



TORRES SHIRE COUNCIL

To lead, provide and facilitate a sustainable,
safe and culturally vibrant community

P.O Box 171
THURSDAY ISLAND 4875

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

DATE: 10 February 2023

Our Ref: IDAS22/05
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Perina Drummond
c/- 5KF
11 Rosemont Court
Mooroobool QLD 4870

Email: craig@5kf.com.au

Dear Sir

Decision Notice – Approval

Given under section 63 of the Planning Act 2016

With reference to the Development Application, please find attached the relevant Decision Notice, which was determined by Torres Shire Council under delegated authority on 27 January 2023.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	IDAS22/05
Approval Sought:	Development Permit for Operational Works
Description of the Development	Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.
Planning Scheme:	Torres Shire Council Planning Scheme 2022

LOCATION DETAILS

Street Address:	14 Hargraves Street, Thursday Island
Real Property Description:	Lot 54 on SP217636

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Operational Works - Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.

CURRENCY PERIOD

The currency period for this development approval is two (2) years starting the day that this development approval takes effect. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse (refer to Section 85 "Lapsing of approval at the end of currency period" of the *Planning Act 2016*).

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

PROPERLY MADE SUBMISSIONS

Not applicable.

REFERRAL AGENCIES

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- None

OTHER REQUIRMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017

Not applicable

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice in Attachment 2.

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.

OTHER DETAILS

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Torres Shire Council on (07) 4069 1336.

DELEGATED PERSON

Name: Dalassa Yorkston

Signature:



Date: 10 February 2023

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

IDAS22/05 – Development Permit for Operational Works - Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.

1.0 APPROVAL

- 1.1 The development approval is for operational works in accordance with the description in the forms lodged with the development application, unless otherwise varied by the following condition.

Timing: At all times.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents noted below, except where amended by the conditions of this permit.

Plan Description	Reference	Date
Locality Plan	021-2205-01-DRG-001 A	12/12/2022
Project Notes	021-2205-01-DRG-002 A	12/12/2022
General Arrangement	021-2205-01-DRG-003 B	23/01/2023
Services Plan	021-2205-01-DRG-004 B	23/01/2023
Site Based Stormwater Management Plan and Erosion and Sediment Control Strategy	021-2205-01-DRG-005 A	12/12/2022
Driveway Longitudinal Section	021-2205-01-DRG-006 A	12/12/2022

Timing: At all times.

- 2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

Timing: At all times.

- 2.3 A legible copy of the approved plans and approved documents and this development approval must be available on the subject land and available for inspection at all times during construction and earthworks.

Timing: For the duration of the works subject to this approval.

3.0 GENERAL DEVELOPMENT

- 3.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the Developer at all times unless otherwise stated.

Timing: At all times.

- 3.2 Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Torres Shire Council policies, guidelines, standards, and the FNQROC Development Manual.

Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards at no cost to Council at all times during construction and prior to works being accepted off maintenance.

Timing: For the duration of the works subject to this approval.

- 3.3 A pre-start meeting, attended by a Council officer, the RPEQ and the contractor, must be arranged by the Contractor and held at a time and place mutually convenient to all attendees to discuss the relevant construction issues and program. Works subject to this development approval must not commence or be carried out prior to a pre-start meeting being held.

Timing: Prior to commencement of works.

- 3.4 An Engineer's Certificate of Construction must be signed and submitted to Torres Shire Council by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) verifying that all works have been carried out in accordance with the relevant standards and drawings, conditions and specifications contained herein.

Timing: At all times and prior to the acceptance of works.

4.0 WORKS DURING CONSTRUCTION

- 4.1 Undertake drainage, erosion and sediment control measures in accordance with the Torres Shire Planning Scheme and the FNQROC Development Manual and the approved plans of development.

Timing: During construction and at all times

- 4.2 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to Torres Shire Council.

Timing: At all times.

- 4.3 Repair any damage to the existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out in association with the development.

Any repair work that proposed to alter the alignment or level of existing services and assets must be referred to the relevant service authority for approval. This includes, but is not limited to, the removal of concrete slurry from footpaths, roads, kerbs, channels, stormwater gills and drain lines. Existing traffic signs and pavement markings that have been removed or damaged during any works, carried out in association with the development will need to be reinstated.

Timing: Prior to the acceptance of works.

- 4.4 Dispose of waste generated as a result of the operational works to an approved disposal facility.

Timing: At all times.

- 4.5 The applicant is responsible for protecting nearby property owners from dust pollution arising from the construction and maintenance of the works required by this approval, and must comply with any lawful instruction from the Council if in their opinion a dust nuisance exists.

Timing: For the duration of the works subject to this approval.

5.0 WATER SUPPLY

- 5.1 Design, construct and maintain all water supply works generally in accordance with the approved plans and the FNQROC Development Manual. The connection to Council's reticulated water main will be undertaken at the time of construction of a future dwelling house and subject to a separate application for a water service connection.

Timing: At all times.

- 5.2 Remove all redundant water supply infrastructure, including but not limited to pipes and connection points.

Timing: Prior to the acceptance of works.

6.0 SEWERAGE WORKS

- 6.1 Design, construct and maintain all sewerage works generally in accordance with the approved plans the FNQROC Development Manual. The connection to Council's reticulated water main will be undertaken at the time of construction of a future dwelling house and subject to a separate application for a service connection.

Timing: At all times.

- 6.2 Remove all redundant sewer infrastructure, including but not limited to pipes and connection point.

Timing: Prior to the acceptance of works.

7.0 VEHICULAR ACCESS

- 7.1 Design, construct and maintain the approved vehicular access, as per the approved plans and documents, in accordance with the FNQROC Development Manual.

Timing: At all times.

- 7.2 The driveway within the access handle must be constructed from pavers or similar material to enable Council access (if required) to the reticulated sewerage main along the access handle.

Timing: At all times.

ADVICE

This approval, granted under the provisions of the Planning Act 2016, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of section 85 of the Planning Act 2016.
Approval is required for carrying out building and plumbing and drainage made assessable under the Planning Act.
All building works are to be carried out in accordance with the requirements of the Building Code of Australia.
No building materials or the like are to be stored on the footpath unless an appropriate approval from Council is obtained, including the payment of associated fees.
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.

General environmental duty under the Environmental Protection Act 1994 and subordinate legislation prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

In accordance with the *Environmental Protection Regulation 2008*, work involving machinery of any description shall only be carried out on site from:

- 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.

A maximum penalty of \$1,500.00 applies to an offence under these provisions.

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.

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.

In accordance with s.86 of the Building Act 1975, 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.

An application to Torres Shire Council is required for water and/or sewerage services to be connected to a property. The developer should contact Torres Shire Council for further information on the necessary forms and application process.

This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, 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")

ATTACHMENT 2 – APPROVED PLANS

Attached under separate cover (this page has been intentionally left blank)

1 INTO 2 LOT SUBDIVISION AT 14 HARGRAVE ST, THURSDAY ISLAND CIVIL WORKS



LOCALITY PLAN
N.T.S.

DRAWING INDEX

DRAWING No.	DRAWING TITLE
021-2205-01-DRG-0001	LOCALITY PLAN
021-2205-01-DRG-0002	PROJECT NOTES
021-2205-01-DRG-0003	GENERAL ARRANGEMENT
021-2205-01-DRG-0004	SERVICES PLAN
021-2205-01-DRG-0005	SITE BASED STORMWATER MANAGEMENT PLAN - EROSION AND SEDIMENT CONTROL STRATEGY
021-2205-01-DRG-0006	DRIVEWAY LONGITUDINAL SECTION

TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Operational Works—Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.

Lot: Lot 54 on SP217636

Referred to in Council's Decision Notice

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FNQROC STANDARD DRAWINGS

DRAWING No.	DRAWING TITLE
S1000 - S1110	ROADWORKS AND DRAINAGE
S2000 - S2025	WATER
S3000 - S3015	SEWERAGE

INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA STANDARD DRAWINGS

DRAWING No.	DRAWING TITLE
D-0040	SEDIMENT CONTROL DEVICES - SEDIMENT FENCE, ENTRY/EXIT SEDIMENT TRAP
D-0041	SEDIMENT CONTROL DEVICES - KERB AND FIELD INLETS, CHECK DAMS & STRAW BALE BANKS

GENERAL ARRANGEMENT

GENERAL

- G1. CONTRACTOR TO PROVIDE PUBLIC NOTIFICATION/SIGNS (REFER FNQROC DEVELOPMENT MANUAL CP1.11).
- G2. CLEARED VEGETATION SHALL BE MULCHED ON SITE BY THE CONTRACTOR.
- G3. FOR KERB PROFILE DETAILS REFER FNQROC STD DRG S1000.

EXISTING SERVICES

- ES1. EXISTING SERVICES ARE PLOTTED FROM THE BEST INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY THE PRINCIPAL OR SUPERINTENDENT FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.
- ES2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT POSITION OF ALL UNDERGROUND SERVICES IN THE PROPOSED WORKS AREA. METHODS FOR ACHIEVING THIS WILL INCLUDE BUT NOT BE LIMITED TO:-
- CAREFUL EXAMINATION OF THE CONTRACT DRAWINGS.
 - CONSULTATION WITH THE RELEVANT SERVICE AUTHORITIES.
 - COMPREHENSIVELY SCANNING THE AFFECTED AREAS WITH A CABLE DETECTOR AND MARKING ON THE GROUND THE POSITION OF ALL SERVICES.
 - HAND EXCAVATING TO EXPOSE ALL SUCH SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS UNDER THE DIRECTION OF THE RELEVANT SERVICE AUTHORITY.
- ES3. THE CONTRACTOR IS TO BRING TO THE SUPERINTENDENT'S ATTENTION ANY DISCREPANCIES BETWEEN THE EXISTING SERVICES THUS IDENTIFIED AND DOCUMENTED SERVICES WHICH MIGHT AFFECT THE PROPOSED WORKS. APPROPRIATE MEASURES TO RESOLVE ANY CONFLICTS WILL BE DOCUMENTED BY THE SUPERINTENDENT.

VEGETATION & CLEARING

- VC1. PRIOR TO THE REMOVAL OF ANY TREE. AN INSPECTION MUST BE CARRIED OUT OF ANY SIGNS OF PROTECTED WILDLIFE INCLUDING NESTS AND ANIMAL HABITATS. SHOULD ANY RECENT WILDLIFE ACTIVITY BE IDENTIFIED, REMOVAL OF THE TREE MUST NOT OCCUR UNTIL THE ANIMAL HAS VACATED THE AREA OF IMMEDIATE DANGER. IF THE ANIMAL DOES NOT MOVE FROM THE AREA OF DANGER, THE QUEENSLAND PARKS AND WILDLIFE MUST BE CONTACTED FOR ADVICE.
- VC2. COUNCIL MUST BE NOTIFIED TWO DAYS PRIOR TO THE PROPOSED DATE OF COMMENCEMENT OF ANY APPROVED VEGETATION CLEARING TO FACILITATE COMMUNITY AWARENESS OF SUCH WORKS.
- VC3. VEGETATION TO BE RETAINED MUST BE ADEQUATELY DEFINED BY FENCING, FLAGGING OR BARRIER MESH FOR PROTECTION PURPOSES PRIOR TO CONSTRUCTION COMMENCING ON SITE.
- VC4. A MINIMUM 2m WIDE BUFFER SHALL BE PROVIDED AROUND THE VEGETATION TO BE RETAINED. THIS BUFFER MUST CONSIST OF SUITABLE FENCING, FLAGGING OR BARRIER MESH TO ENSURE THAT MACHINERY, EQUIPMENT OR CONSTRUCTION MATERIALS ARE NOT STORED OR USED WITHIN THIS AREA. THIS BUFFER IS TO BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE AND MUST BE MAINTAINED AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
- VC5. CLEARED VEGETATION TO BE MULCHED AND SPREAD OVER THE CLEARED AREA FOR EROSION AND SEDIMENT CONTROL OR LANDSCAPING PURPOSES.

SEWERAGE

- S1. ALL WORKS ARE TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL SPECIFICATION S6.
- S2. HOUSE DRAINS ARE TO EXTEND 1.5m CLEAR OF ANY EARTHWORKS BATTER THAT IS STEEPER THAN 1 ON 2 AND OVER 1.5m HIGH. AN INSPECTION OPENING IS TO BE PROVIDED AT THE DOWNSTREAM END OF ANY EXTENDED HOUSE DRAIN.
- S3. ALL HOUSE CONNECTION BRANCHES ARE REQUIRED TO BE BROUGHT TO WITHIN A MAXIMUM OF 300mm OF THE FINISHED SURFACE LEVEL AND A GLUED CAP INSTALLED. THE RISER MUST BE CONNECTED TO A MARKER PEG WITH PLASTIC COATED WIRE. THE MARKER PEG IS TO BE OF HARDWOOD MATERIAL, PROTRUDING 20mm ABOVE THE GROUND AND SHALL BE INSTALLED IMMEDIATELY ADJACENT TO THE RISER IN ACCORDANCE WITH FNQROC DRAWING S3005-CRC.
- S13. ALL VERTICAL DROPS SHALL BE CONSTRUCTED USING FIBREGLASS HEAVY DUTY DEEP SEWER DROPS.
- S14. STAINLESS STEEL 'WYE' JUNCTION TO BE USED FOR HOUSE CONNECTION BRANCHES TO EXISTING LINES.

EROSION AND SEDIMENT CONTROL STRATEGY

- SC1. SEQUENCING OF CONTROL MEASURES
- INSTALL STABLE POINT OF ENTRY
 - INSTALL SILT FENCES
 - PROTECT TOPSOIL STOCKPILES
 - CONSTRUCT TEMPORARY SEDIMENT BASINS
 - REVEGETATE BARE AREAS UPON COMPLETION OF EARTHWORKS
 - THE SEDIMENT CONTROL STRUCTURES ARE TO BE CLEANED & MAINTAINED AFTER EVERY SIGNIFICANT RAIN EVENT. ERODED SOILS SHALL BE STOCKPILED AS DIRECTED.
- SC2. THE AMOUNT OF DISTURBANCE TO EXISTING VEGETATION BE KEPT TO A MINIMUM.
- SC3. EXACT LOCATION OF SEDIMENT CONTROL STRUCTURES TO BE DETERMINED ON SITE BY COUNCIL & SUPERINTENDENT.
- SC4. STOCKPILE LOCATIONS TO BE AGREED WITH COUNCIL & THE SUPERINTENDENT. STOCKPILES TO BE PROTECTED VIA DIVERSION DRAIN ON THE UPSLOPE & SILT FENCE ON THE DOWNSLOPE.
- SC5. RETURNS IN SILT FENCE TO BE AT 20m INTERVALS WHEN INSTALLED ALONG THE CONTOUR. SPACING IS TO DECREASE TO 5-10m DEPENDING ON SLOPE IF THE SILT FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR. THE RETURN SHALL CONSIST OF EITHER:
- V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
 - SANDBAG OR ROCK/AGGREGATE CHECK DAM A MINIMUM OF 1/3 AND MAXIMUM OF 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5m UP THE SLOPE.
- SC6. ALL SEDIMENT CONTROL MEASURES TO BE IN ACCORDANCE WITH THE CONTRACTORS ESC PLAN.
- SC7. THE FOLLOWING REVEGETATION MEASURES ARE TO BE UNDERTAKEN IMMEDIATELY UPON COMPLETION OF EARTHWORKS.
- CUT & FILL BATTERS STEEPER THAN 1 IN 4 TO BE HYDROMULCHED.
 - VERGES & ALLOTMENTS TO BE GRASS SEEDDED.
 - PLACE TURF STRIPS BEHIND ALL KERB LINES.
- SC8. REVEGETATION IS TO BE WATERED & MAINTAINED UNTIL GROWTH IS ESTABLISHED.
- SC9. CONTRACTOR MUST IMPLEMENT A SUITABLE DUST MANAGEMENT STRATEGY TO MINIMISE DUST NUISANCE ON ADJACENT PROPERTIES. DETAILS OF THE DUST MANAGEMENT STRATEGY TO BE INCORPORATED INTO EROSION AND SEDIMENT CONTROL STRATEGY.
- SC10. SEDIMENT BASIN
- INLET PROTECTION TO MINIMISE SCOUR & EVENLY DISTRIBUTE FLOW THROUGH BASIN.
 - A MARKER PEG SHOULD BE INSTALLED TO SHOW THE STORAGE DEPTH. SEDIMENT SHALL BE REMOVED FROM BASIN WHEN 30% STORAGE DEPTH IS ENCROACHED & APPROPRIATELY DISPOSED ON SITE BY RESPREADING IN AREAS OF NON-EROSIVE FLOWS.
- SC11. WATER QUALITY MONITORING SHOULD BE UNDERTAKEN DURING SIGNIFICANT RAINFALL EVENTS (I.E. > 10mm).
- SC12. DESIGN CRITERIA FOR CONTRACTOR'S EROSION & SEDIMENT CONTROL PLAN TO BE IN ACCORDANCE WITH SECTION CP1.05 OF THE FNQROC DEVELOPMENT MANUAL.

SURVEY AND SETOUT

- SS1. GROUND SURFACE HAS BEEN DERIVED FROM LIDAR DATA, DETAILED SURVEY IS REQUIRED TO CONFIRM DESIGN PRIOR TO CONSTRUCTION.
- SS2. ALLOTMENT BOUNDARIES HAVE BEEN SOURCED FROM RPS CAD FILE PR152197-1 DATED 16-05-2022.

TORRES SHIRE COUNCIL

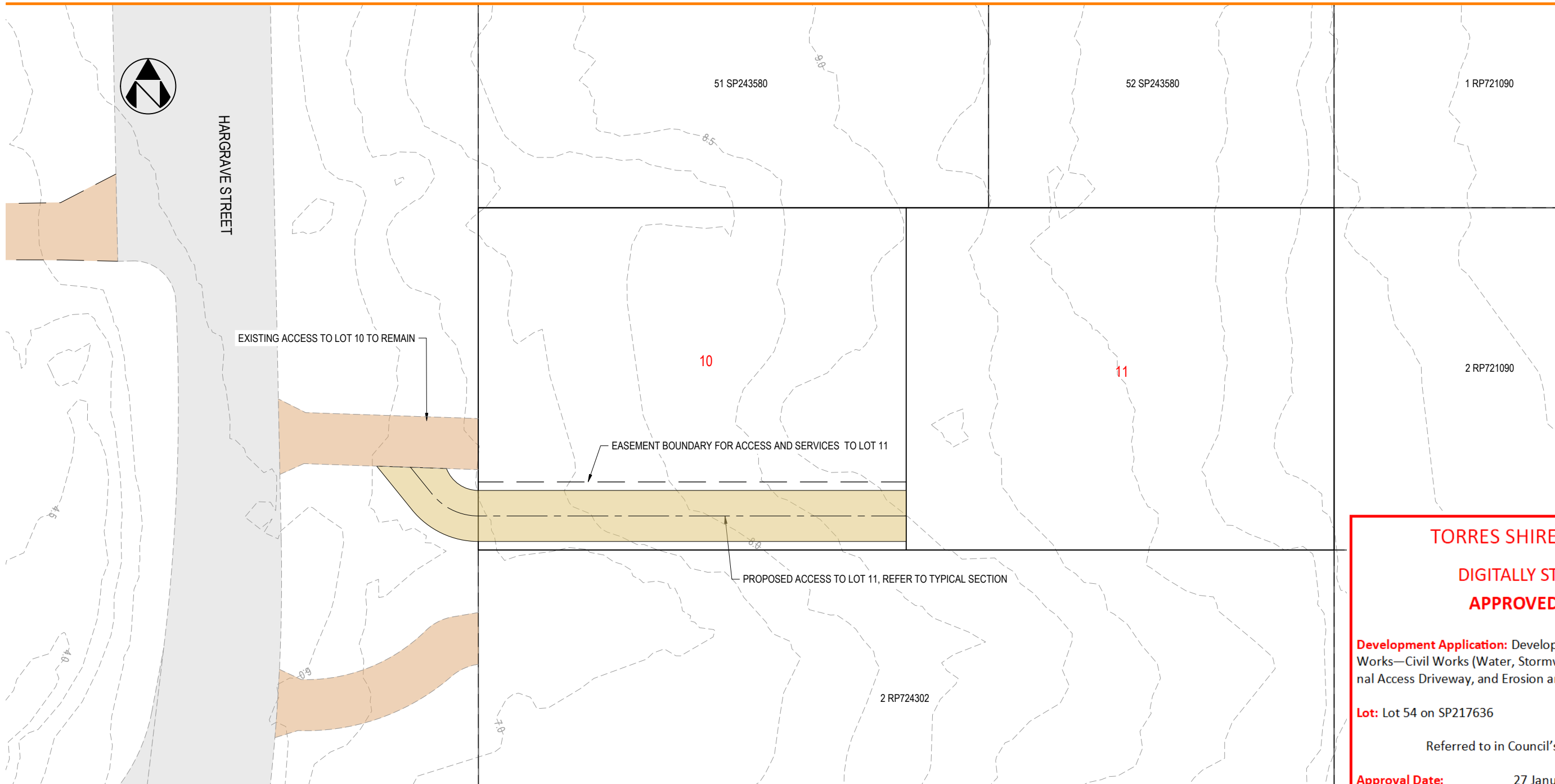
DIGITALLY STAMPED APPROVED PLAN

Development Application: Development Permit for Operational Works—Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.

Lot: Lot 54 on SP217636

Referred to in Council's Decision Notice

Approval Date: 27 January 2023
Application Number: IDAS 22/05



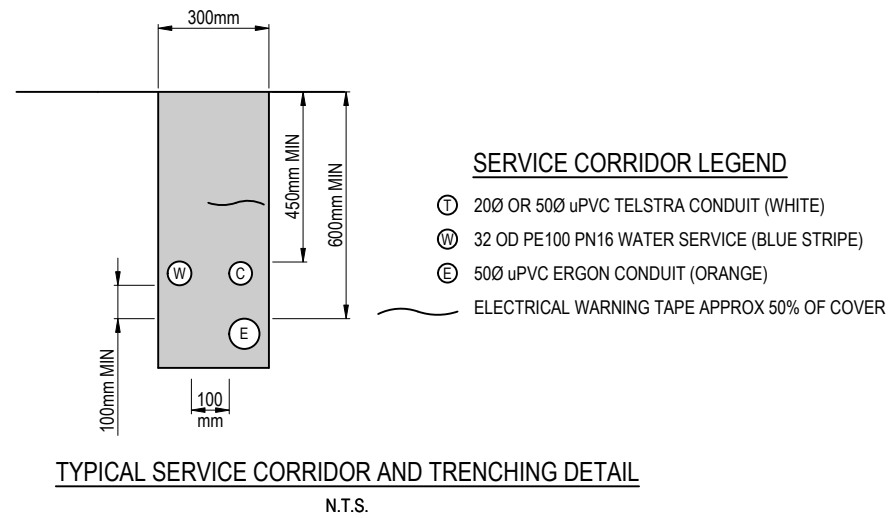
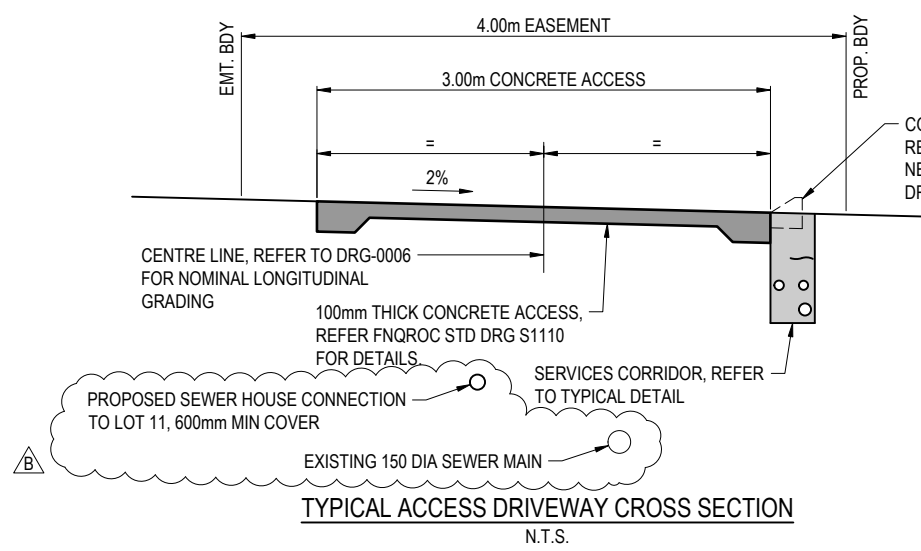
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LEGEND

	EXISTING SEALED ROADWAY
	EXISTING ACCESS
	PROPOSED ACCESS
	EXISTING SURFACE CONTOUR (LIDAR) 0.5m INTERVAL

- SERVICE CORRIDOR LEGEND**
- Ⓣ 200 OR 500 uPVC TELSTRA CONDUIT (WHITE)
 - Ⓜ 32 OD PE100 PN16 WATER SERVICE (BLUE STRIPE)
 - ⓔ 500 uPVC ERGON CONDUIT (ORANGE)
 - ELECTRICAL WARNING TAPE APPROX 50% OF COVER



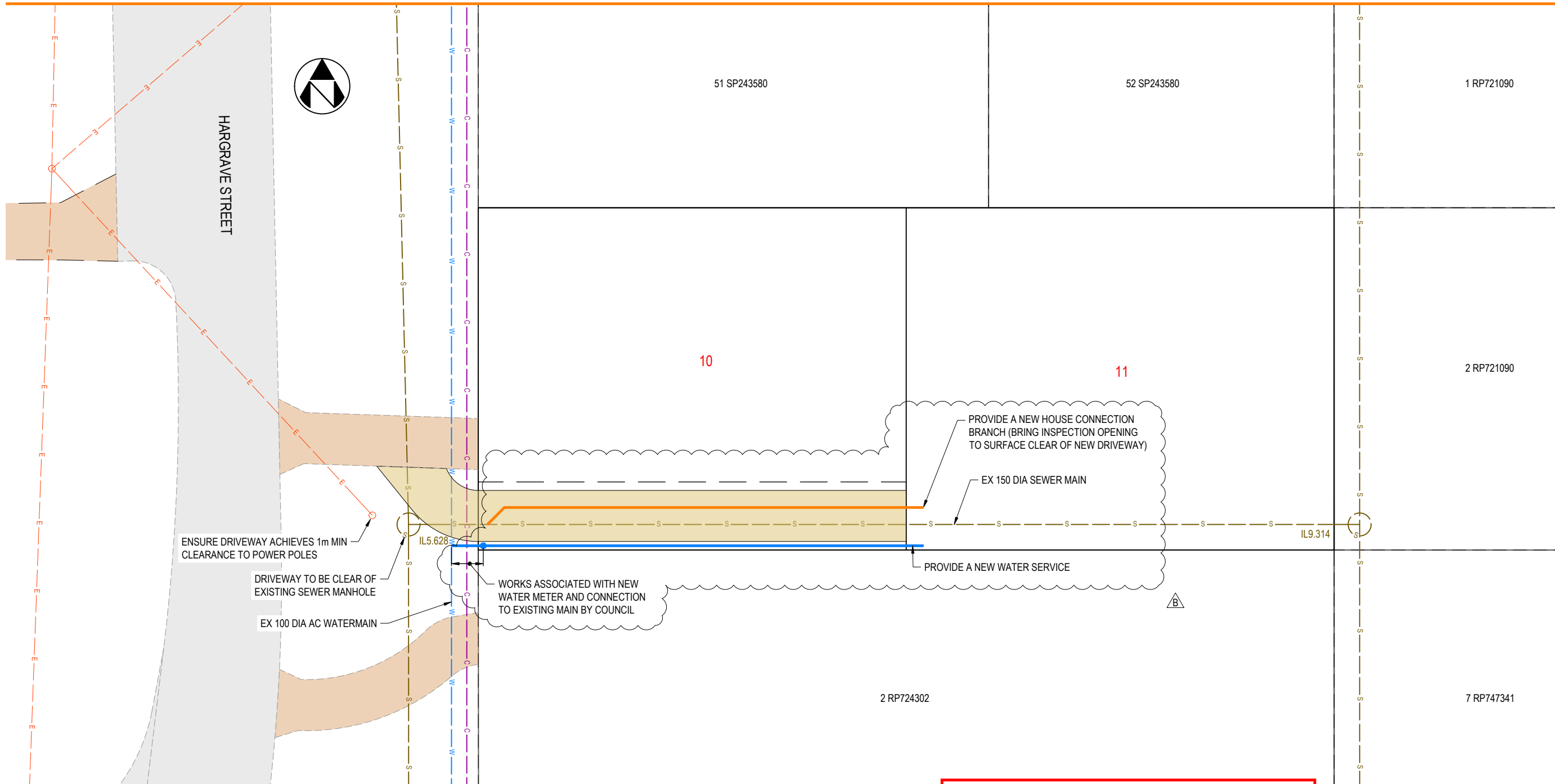
B 23.01.23 TYPICAL CROSS SECTION AMENDED
 A 12.12.22 INITIAL ISSUE

Rev Date Revision Notes
 23/01/2023 10:39:28 AM File: S:\Working\Drawings\021021-220501 Drawings\01 Drawings\01-DRG-0003_GA.dwg



PERINA DRUMMOND

14 HARGRAVE STREET, THURSDAY ISLAND - LOT 54 ON SP217636
 1 INTO 2 LOT SUBDIVISION
 GENERAL ARRANGEMENT



TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Development Permit for Operational Works—Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.

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B 23.01.23 SEWER CONNECTION REVISED
 A 12.12.22 INITIAL ISSUE

Rev Date Revision Notes

23/01/2023 11:01:27 AM File: S:\Working\Drawings\021021-220501 Drawings\01 Drawings\021-2205-01-DRG-0004_Services.dwg



PERINA DRUMMOND

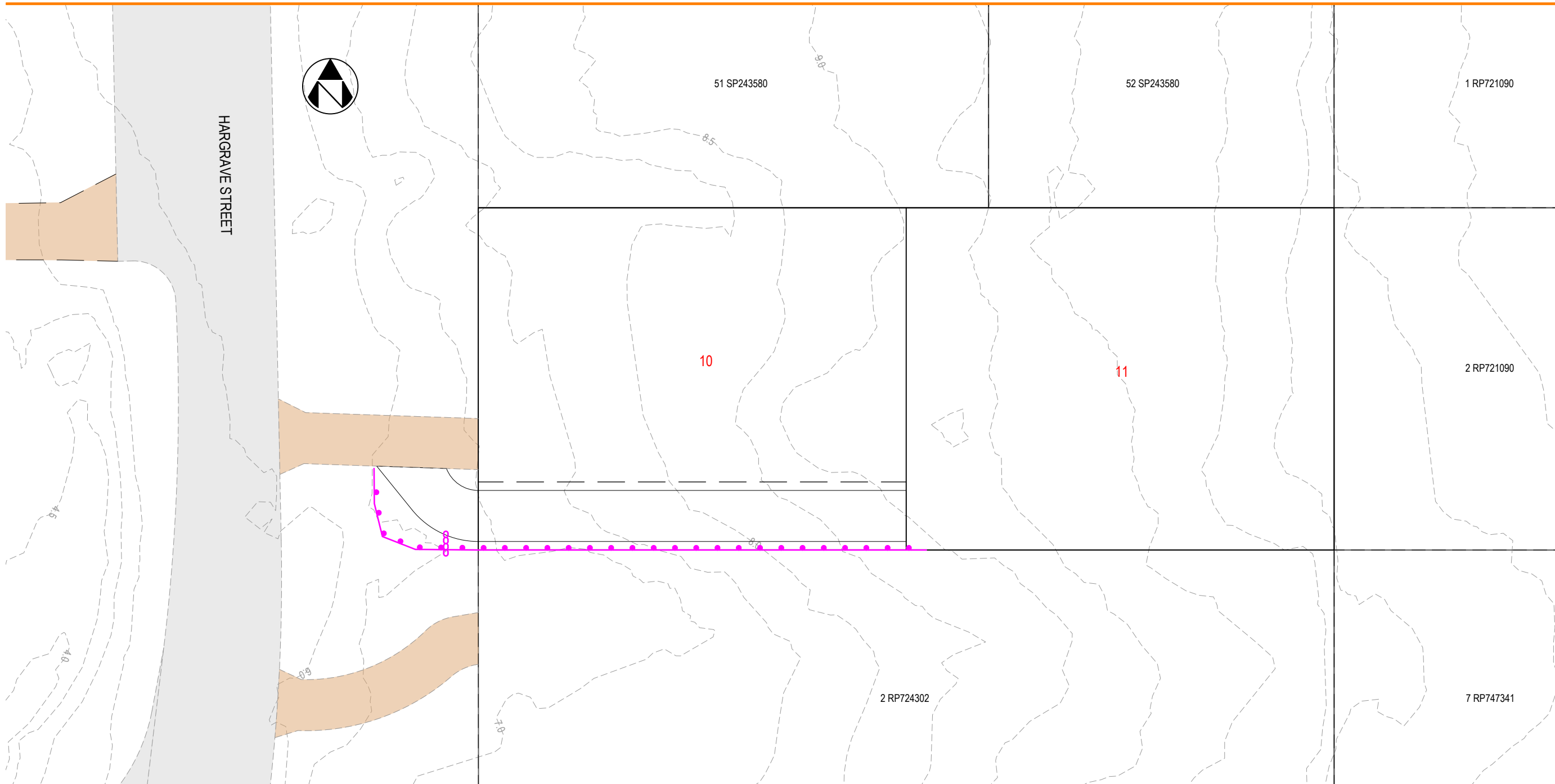
14 HARGRAVE STREET, THURSDAY ISLAND - LOT 54 ON SP217636
 1 INTO 2 LOT SUBDIVISION
 SERVICES PLAN

Drawn PAM Design PAM Check'd CJC App'd CJC RPEC: 23105 C.J.CAPLICK

A3 Full Size (Scale as shown)

021-2205-01-DRG-0004

B



TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN



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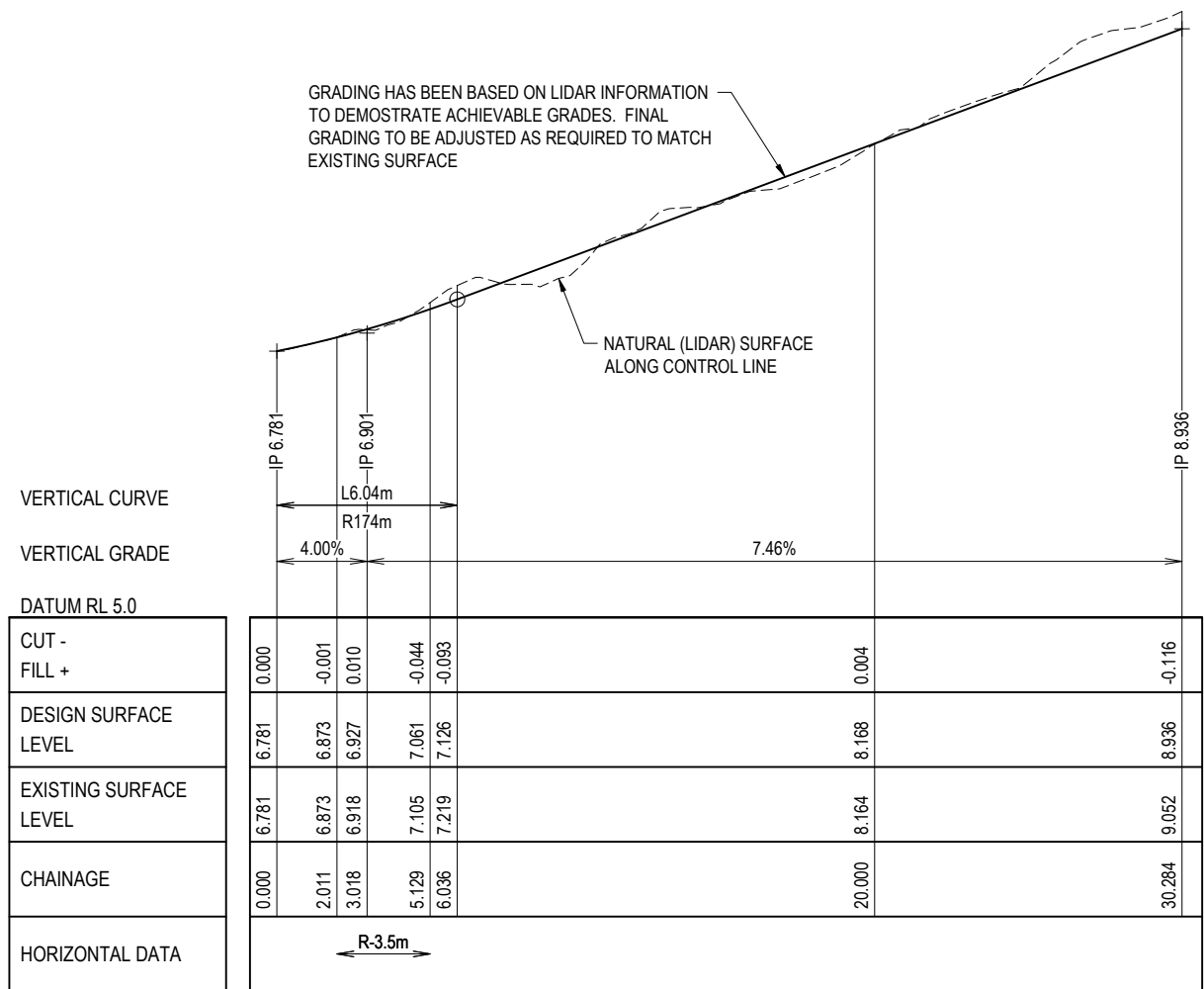
LEGEND

-  SILT FENCE
-  ROCK CHECK DAM



PERINA DRUMMOND

14 HARGRAVE STREET, THURSDAY ISLAND - LOT 54 ON SP217636
 1 INTO 2 LOT SUBDIVISION
 SITE BASED STORMWATER MANAGEMENT PLAN
 EROSION AND SEDIMENT CONTROL STRATEGY



DRIVEWAY - LONGITUDINAL SECTION
SCALE 1:250H
1:50V

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

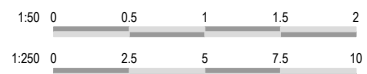
APPROVED PLAN

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ATTACHMENT 3 – NOTICE ABOUT A DECISION NOTICE

NOTICE ABOUT DECISION NOTICE

(In accordance with section 63(4) and 63(5) of the Planning Act 2016)

The purpose of the notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- *the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- *any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

APPLICATION DETAILS

Application No:	IDAS22/05
Applicant:	Perina Drummond c/- 5KF
Proposal:	Development Permit for Operational Works
Description of the Development:	Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.
Street Address:	14 Hargraves Street, Thursday Island
Real Property Description:	Lot 54 on SP217636
Land Zoning:	Low-Medium Density Residential
Assessment Type:	Code

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Operational Works - Civil Works (Water, Stormwater and Sewerage), Internal Access Driveway, and Erosion and Sediment Control.
Date of Decision:	9 February 2023

ASSESSMENT BENCHMARKS

Planning Scheme:	Torres Shire Council Planning Scheme 2022
State Planning Policy (SPP):	No relevant benchmarks
Planning Regulation 2017:	The application did not trigger any matters prescribed by the regulation.

PUBLIC NOTIFICATION

Not applicable – no part of the application required public notification.

REASONS FOR THE DECISION

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

- The proposal is compliant with the assessment benchmarks, and consistent with the Torres Shire Planning Scheme 2022 and the FNQROC Development Manual.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not applicable.

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

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

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 4 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit:

<https://planning.statedevelopment.qld.gov.au/planning-framework/dispute-resolution/court-database>