



# Torres Shire Council

## INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

<b>DATE:</b>	21 November 2025			
<b>APPLICANT:</b>	Joey Josia Laifoo & Melissa Leanne Group c/ Urban Sync Pty Ltd			
<b>APPLICATION:</b>	Development Permit for a Material Change of Use – Rooming Accommodation			
<b>FILE REFERENCE:</b>	IDAS25/20			
<b>DATE OF APPROVAL:</b>	18 November 2025			
<b>AMOUNT OF THE LEVIED CHARGE:</b> (Details of how these charges were calculated are shown overleaf)	<b>Development Type</b>	<b>Adopted Infrastructure Charge</b>	<b>Credits</b>	<b>Total Charge</b>
	Accommodation (Long Term) – for each suite with 3 or more bedrooms	\$24,542.13	n/a	\$24,542.13
<b>AUTOMATIC INCREASE OF LEVIED CHARGE:</b>	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.			
<b>LAND TO WHICH CHARGE APPLIES:</b>	Lot 1 RP716988			
<b>SITE ADDRESS</b>	42 Douglas Street, Thursday Island			
<b>PAYABLE TO:</b>	Torres Shire Council			
<b>WHEN PAYABLE:</b>	Material Change of Use – When the change of use occurs as stated in the Planning Act 2016			
<b>OFFSETS OR REFUNDS</b>	Nil			

This charge is made in accordance with Council's Charges Resolution (No.1) 2022 and section 52 and Schedule 16 of the Planning Regulation 2017.

Name: Mary Bani

Signature:

## DETAILS OF CALCULATION

### ADOPTED CHARGES

#### CHARGES CALCULATION

#### Material Change of Use (Rooming Accommodation)

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Accommodation (Long Term) (for each suite with 3 or more bedrooms)	\$9,203.30	\$7,669.41	\$4,601.65	\$3,067.77	n/a no increase in impervious area (stormwater charge applied for roofed structure as part of earlier approval)	<b>\$24,542.13</b>

<b>TOTAL INFRASTRUCTURE CHARGE</b>	<b>\$24,542.13</b>
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*\*Infrastructure charges are based on the new Dwelling Unit, extension to commercial component and Entertainment Structure (stormwater component only). Entertainment area is not considered GFA for the purposes of calculating Infrastructure Charges.*

#### CREDIT CALCULATION

*\* No change to existing use calculations.*

## INFORMATION NOTICE

<b>Authority and Reasons for Charge</b>	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.
<b>Appeals</b>	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.
<b>Automatic Increase Provision of charge rate (\$)</b>	<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 average<sup>1</sup>. 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>
<b>GST</b>	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.
<b>To whom the charge must be paid</b>	<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>
<b>Payment</b>	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.

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<sup>1</sup> 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.

**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](mailto:admin@torres.qld.gov.au)

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