

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

Email: admin@torres.qld.gov.au
ABN 34 108 162 398

3 July 2020

Our Ref: IDAS 2019-10
Enquire to Torres Shire Council
Telephone: (07) 4083 1240

Michael Guise
C/o Property & Resource Planning Pty Ltd
PO Box 597
Bungalow, Qld

Dear Michael,

Decision Notice - approval (with conditions)

Given under section 63 of the *Planning Act 2016*

The development application described below was properly made to Torres Shire Council on 19th June 2019.

Applicant details

Applicant name: Michael Guise
C/o Property & Resource Planning Pty Ltd
PO Box 597
Bungalow, Qld

Application details

Applicant Number: IDAS 10-2019
Approvals sought: Development Permit for a Material Change of Use
Description of the development: Multiple dwelling (8 units)

Location details

Street address: 37-39 Nawie Street, Horn Island
Real property description: Lot 14 on TS808367
Lot 15 on TS808367
Local Government Area: Torres Shire Council

Decision

Date of decision: 16 June 2020
Decision Details: Approved subject to conditions. These conditions are set out in Attachment A.

Details of the approval

Development assessable under the planning scheme:
Code Assessment – Multiple Dwelling

Conditions

This approval is subject to the conditions in Attachment A.

Further development permits

Please be advised that the following development permits are to be obtained before the development can be carried out where necessary under current laws and policies:

1. Development Permit for Building Works;

Properly made submissions

There were no properly made submissions for this **Code** application.

Reasons for the decision

1. The multiple dwelling will be located in an area zoned for this type of residential development;
2. The scale of the proposed multiple dwelling is consistent with the locality;
3. No significant environmental residual impact is resultant from the proposal;
4. The development is serviceable by urban infrastructure;
5. The proposal achieves the desired environmental outcomes of the Torres Shire planning Scheme and does not present any non-compliance that cannot be overcome by condition of approval;
6. The proposal will cater for the demand for housing in the region;
7. Bushfire and Storm Tide inundation is appropriately managed and addressed.

Referral Agencies

The application does not require referral under Schedule 10 of the PR 2017.

Other requirements under section 43 of the Planning Regulation

Not Applicable

Approved plans and specifications

The approved plans are attached to this decision notice.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*:

- 6 years from the date the approval takes effect.

Rights of appeal

The rights of applicants to appeal to the Planning and Environment court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may be also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

An applicant and/or submitter may appeal to the Planning and Environment Court or the Development tribunal against a number of matters (see Schedule 1 of the *Planning Act 2016*).

A copy of the extracts of the *Planning Act 2016* are attached (**Attachment 3**).

For further information please contact Torres Shire Council on (07) 4083 1240.

Yours sincerely,



Dalassa Yorkston
Chief Executive Officer

enc **Attachment 1** – Conditions imposed by the assessment manager
 Attachment 2 – Approved Plans
 Attachment 3 - Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

Council's adopted infrastructure charge notice is included

ATTACHMENT 1 – CONDITIONS OF APPROVAL

37-39 Nawie Street Wasaga (Horn Island)

<u>DEVELOPMENT CONDITION</u>	<u>TIMING FOR COMPLIANCE</u>
<p>1. The Plans of Development, as noted below are 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 use generally in accordance with:</p> <ol style="list-style-type: none"> 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. 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. <p>Except for any variation required to comply with these conditions of approval.</p>	<p>Prior to commencement of the use and to be maintained at all times.</p>
Approved Plans	
<p>2. The approved Plans of Development are as indicated below:</p> <ol style="list-style-type: none"> a. Proposed Site Layout – 1451-SD – A0.02, Issue A, dated 10/12/19. b. Floor Plans and Elevations – 1451-SD-A1.01, Issue P1, dated 24/10/19. c. Sections and Details – 1451-SD-A1.03, Issue P1, dated 24/10/19. 	<p>As indicated.</p>
<p>3. Install and maintain suitable screening to all air conditioning, plant and service facilities located at the rear of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.</p>	<p>Prior to commencement of the use and to be maintained</p>
<p>4. The development is to be constructed in accordance with the finished floor levels as follows:</p> <ul style="list-style-type: none"> • the minimum habitable floor level required is 4.30m AHD to be immune from storm tide inundation. <p><i>Note:</i> construction to a higher flood immunity level is compliant with this condition.</p>	<p>Prior to commencement of the use and to be maintained</p>
<p>5. All lots to be amalgamated.</p>	<p>Prior to commencement of the use and to be maintained.</p>
Construction Waste	

DEVELOPMENT CONDITION	TIMING FOR COMPLIANCE
6. All construction waste and demolished materials are to be removed from the site while site works occur.	As indicated
Biosecurity	
7. Machinery and construction and landscape materials brought from the mainland or from the Torres Strait Protected Zone must comply with the General Biosecurity Obligation (GBO) which requires that all persons who deal with biosecurity matter or a carrier, if they know or ought reasonably to know that it poses a biosecurity risk, to take all reasonable and practical measures to prevent or minimise the risk.	Prior to the commencement of site works and to be maintained at all times during construction phase of the development.
ENGINEERING	
Engineering Certification	
8. 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 a Development Permit for Building Works and/or Operational Works.	Prior to commencing building works
Water Supply and Sewerage Works	
9. The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage network to the satisfaction of Council's Delegated Officer, where necessary.	Prior to survey plan endorsement
Public Utilities	
10. The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.	Prior to survey plan endorsement
11. Any damage caused to any public utility during the course of construction shall be repaired to ensure it conforms to the Councils Policies and Guidelines relevant to the infrastructure subject to damage.	Prior to survey plan endorsement
Stormwater	
12. 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.	Prior to survey plan endorsement
13. Stormwater design shall accord to the design and construction standards set down in FNQROC Manual and those of QUDM	Prior to survey plan endorsement
Services	
14. The development 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	Prior to commencement of the use and to be maintained

DEVELOPMENT CONDITION	TIMING FOR COMPLIANCE
<p>Pursuant to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, if the cost of Operational Works exceeds \$80,000, then a portable long service levy is required to be paid. In accordance with Section 77 (1) of the Act, Council is required to sight the approved form issued by the Building and Construction Industry (Portable Long Service Leave) Authority that confirms that the requirements of the Act have been satisfied.</p>	
<p>In accordance with the <i>Environmental Protection Regulation 2008</i>, work involving machinery of any description shall only be carried out on site from:</p> <ul style="list-style-type: none"> • 6.30am to 6.30pm, Monday to Saturday; • With no work on Sundays, Public Holidays and whilst a funeral or tombstone opening is being held in the vicinity of the activity. <p>A maximum penalty of \$1,500.00 applies to an offence under these provisions.</p>	
<p>In accordance with the <i>Environmental Protection (Water) Policy 2009</i>, 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.</p>	
<p>This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.</p>	
<p>In accordance with s.86 of the <i>Building Act 1975</i>, the applicant's building certifier must give the approved building documents to Torres Shire Council within 5 days of approving the application and pay the relevant fee.</p>	
<p>Infrastructure Charges Notice: Pursuant to the <i>Planning Act 2016</i> and the <i>State Planning Regulatory Provision</i> (adopted charges) an Infrastructure Charges Notice is issued for this development permit.</p>	
<p>This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").</p>	



NAWIE STREET

2 PROPOSED FIRST FLOOR
SCALE: 1:200

DATE: 10/2/19
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: 37-59 NAWIE ST, HORN ISLAND
CLIENT: TORRES STRAIT ISLAND HOMES PTY. LTD.
DRAWING: PROPOSED SITE LAYOUT
SCALE: 1:200 (A1)
1451-SD - 04/09 PRELIMINARY ISSUE 4



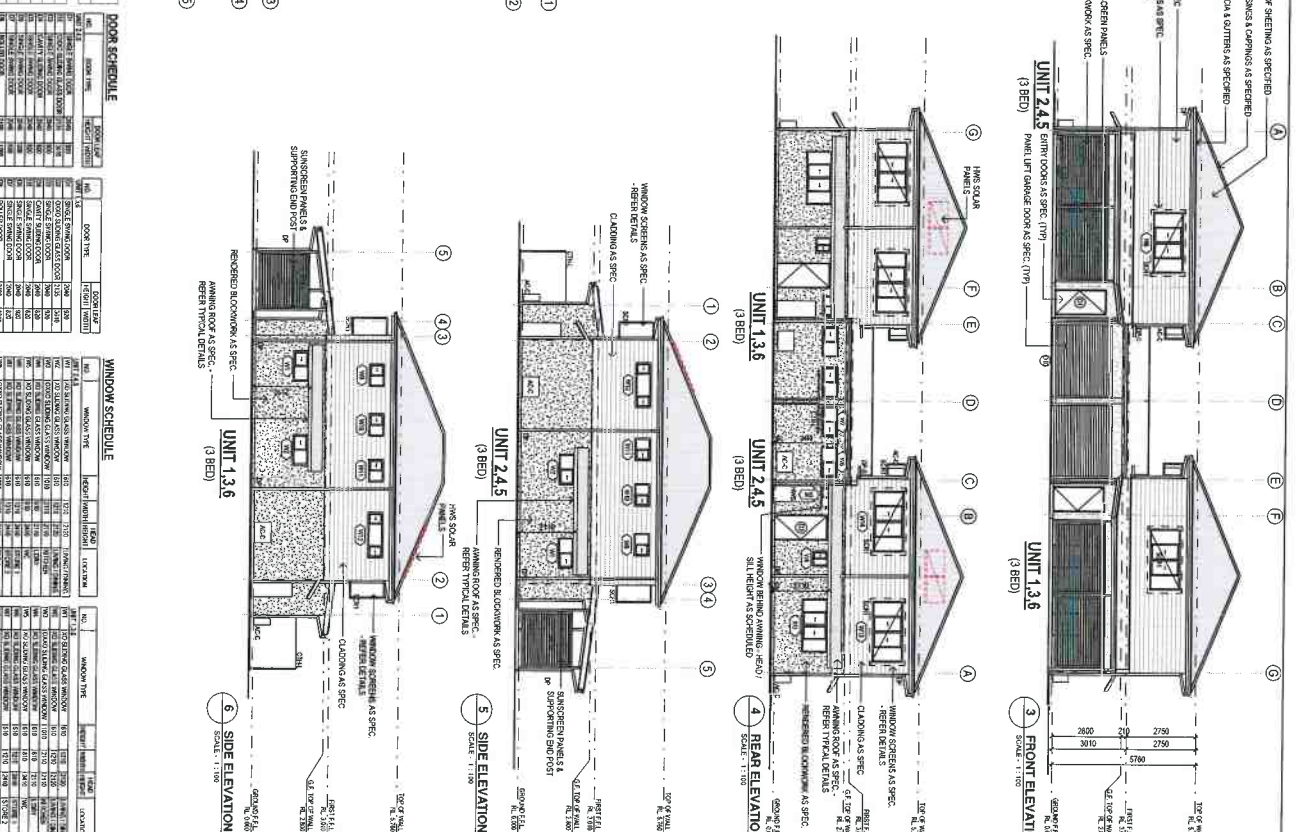
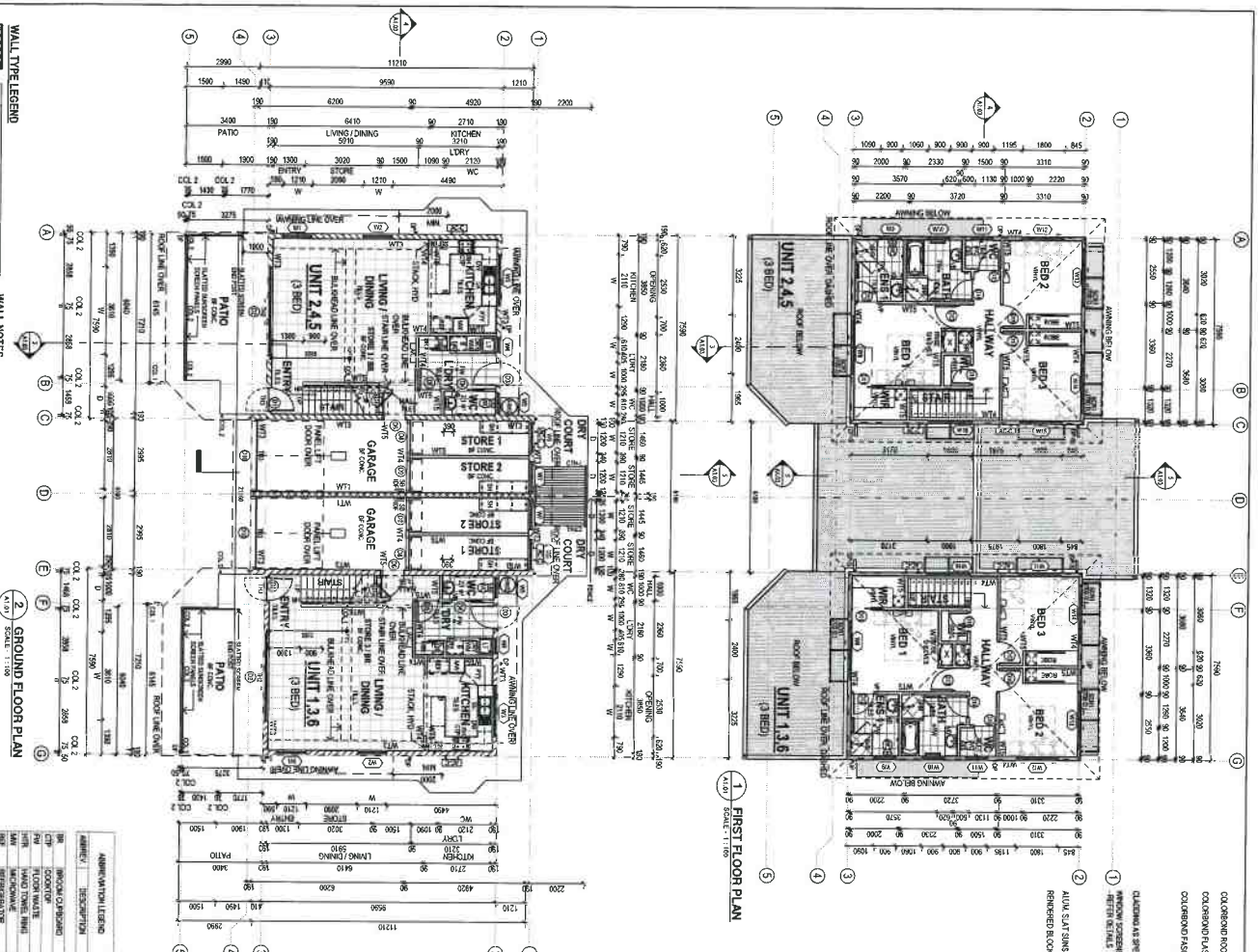
NAWIE STREET

Torres Shire Council
APPROVED PLAN (S)
Ref No: 1045 2018
Date: 3 July 2020
Signed: [Signature]
Position: [Signature]

SITE COVERAGE

AREA (m²)	COVERAGE (%)
BUILDING	158m² (38%)
LANDSCAPING/GRASS	187m² (45%)
DRIVEWAY/EXTERNAL PATHS	257m² (62%)
TOTAL SITE (LG 14 + LG 15)	277m² (100%)
CONC. CROSS OVER	39m² (NOT INCLUDED)

- LEGEND**
- EAST BOUNDARY (TO BE RESUBMITTED - TMC)
 - EAST BOUNDARY
 - CONCIL SETBACKS
 - 10M SETBACK
 - DRIVEWAY/EXTERNAL PATHS
 - GRASS
 - LANDSCAPING
 - EARTH BATTER - REFER CIVIL DWGS
 - 20M PRIVATE OPEN SPACE (DIRECT ACCESS)



WALL TYPE LEGEND

- W1: 200mm CONCRETE WALL AS SPEC. REFER WALL
- W2: 100mm CONCRETE WALL AS SPEC. REFER WALL
- W3: 100mm CONCRETE WALL WITH REINFORCING BARS AS SPEC. REFER WALL
- W4: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AS SPEC. REFER WALL
- W5: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AS SPEC. REFER WALL
- W6: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AS SPEC. REFER WALL
- W7: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AS SPEC. REFER WALL
- W8: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AND COLOUR AS SPEC. REFER WALL
- W9: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AS SPEC. REFER WALL
- W10: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AS SPEC. REFER WALL

WALL NOTES

1. ALL WALLS TO BE CONCRETE UNLESS OTHERWISE STATED.
2. ALL WALLS TO BE FINISHED WITH INTERIORS AS SPECIFIED.
3. ALL WALLS TO BE FINISHED WITH EXTERIORS AS SPECIFIED.
4. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AS SPECIFIED.
5. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AS SPECIFIED.
6. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AS SPECIFIED.
7. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AS SPECIFIED.
8. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AND LINING AS SPECIFIED.
9. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AS SPECIFIED.
10. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AND LINING AS SPECIFIED.

WALL TYPE LEGEND

- W1: 200mm CONCRETE WALL AS SPEC. REFER WALL
- W2: 100mm CONCRETE WALL AS SPEC. REFER WALL
- W3: 100mm CONCRETE WALL WITH REINFORCING BARS AS SPEC. REFER WALL
- W4: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AS SPEC. REFER WALL
- W5: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AS SPEC. REFER WALL
- W6: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AS SPEC. REFER WALL
- W7: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AS SPEC. REFER WALL
- W8: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AND COLOUR AS SPEC. REFER WALL
- W9: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AND COLOUR AND LINING AS SPEC. REFER WALL
- W10: 100mm CONCRETE WALL WITH REINFORCING BARS AND INSULATION AND FINISH AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AS SPEC. REFER WALL

WALL NOTES

1. ALL WALLS TO BE CONCRETE UNLESS OTHERWISE STATED.
2. ALL WALLS TO BE FINISHED WITH INTERIORS AS SPECIFIED.
3. ALL WALLS TO BE FINISHED WITH EXTERIORS AS SPECIFIED.
4. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AS SPECIFIED.
5. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AS SPECIFIED.
6. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AS SPECIFIED.
7. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AS SPECIFIED.
8. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AND LINING AS SPECIFIED.
9. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AS SPECIFIED.
10. ALL WALLS TO BE FINISHED WITH INTERIORS AND EXTERIORS AND COLOUR AND LINING AND COLOUR AND LINING AND COLOUR AND LINING AS SPECIFIED.

DOOR SCHEDULE

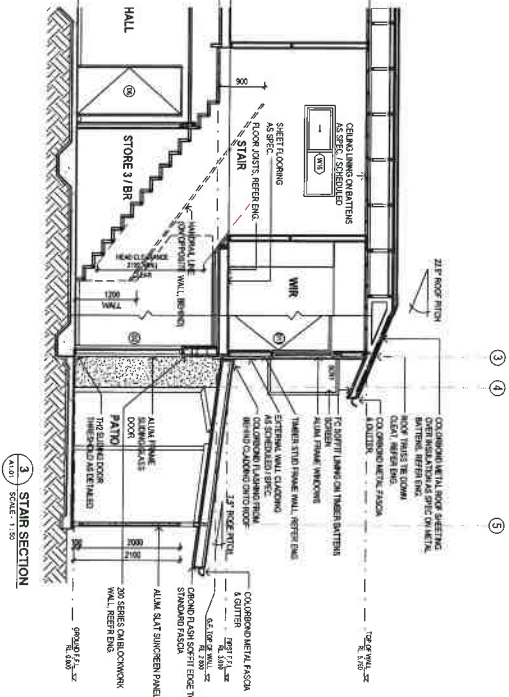
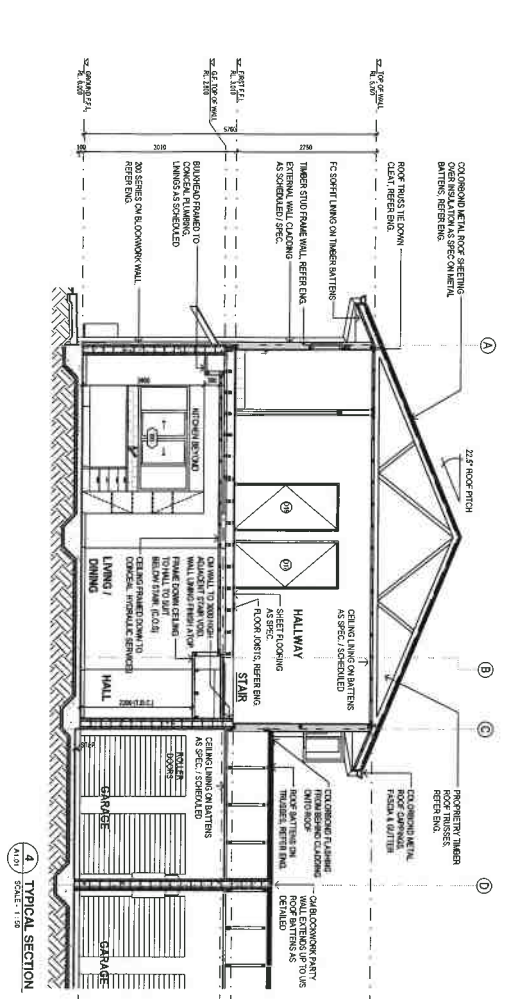
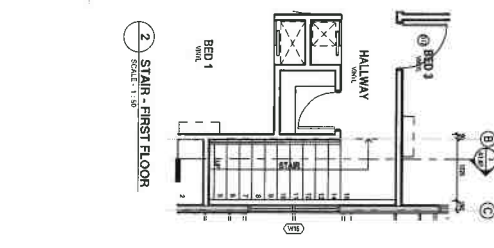
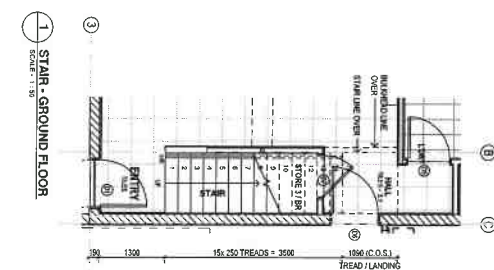
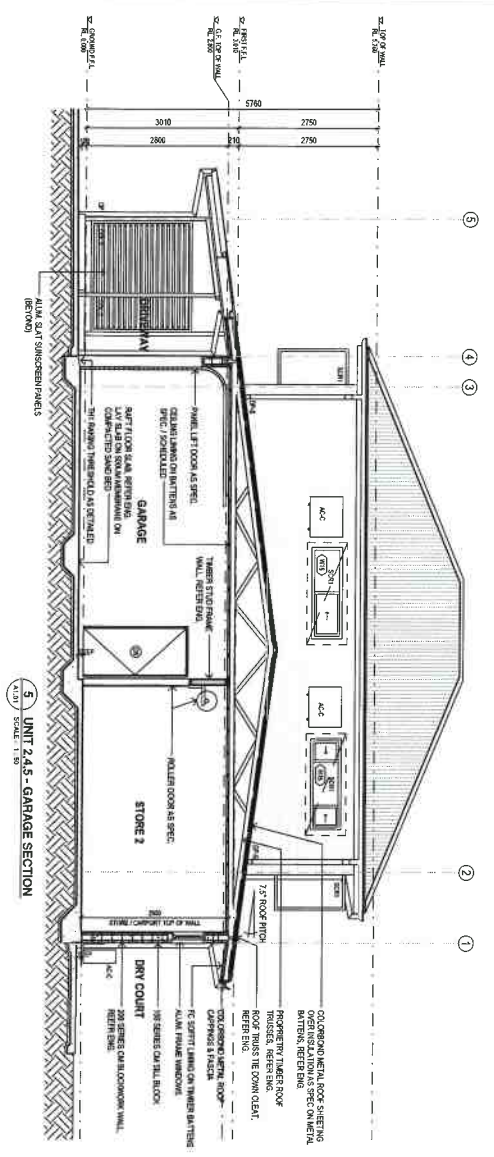
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 2.45
2	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 1.36
3	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 2.45
4	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 1.36
5	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 2.45
6	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 1.36
7	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 2.45
8	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 1.36
9	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 2.45
10	ALUM. S.F. RAINSCREEN DOOR	1	EA	UNIT 1.36

WINDOW SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 2.45
2	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 1.36
3	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 2.45
4	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 1.36
5	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 2.45
6	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 1.36
7	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 2.45
8	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 1.36
9	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 2.45
10	ALUM. S.F. RAINSCREEN WINDOW	1	EA	UNIT 1.36

Torres Shire Council
APPROVED PLAN (S)
 Ref No: DAS 2019-10
 Date: 3 July 2020
 Signed: *[Signature]*
 Position: *[Signature]*

WARRANTY OF ACCOMMODATION UNITS
 TORRES STRAIT ISLAND HOMES PTY LTD.
 FLOOR PLANS & ELEVATIONS
 1451-SD-A101



Torres Shire Council
APPROVED PLAN (S)

Ref No: DAS 2019-10
 Date: 3 July 2020
 Signed: [Signature]
 Position: CHIEF EXECUTIVE OFFICER

PREPARED BY: [Logo]
DATE: 11 OCT 2018
PROJECT: UNIT 2.4.5 - GARAGE DWELLINGS
CLIENT: TORRES SHIRE COUNCIL
DESIGNER: JAMES ST ACCOMMODATION UNITS
CONTRACT NO.: 19/10/18
SCALE: 1:50

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11 OCT 2018
2	REVISED PER PLAN CHANGES	11 OCT 2018
3	REVISED PER PLAN CHANGES	11 OCT 2018
4	REVISED PER PLAN CHANGES	11 OCT 2018
5	REVISED PER PLAN CHANGES	11 OCT 2018



Torres Shire Council

INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

APPLICANT: Michael Guise
C/o Property & Resource Planning Pty Ltd
PO Box 597
Bungalow, Qld

APPLICATION: Material Change of Use – Development Permit for Multiple Dwelling (8 units)

Notice Number: ICN 37-39 Nawie St Horn Island

DATE: 3 July 2020

FILE REFERENCE: IDAS 2019-10 37-39 Nawie St Horn Island

AMOUNT OF THE LEVIED CHARGE:

(Details of how these charges were calculated are shown overleaf)

Development Type	Adopted Infrastructure Charge	Credits	Total Charge
Multiple dwelling	\$28,335.90 per dwelling x 8	\$56,671. 80	\$170,015. 40

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 14 and 15 on TS808367

SITE ADDRESS: 37-39 Nawie St Horn Island

PAYABLE TO: Torres Shire Council

WHEN PAYABLE: Material Change of Use – When the change of use occurs
(In accordance with the timing stated in Section 638 of the Sustainable Planning Act 2009)

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

ADOPTED CHARGES

68 Douglas Street Thursday Island
PO Box 171 Thursday Island 4875

Phone (07) 4069 1336
Fax (07) 4069 1845

Email admin@torres.qld.gov.au
ABN 34106162398

Water Supply

Development Description	Units of Measure	Charge Rate	Reference	Amount
Residential (3 or more bedroom dwelling)	8 Units	\$ 8,500.77	CR Table 2.1	\$68,006.16

Sewerage

Development Description	Units of Measure	Charge Rate	Reference	Amount
Residential (3 or more bedroom dwelling)	8 Units	\$7,083.98	CR Table 2.1	\$56,671.84

Transport

Development Description	Units of Measure	Charge Rate	Reference	Amount
Residential (3 or more bedroom dwelling)	8 Units	\$4,250.39	CR Table 2.1	\$34,003.12

Community Facilities and Parks

Development Description	Units of Measure	Charge Rate	Reference	Amount
Residential (3 or more bedroom dwelling)	8 Units	\$2,833.59	CR Table 2.1	\$22,668.72

Stormwater

Development Description	Units of Measure	Charge Rate	Reference	Amount
Residential (3 or more bedroom dwelling)	8 Units	\$5,667.17	CR Table 2.1	\$45,337.36

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Residential (3 or more bedroom dwelling)	\$68,006.16	\$56,671.84	\$34,003.12	\$22,668.72	\$45,337.36	\$226,687.20
DISCOUNT	Vacant land (1 Lot) discount as per section 3.0 of the Adopted Infrastructure Charges Resolution No.2, 2018, Part 3.1 (d)					\$56,671.80

LEVIED CHARGE

The adopted infrastructure charge for Residential (3 or more bedroom dwelling) under the Adopted Infrastructure Charges Resolution is the applicable charge rate.

Development	Adopted Charge	Rate	Total
Demand			
Residential (3 or more bedroom dwelling)	\$28,335.90 per dwelling	8x 3 bedroom units	\$226,687.20
Discount			

Existing vacant Lot	Vacant land (2 Lots) discount as per section 3.0 of the Adopted Infrastructure Charges Resolution No.2, 2018, Part 3.1 (d)	\$56,671.80
Total Charges		\$170,015.40



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 *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.

Appeals Pursuant to section Chapter 6 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* that details your appeal rights.

Automatic Increase Provision of charge rate (\$) 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.

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.

GST The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.

To whom the charge must be paid Payment of the Charge must be made payable to TORRES SHIRE COUNCIL, PO Box 171, Thursday Island, Qld 4875.

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.

It is requested that you contact Council's Planning and Development Department to confirm that amount payable prior to making payment.

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