot: Lot 1 on RP846845

Referred to in Council's Decision Notice

Approval Date: 16 November 2021
Application Number: IDAS 10/03

DRAWN:- ROSS DAVIES

BUILDER:- SOMERSET BUILDERS

DATE:- FEB 2021

ISSUE No:-

A

DRAWING No:-

001 TOM

SHEET No:-

1-4

Davies Design & Drafting Service
 B.S.A Number 20877

76 Velvers Road Phone 40592133
 Palm Cove 4879 Fax 40592155
 Mobile 0408774437
 E-mail davies47@biapond.net.au

CERTIFIED AS
 STRUCTURALLY ADEQUATE



KFB Engineers Civil & Structural

1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 26/3/21 Signed: [Signature]
 Job No: K-2586 RPEQ No: 5711

CLIENT:-
 SOMERSET BUILDING CO.

PROJECT:-
 PROPOSED LDY'S AT:
 CNR MISKIN & TOM ST'S
 WAFAGA- HORN ISLAND

A

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or

- (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and

- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.



Torres Shire Council

INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

APPLICANT:	Jon Mansfield c/ Gilvear Planning																			
APPLICATION:	Development Permit for Material Change of Use – Three stage accommodation building (30 x studio accommodation units) and Caretakers Residence (2 bedrooms) – Stage 1 (16 Accommodation units and Caretakers Residence and Stage 2 (8 Accommodation Units) and Stage 3 (6 Accommodation Units)																			
LOT DESCRIPTION:	Lot 1 on RP846845																			
DATE:	17 November 2021																			
FILE REFERENCE:	ICN IDAS10/03																			
AMOUNT OF THE LEVIED CHARGE: (Details of how these charges were calculated are shown overleaf)	<table border="1"> <thead> <tr> <th>Development Type</th> <th>Adopted Infrastructure Charge</th> <th>Credits</th> <th>Total Charge</th> </tr> </thead> <tbody> <tr> <td>Stage 1 – 16 units Note charge for 1 unit as 15 units previously paid</td> <td>\$10,119.95 per unit</td> <td>n/a</td> <td>\$10,119.95\$</td> </tr> <tr> <td>Stage 2 – Eight (8) units</td> <td>\$10,119.95</td> <td>n/a</td> <td>\$80,959.60</td> </tr> <tr> <td>Stage 3 – Six (6) unit</td> <td>\$10,119.95</td> <td>n/a</td> <td>\$60,719.70</td> </tr> </tbody> </table>				Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Stage 1 – 16 units Note charge for 1 unit as 15 units previously paid	\$10,119.95 per unit	n/a	\$10,119.95\$	Stage 2 – Eight (8) units	\$10,119.95	n/a	\$80,959.60	Stage 3 – Six (6) unit	\$10,119.95	n/a	\$60,719.70
Development Type	Adopted Infrastructure Charge	Credits	Total Charge																	
Stage 1 – 16 units Note charge for 1 unit as 15 units previously paid	\$10,119.95 per unit	n/a	\$10,119.95\$																	
Stage 2 – Eight (8) units	\$10,119.95	n/a	\$80,959.60																	
Stage 3 – Six (6) unit	\$10,119.95	n/a	\$60,719.70																	
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the General Information attached to this notice for more information on how the increase is worked out.																			
LAND TO WHICH CHARGE APPLIES:	Lot 1 on RP846845																			
SITE ADDRESS	1 Tom Street, Horn Island																			
PAYABLE TO:	Torres Shire Council																			

WHEN PAYABLE:	Material Change of Use – When the change of use occurs as stated in the Planning Act 2016
OFFSETS OR REFUNDS	Nil

This charge is made in accordance with *Council's Charges Resolution (No.2) 2018* and section 52 and *Schedule 16 of the Planning Regulation 2017*.

DETAILS OF CALCULATION

STAGE 1 - ADOPTED CHARGES FOR ONE (1) ADDITIONAL ACCOMMODATION UNIT

Water Supply

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$3,035.99	CR Table 2.12	\$3,035.99

Sewerage

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$2,529.99	CR Table 2.12	\$2,529.99

Transport

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,517.99	CR Table 2.1	\$1,517.99

Community Facilities and Parks

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,012.00	CR Table 2.1	\$1,012.00

Stormwater

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	Per suite (with 1 or 2 bedrooms)	\$2,023.98	CR Table 2.1	\$2,023.98

TOTAL ADOPTED CHARGE – Stage 1 (one additional unit) Note – infrastructure charges previously paid for Stage 1	\$10,119.95
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STAGE 2 - ADOPTED CHARGES FOR EIGHT (8) ACCOMMODATION UNITS

Water Supply

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$3,035.99	CR Table 2.12	\$3,035.99

Sewerage

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$2,529.99	CR Table 2.12	\$2,529.99

Transport

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,517.99	CR Table 2.1	\$1,517.99

Community Facilities and Parks

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,012.00	CR Table 2.1	\$1,012.00

Stormwater

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	Per suite (with 1 or 2 bedrooms)	\$2,023.98	CR Table 2.1	\$2,023.98

TOTAL ADOPTED CHARGE – Stage 2 (eight additional units)				\$80,959.60
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STAGE 3 - ADOPTED CHARGES FOR SIX (6) ACCOMMODATION UNITS

Water Supply

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$3,035.99	CR Table 2.12	\$3,035.99

Sewerage

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$2,529.99	CR Table 2.12	\$2,529.99

Transport

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,517.99	CR Table 2.1	\$1,517.99

Community Facilities and Parks

Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,012.00	CR Table 2.1	\$1,012.00

Stormwater

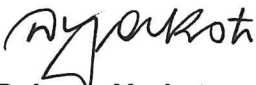
Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	Per suite (with 1 or 2 bedrooms)	\$2,023.98	CR Table 2.1	\$2,023.98

TOTAL ADOPTED CHARGE – Stage 3 (six additional units)	\$60,719.70
--	--------------------

CREDIT

Applicable for Stage 1, 2 or 3 –infrastructure charges previously paid for 15 units in Stage 1

TOTAL CHARGE	\$151,799.25
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Dalassa Yorkston
Chief Executive Officer

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119-123 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section Chapter 6 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI Index applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI Index average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
To whom the charge must be paid	<p>Payment of the Charge must be made payable to TORRES SHIRE COUNCIL, PO Box 171, Thursday Island, Qld 4875.</p> <p>The Infrastructure Charge has been calculated in accordance with the charges stated in Council's Charges Resolution. This notice will be escalated to time of payment to the extent permitted under legislation in force at that time.</p> <p>It is requested that you contact Council's Planning and Development Department to confirm that amount payable prior to making payment.</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to TORRES SHIRE COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

Overseas Payees Please forward your infrastructure charges payment by way of a bank draft for the required amount in Australian dollars.

Method of Payment **PAYMENT BY MAIL**

Confirm the current Infrastructure Charge applicable and obtain an updated payment notice from Council's Planning and Development Department.

Mail this updated payment notice immediately with your payment to: TORRES SHIRE COUNCIL, PO Box 171, Thursday Island, Qld 4875.

NOTE: Cheques must be made payable to TORRES SHIRE COUNCIL

PAYMENT AT COUNCIL OFFICES

Confirm the current Infrastructure Charge applicable.

Present written confirmation of charges with your payment to Torres Shire Council Chambers, 68 Douglas Street, Thursday Island.

NOTE: Cheques must be made payable to TORRES SHIRE COUNCIL

PAYMENT MADE BY CREDIT CARD

Credit Cards accepted: Mastercard or Visa

Enquiries Enquiries regarding this Infrastructure Charges Notice should be directed to the TORRES SHIRE COUNCIL, Planning and Development Department, during office hours 9am to 4pm Monday to Friday by phoning (07) 4069 1336 or email at admin@torres.qld.gov.au