



TORRES SHIRE COUNCIL

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

P.O Box 171
THURSDAY ISLAND 4875

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

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

DATE: 8 December 2023

Our Ref: IDAS23/17
Enquire to: Phil Turner
Telephone: (07) 4069 1200

Defence Housing Australia
c/- Department of Energy and Public Works (QBuild)
42-60 Albert Street (AM60)
BRISBANE QLD 4000

Email: louise.mcgrath@epw.qld.gov.au

Dear Madam

Decision Notice – Approval

Given under section 63 of the Planning Act 2016

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was approved by Torres Shire Council in full, subject to conditions.

Details of the decision are as follows:

DATE OF DECISION

Council approved the Development Application at the Council meeting on **5 December 2023**.

APPLICATION DETAILS

Application No:	IDAS23/17
Approval Sought:	Development Permit for a Material Change of Use and Operational Works
Description of the Development	Dual Occupancy and Vegetation Clearing
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022</i>

LOCATION DETAILS

Street Address:	83 & 85 Hargrave Street, Thursday Island
Real Property Description:	Lot 3 on SP314774 & Lot 17 on RP742484

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing)

CURRENCY PERIOD

The operational works for vegetation clearing on the subject land must be commenced within a period of *two (2) years* from the date of this decision notice. Unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

The material change of use for dual occupancy on the subject land must be commenced within a period of *six (6) years* from the date of this decision notice. Unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in *Attachment 1*.

PROPERLY MADE SUBMISSIONS

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

REFERRAL AGENCIES

There were no referral agencies as part of this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Plumbing and Drainage Work
- Development Permit for Building Work.

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 (*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 to this Decision Notice (*Attachment 4*).

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, please contact *Phil Turner (Director, Governance and Planning Services)* on (07) 4069 1200.

DELEGATED PERSON

Name: Dalassa Yorkston

Signature: 

Date: 8 December 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*).

CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

1.0 PARAMETERS OF APPROVAL

1.1 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.

Timing: At all times.

1.2 Where these conditions refer to "TSC" in relation to requiring Torres Shire Council to approve or be satisfied as to any matter, or conferring on the TSC a function, power or discretion, that role of the TSC may be fulfilled in whole or in part by a delegate appointed for that purpose by TSC.

Timing: At all times.

1.3 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 the Council or relevant utility provider, unless otherwise stated in a development condition.

Timing: At all times.

1.4 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.

Timing: At all times.

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

Timing: At all times.

1.6 All engineering drawings/specifications, design and construction works including the proposed retaining walls must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).

Timing: At all times.

1.7 Maintain the approved development in accordance with the approved drawing(s) and/or document(s), and any relevant Council or other approval required by conditions.

Timing: At all times

1.8 All development conditions contained in this development approval about *infrastructure* under Chapter 4 of the *Planning Act 2016* (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.

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, except where amended by the conditions of this permit.

Plan/Document Name	Drawing Number	Issue	Date
External Works Plan	92065/DD/A01.02	10	06/10/2023

Elevations	92065/DD/A04.01	9	06/10/2023
Tree Information	92065/DD/L01.04	4a	06/10/2023
Planting Plan	92065/DD/L01.04	4a	06/10/2023
Defence Housing Australian 95 Hargrave Street, Thursday Island 2 x 3 Bed Residence	92065/CD/003	C	Emailed 23/11/23
Defence Housing Australian 95 Hargrave Street, Thursday Island 2 x 3 Bed Residence	92065/CD/004	C	Emailed 23/11/23
Stormwater Assessment for 85 Hargrave Street, Thursday Island	TM-GS0055/1049	-	06/10/23
Bushfire Mitigation Report FM6354 for J Mc Architects at 85 Hargrave Street, Thursday Island	-	-	12/09/23

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

3.0 PARKING AND ACCESS

- 3.1 A minimum of four (4) car parking spaces must be provided on site. Car parking spaces and internal driveways must be located as per the approved plan of development and be concrete or bitumen sealed, comply with Australian Standard 2890.1 – Parking Facilities – off-street parking, and be constructed to the requirements of the FNQROC Development Manual.

Timing: At all times.

- 3.2 The parking spaces must be kept available for use and must not be used for the storage of goods at any time.

Timing: At all times.

- 3.3 Access to the proposed development must be provided in accordance with the approved plans of development.

Timing: At all times.

- 3.4 Any proposed access works to Hargrave Street must be designed and constructed in accordance with the FNQROC Development Manual and be submitted for approval by Council's delegated officer.

Timing: Prior to the commencement of works.

4.0 STORMWATER

- 4.1 Stormwater management on the site must be carried out in accordance with the Stormwater Assessment, Ref TM-GS0055/1049, prepared by Langtree Consulting Engineers and dated 6/10/23.

Timing: At all times.

4.2 Site works must not adversely affect flooding or drainage characterises of properties that are upstream, downstream, or adjacent to the development site.

Timing: *At all times.*

4.3 All stormwater infrastructure must be designed, constructed, and maintained in accordance with the *FNQROC Development Manual* and the *Queensland Urban Drainage Manual*.

Timing: *At all times.*

5.0 FILLING AND EXCAVATION

5.1 Any excavating and filling activities are to be carried out in accordance with the *FNQROC Development Manual*, ensuring works do not result in the ponding or permanent retention of surface water either on the site or on adjoining land.

Timing: *At all times.*

5.2 Filling and excavation within is undertaken in accordance with the following requirements:

- a) all fill is laid under Level 1 supervision in accordance with AS3798-2007 – Guidelines on Earthworks for Commercial and Residential Developments; and
- b) all fill is retained by retaining walls; and
- c) all retaining walls are certified by an RPEQ engineer competent in geotechnical design at design and construction stages.

Timing: *At all times.*

5.3 The proposed retaining wall must be located within the boundary of Lot 17 on RP742484 (85 Hargrave Street, Thursday Island).

Timing: *At all times.*

6.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

6.1 Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.

Timing: *Prior to the commencement of any construction works required by this development.*

6.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *FNQROC Development Manual* as it relates to the construction phase. The ESCS must consider erosion control and slope stability measures to be implemented during all stages of construction including during the clearing of vegetation and the construction of the dual occupancy. The ESCS must be available for inspection by TSC officers during the construction phase.

Timing: *Prior to commencement of the use.*

6.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted, or landscaped).

Timing: *Prior to commencement of the use.*

7.0 SERVICES

7.1 The development must be connected to the reticulated water network with sufficient capacity for domestic and firefighting purposes. The developer will be responsible for sub metering.

Timing: *Prior to the commencement of the use and at all times thereafter.*

7.2 The development must be connected to the reticulated sewerage network. Plans must be submitted as part of a plumbing application for approval by Council's Plumbing Inspector prior to works commencing.

Timing: Prior to the commencement of the use and at all times thereafter.

7.3 All redundant sewerage and water infrastructure is to be removed, including but not limited to pipes and connection points.

Timing: Prior to the commencement of the use.

7.4 The development must be connected to the reticulated electricity supply network in accordance with the standards and requirements of the relevant service provider. Internal reticulation between the dwelling units must be via underground distribution.

Timing: Prior to the commencement of the use.

7.5 Telecommunications must be provided to the premises to the standards and requirements of the relevant service provider.

Timing: Prior to the commencement of the use.

8.0 LANDSCAPING

8.1 Landscaping must include suitable native tree and plant species and must be provided in accordance with the approved plans of development. The landscaping must be subject to ongoing maintenance and replanting programme (if necessary).

Timing: Prior to the commencement of the use and at all times thereafter.

9.0 WASTE MANAGEMENT

9.1 All bins and waste storage areas must be located on site, and not visible from the street or neighbouring properties as per the approved plan of development.

Timing: At all times.

10.0 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

10.1 The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how:

- (i) Traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding area;
- (ii) Best practice waste management strategies during the construction phase; and
- (iii) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment, and stormwater run-off.

Timing: Prior to the commencement of construction and at all times during construction.

B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES

1. The Operational Work for vegetation clearing 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 relevant provisions of s85 of the *Planning Act 2016*.

2. The Material Change of Use (Dual Occupancy) granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with the relevant provisions of s85 of the *Planning Act 2016*.

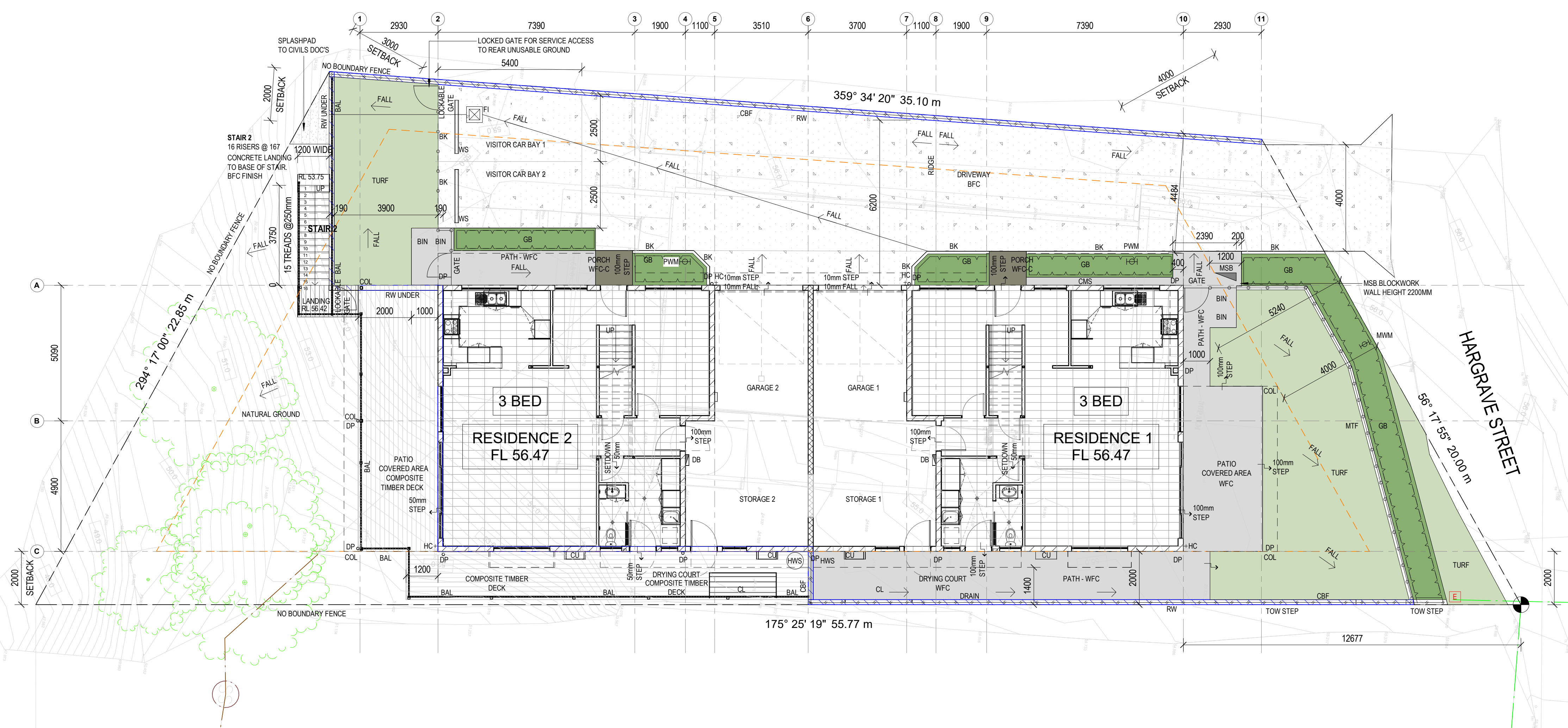
3. Infrastructure Charges must be paid to Council prior to the commencement of the use, as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
4. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work. This includes obtaining a development permit for building works for the demolition of the dwellings on the site.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

APPROVED PLANS

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

LEGEND

- NATURAL GROUND
- TURFING
- BFC BROOM FINISHED CONCRETE DRIVEWAY (PLAIN) AS SPECIFIED
- WFC WOOD FLOAT FINISH CONCRETE PATIO / DRYING AREA / GARAGE AND STORES (PLAIN) AS SPECIFIED
- WFC-C WOOD FLOAT FINISH CONCRETE PATH (COLOURED) AS SPECIFIED
- WS WHEELSTOP
- BK BARRIER KERB REFER CIVIL ENG DOCUMENTS FOR DETAILS
- CL PROPRIETARY CLOTHES LINE WITH POSTS
- COL HDG STEEL COLUMN
- GB GARDEN BED
- DP DOWNPIPE
- CMS 300mm WIDE CONCRETE MOWING STRIP
- FI FIELD INLET PIT
- MSB MAIN SWITCH BOARD
- HWS SOLAR HOT WATER UNIT SYSTEM
- LHT SECURITY LIGHT
- HT HOSE TAP
- MWM MASTER WATER METER
- PWM PRIVATE WATER METER
- CE CONCRETE EDGE REFER TO LANDSCAPE ARCHITECT'S DETAIL
- REQUIRED PROPERTY SETBACK
- RW CONCRETE BLOCKWORK RETAINING WALL
- BIN RUBBISH BIN
- FI STORMWATER PIT
- SEWER MAN HOLE
- E EXISTING ELECTRIC ERGON PILLAR
- RL XX.XX + FINISHED SURFACE LEVEL
- TOW XX.XX + FINISHED TOP OF WALL SURFACE LEVEL
- CBF 1800H COLORBOND FENCE
- MTF 1200H POWDER COATED STEEL POOL FENCE & 900MM WIDE GATE
- BAL PROPRIETARY POWDERCOAT ALUMINIUM SLAT BALUSTRADE, MINIMUM 100MM HT. REFER SPECIFICATION
- POWER GROUNDLINE
- SEWER
- TELSTRA
- WATER



2 External Works Plan
1:100

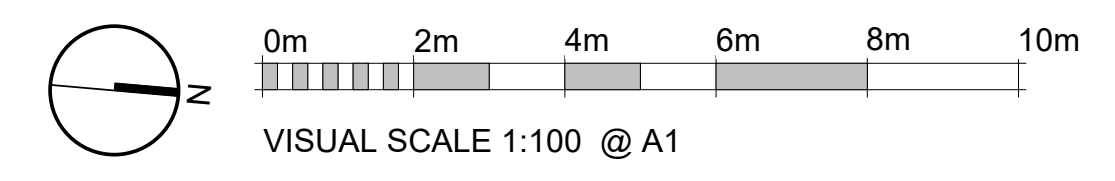
TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing).

RP Details: Lot 3 on SP314774 & Lot 17 on RP742484

Referred to in Council's Decision Notice

Approval Date: 5 December 2023
Application Number: IDAS 23/17



PLANS TO BE READ AND PRINTED IN COLOUR

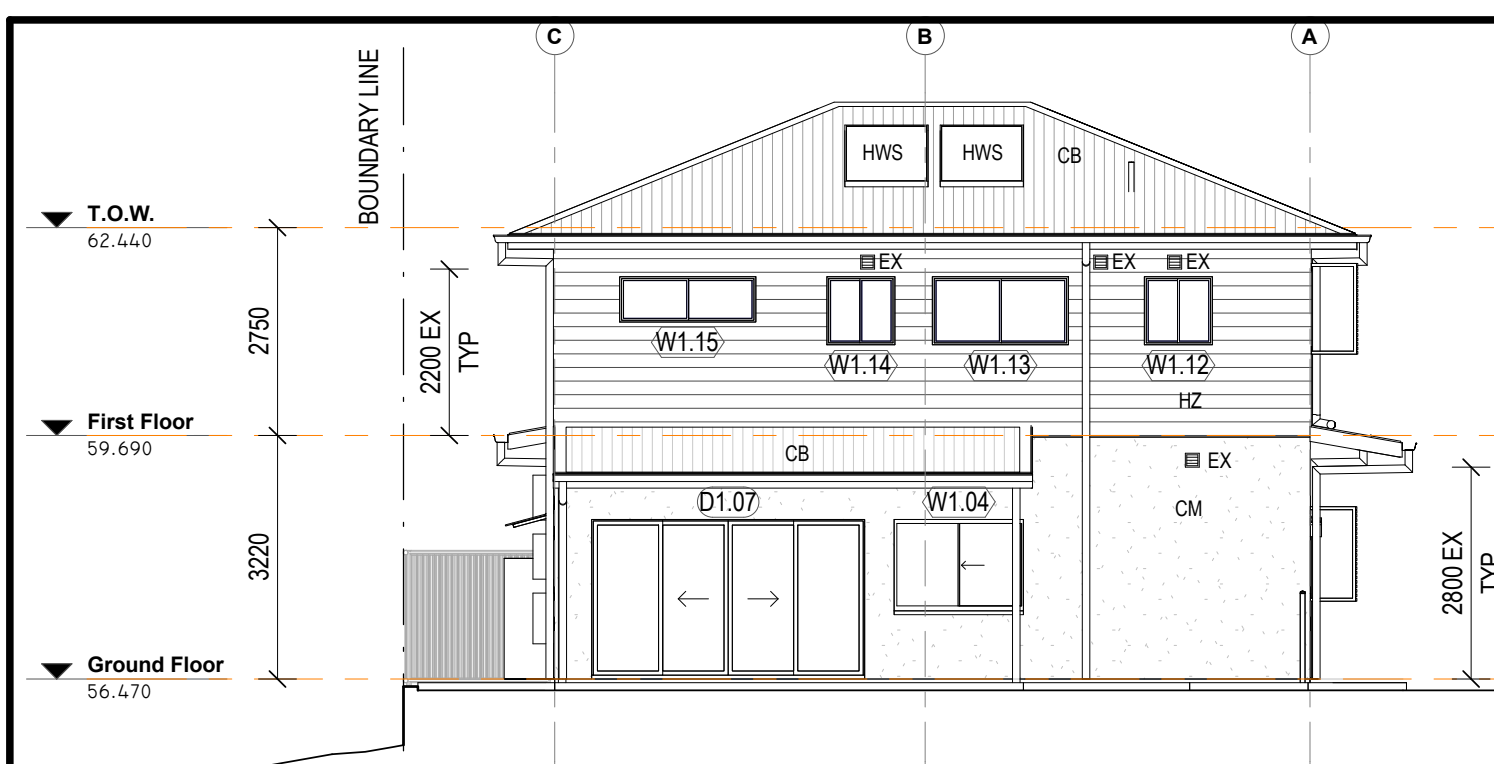
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<p>DRAWINGS INDEXING SYSTEM <small>FOR BUILD USE ONLY</small></p> <ul style="list-style-type: none"> <input type="checkbox"/> CEILING PLANS <input type="checkbox"/> CONSTRUCTION DETAILS <input type="checkbox"/> ELEVATIONS <input type="checkbox"/> EXTERNAL WORKS <input type="checkbox"/> FITOUTS <input type="checkbox"/> FLOOR PLAN <input type="checkbox"/> FURNITURE & EQUIPMENT <input type="checkbox"/> HYDRAULICS <input type="checkbox"/> MASTER PLAN <input type="checkbox"/> MISCELLANEOUS DETAILS <input type="checkbox"/> OTHER <input type="checkbox"/> PLAY STRUCTURES <input type="checkbox"/> ROOF PLAN <input type="checkbox"/> SECTIONS <input type="checkbox"/> SETOUT PLAN <input type="checkbox"/> SITE PLAN <input type="checkbox"/> STANDARDS 	<p>AMENDMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>SUBJECT</th> <th>AUTHORISED</th> </tr> </thead> <tbody> <tr><td>3</td><td>16/08/2023</td><td>Consultant Issue</td><td>JF</td></tr> <tr><td>4</td><td>18/08/2023</td><td>SD 80% Issue</td><td>JF</td></tr> <tr><td>5</td><td>22/08/2023</td><td>Consultant Issue</td><td>JF</td></tr> <tr><td>6</td><td>23/08/2023</td><td>SD 100% Issue</td><td>JF</td></tr> <tr><td>7</td><td>11/09/2023</td><td>Consultant Issue</td><td>JF</td></tr> <tr><td>8</td><td>22/09/2023</td><td>DD 80% Issue</td><td>JF</td></tr> <tr><td>9</td><td>29/09/2023</td><td>Consultant Issue</td><td>JF</td></tr> <tr><td>10</td><td>06/10/2023</td><td>DD100% Issue</td><td>JF</td></tr> </tbody> </table>	ISSUE	DATE	SUBJECT	AUTHORISED	3	16/08/2023	Consultant Issue	JF	4	18/08/2023	SD 80% Issue	JF	5	22/08/2023	Consultant Issue	JF	6	23/08/2023	SD 100% Issue	JF	7	11/09/2023	Consultant Issue	JF	8	22/09/2023	DD 80% Issue	JF	9	29/09/2023	Consultant Issue	JF	10	06/10/2023	DD100% Issue	JF	 Queensland Government Department of Energy and Public Works Defence Housing Australia	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>WK DRAWN</td> <td>06/10/2023</td> </tr> <tr> <td>JF DISCIPLINE TEAM LEADER</td> <td>06/10/2023</td> </tr> <tr> <td>JF AUTHORISED FOR ISSUE</td> <td></td> </tr> </table> <p style="text-align: right; margin-top: 5px;">RPEQ No. of Engineer</p>	WK DRAWN	06/10/2023	JF DISCIPLINE TEAM LEADER	06/10/2023	JF AUTHORISED FOR ISSUE		 JULIANNE McALLOON ARCHITECTS	<p>DEFENCE HOUSING AUSTRALIA 85 Hargrave Street, Thursday Island 2 X 3 BED RESIDENCES External Works Plan</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE</td> <td>As indicated</td> <td>AT</td> <td>A1 SIZE</td> </tr> <tr> <td>MASTER SITE NUMBER</td> <td>58449</td> <td>CLIENT REFERENCE NUMBER</td> <td></td> </tr> <tr> <td>DRAWING NUMBER</td> <td>92065 / DD / A01.02</td> <td>ISSUE</td> <td>10</td> </tr> <tr> <td></td> <td></td> <td>SHEET NO</td> <td></td> </tr> </table>	SCALE	As indicated	AT	A1 SIZE	MASTER SITE NUMBER	58449	CLIENT REFERENCE NUMBER		DRAWING NUMBER	92065 / DD / A01.02	ISSUE	10			SHEET NO	
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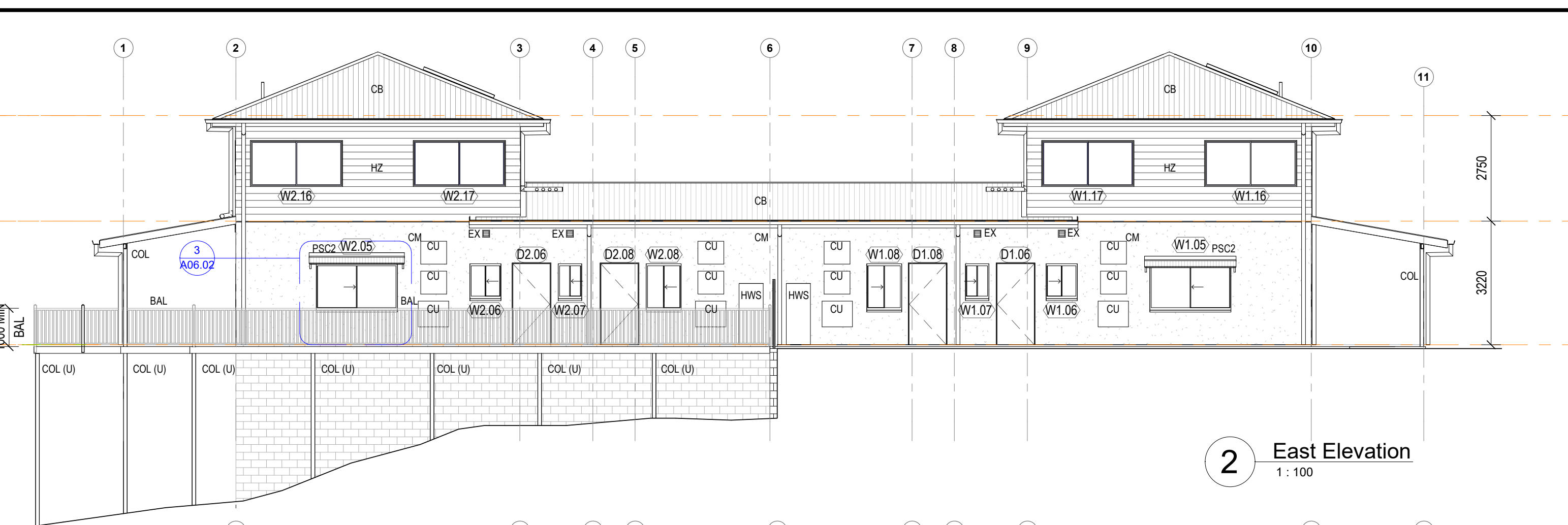
EXTERNAL FINISHES LEGEND

ARCHITECTURAL DRAWING TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE APPENDED TO SPECIFICATION FOR EXTENT OF FINISHES

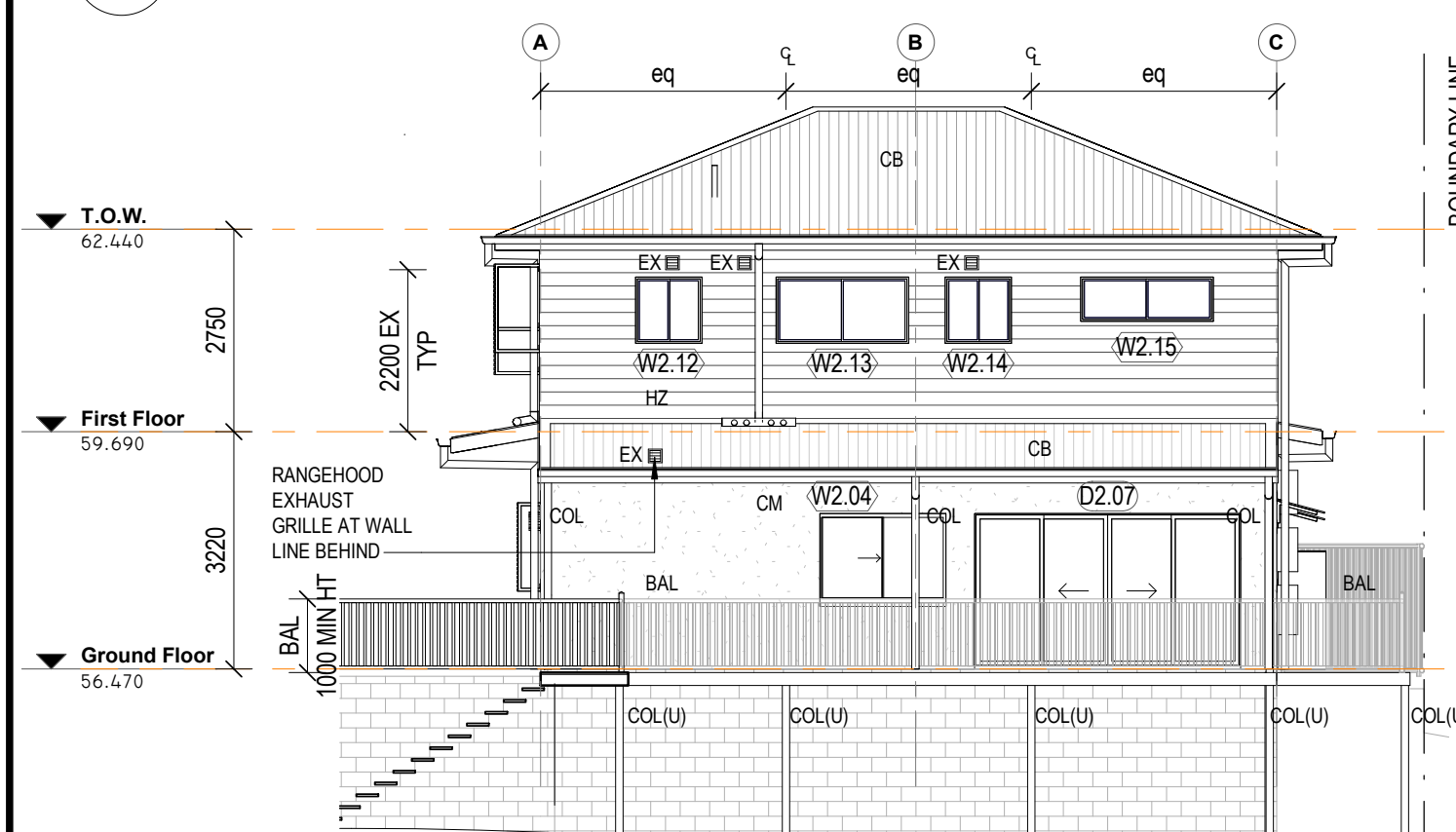
- BAL POWDERCOAT PROPRIETARY ALUMINIUM BALUSTRADE 1000mm HT
- CM CONCRETE MASONRY BLOCKWORK, APPLIED TEXTURE FINISH + PAINT FINISH
- CB COLORBOND CORRUGATED ROOF SHEETING
- EX MECHANICAL EXHAUST GRILLE. REFER MECHANICAL ENGINEER'S DOCUMENTS
- HZ HORIZONTAL CLADDING (JAMES HARDIE), SCYON LINEA, 150mm WIDE x 16mm THK TO TIMBER STUD WALLS. PAINT FINISH.
- PSC1 WINDOW PRIVACY SCREEN + SUNSHADE SCREEN, POWDERCOATED ALUMINIUM HORIZONTAL BATTEN SCREEN + FRAME
- PSC2 WINDOW SUNSHADE HOOD - POWDERCOAT ALUMINIUM FRAMED SUNSHADE
- COL, COL (U) HDG COLUMN ABOVE AND BELOW GROUND FLOOR



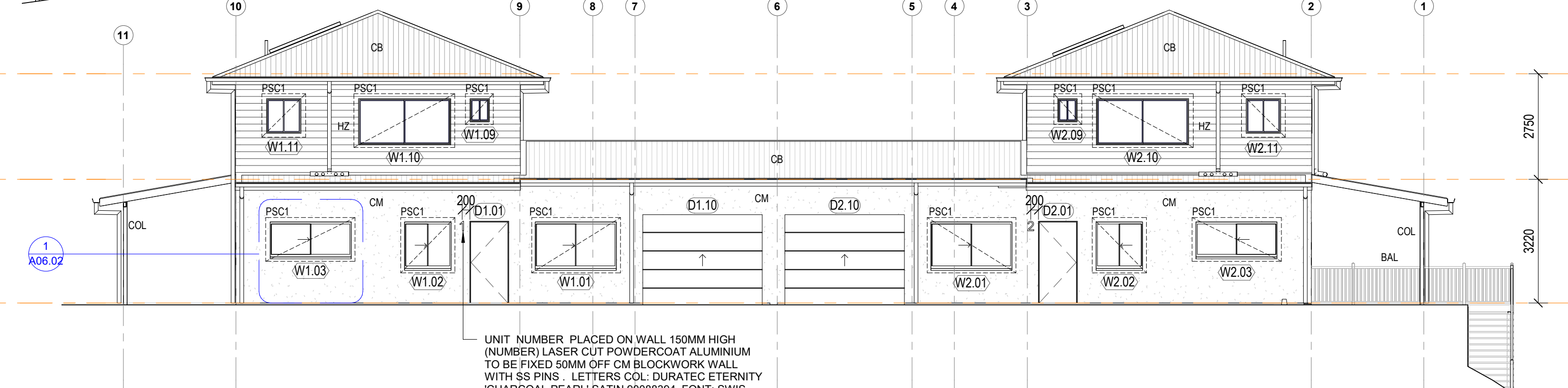
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2 East Elevation
1 : 100

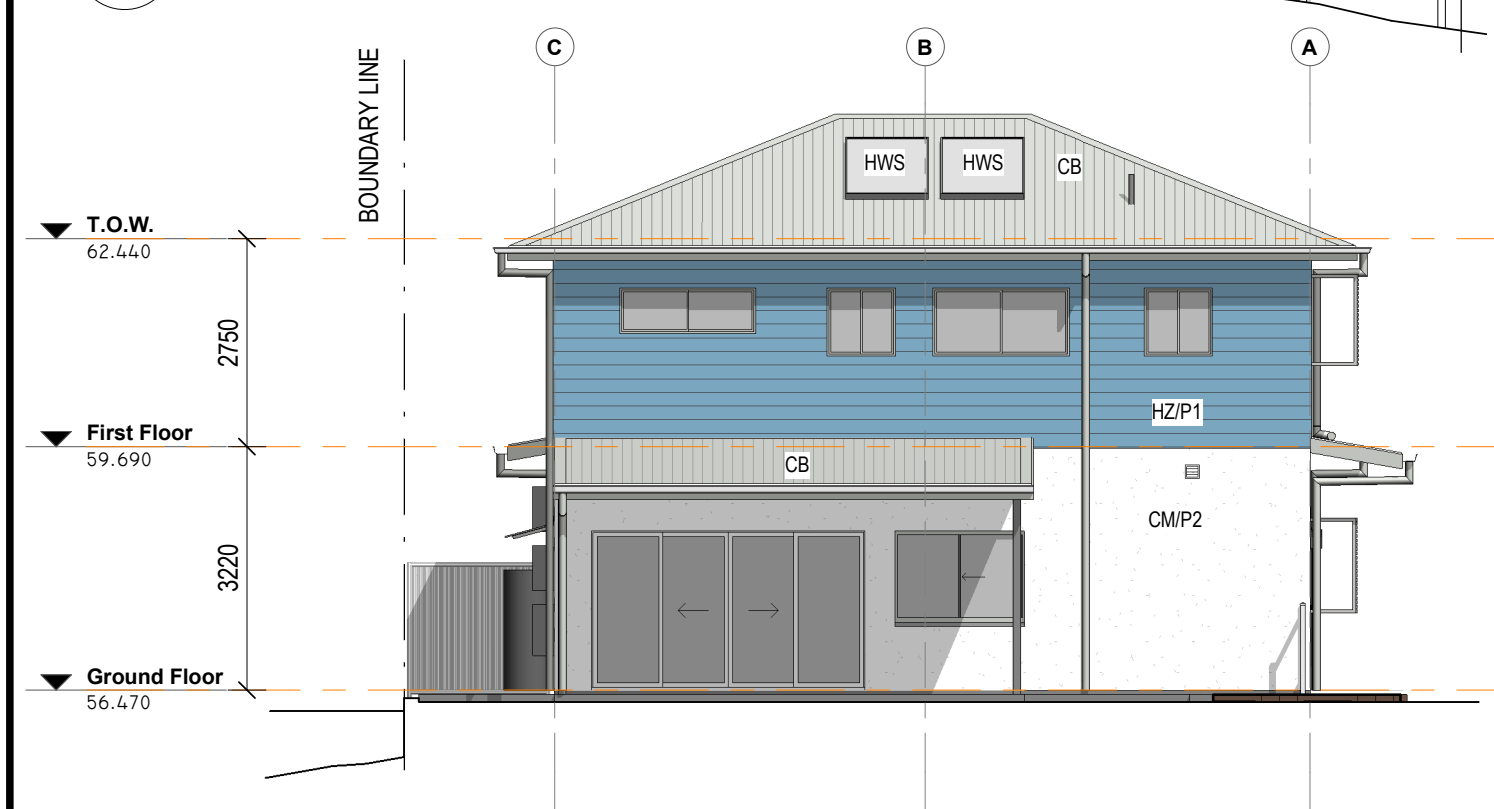


3 South Elevation
1 : 100

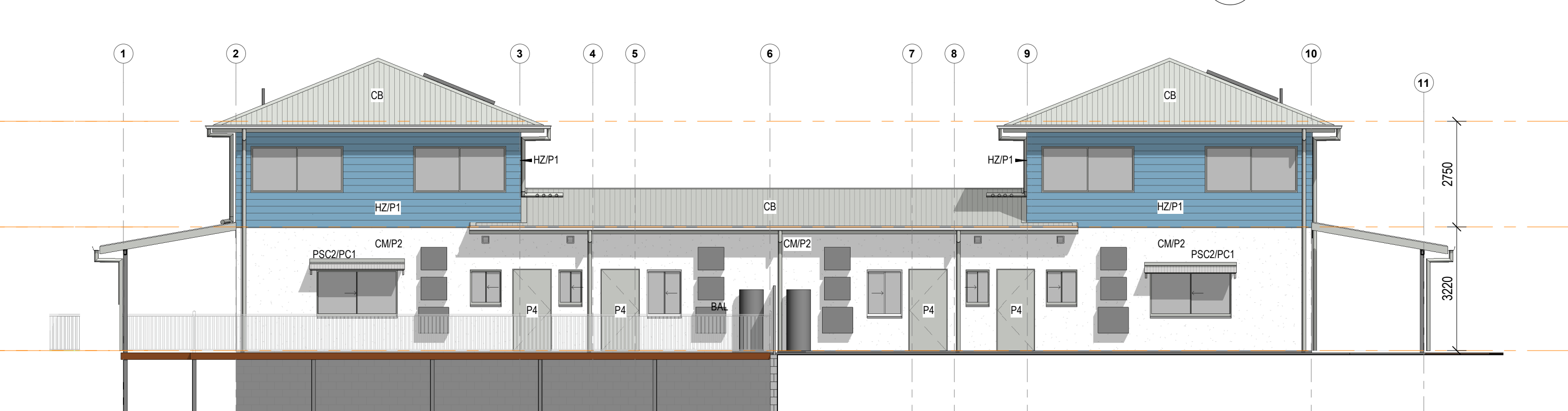


4 West Elevation
1 : 100

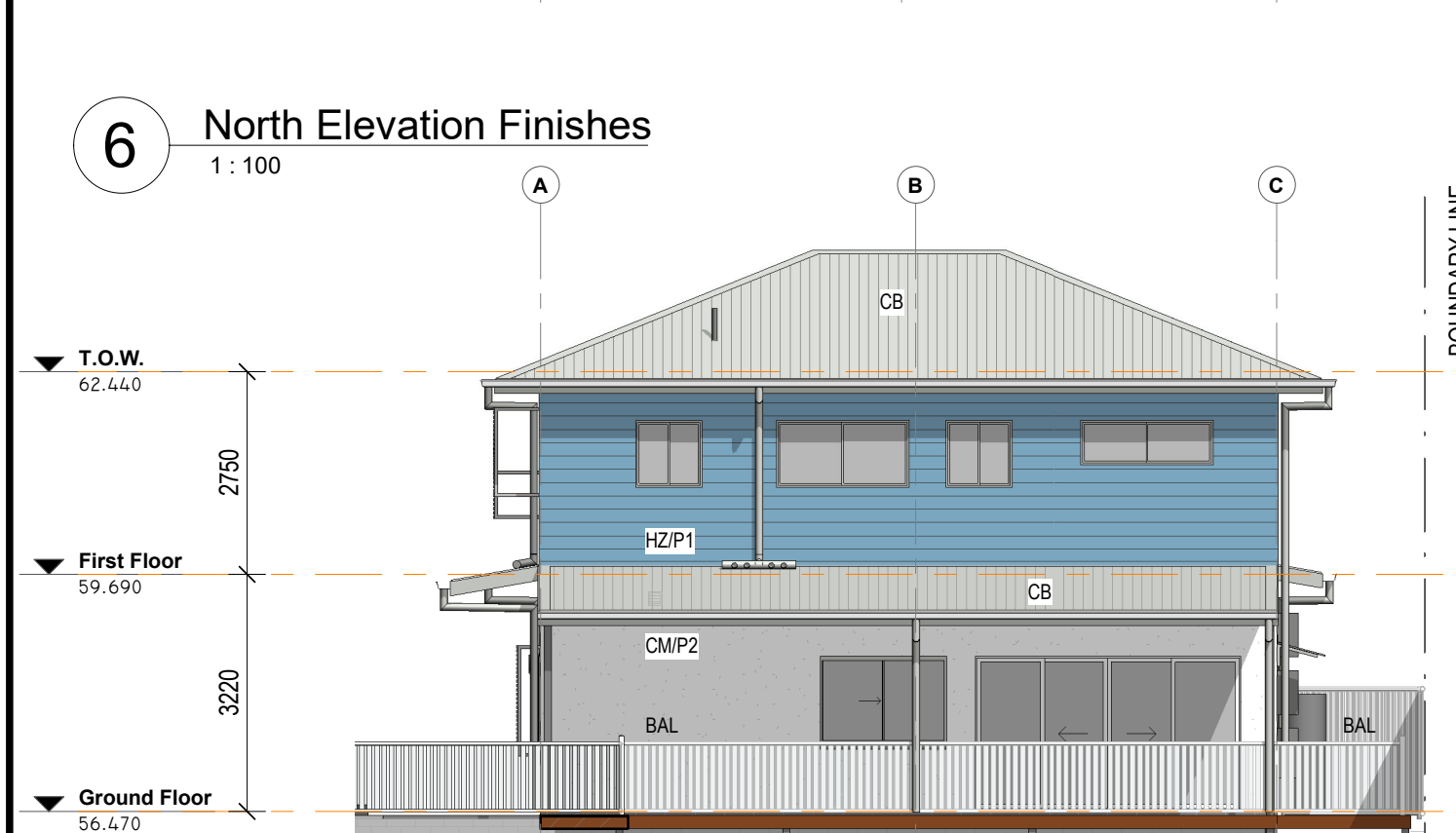
UNIT NUMBER PLACED ON WALL 150MM HIGH (NUMBER) LASER CUT POWDERCOAT ALUMINIUM TO BE FIXED 50MM OFF CM BLOCKWORK WALL WITH SS PINS. LETTERS COL. DURATEC ETERNITY CHARCOAL PEARL SATIN 80088394. FONT: SWIS 721 CN BT. ALIGN FRONT TOP OF WITH TOP OF ENTRY DOOR TO UNIT.



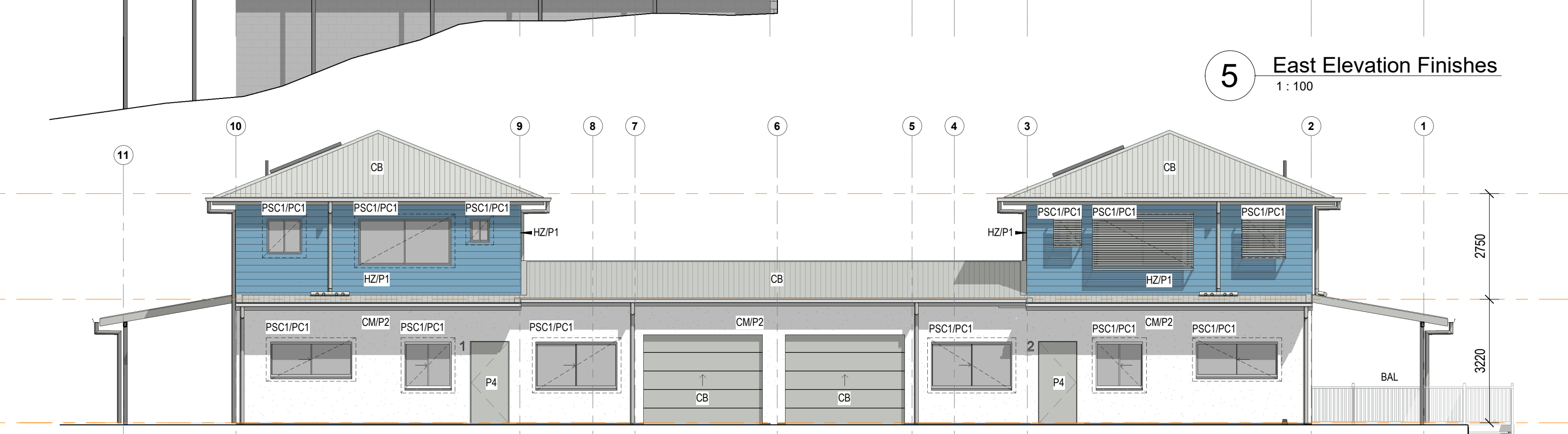
6 North Elevation Finishes
1 : 100



5 East Elevation Finishes
1 : 100



7 South Elevation Finishes
1 : 100



8 West Elevation Finishes
1 : 100

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FOR BUILD USE ONLY

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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
2	16/08/2023	Consultant Issue	JF
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Queensland Government
Department of **Energy and Public Works**

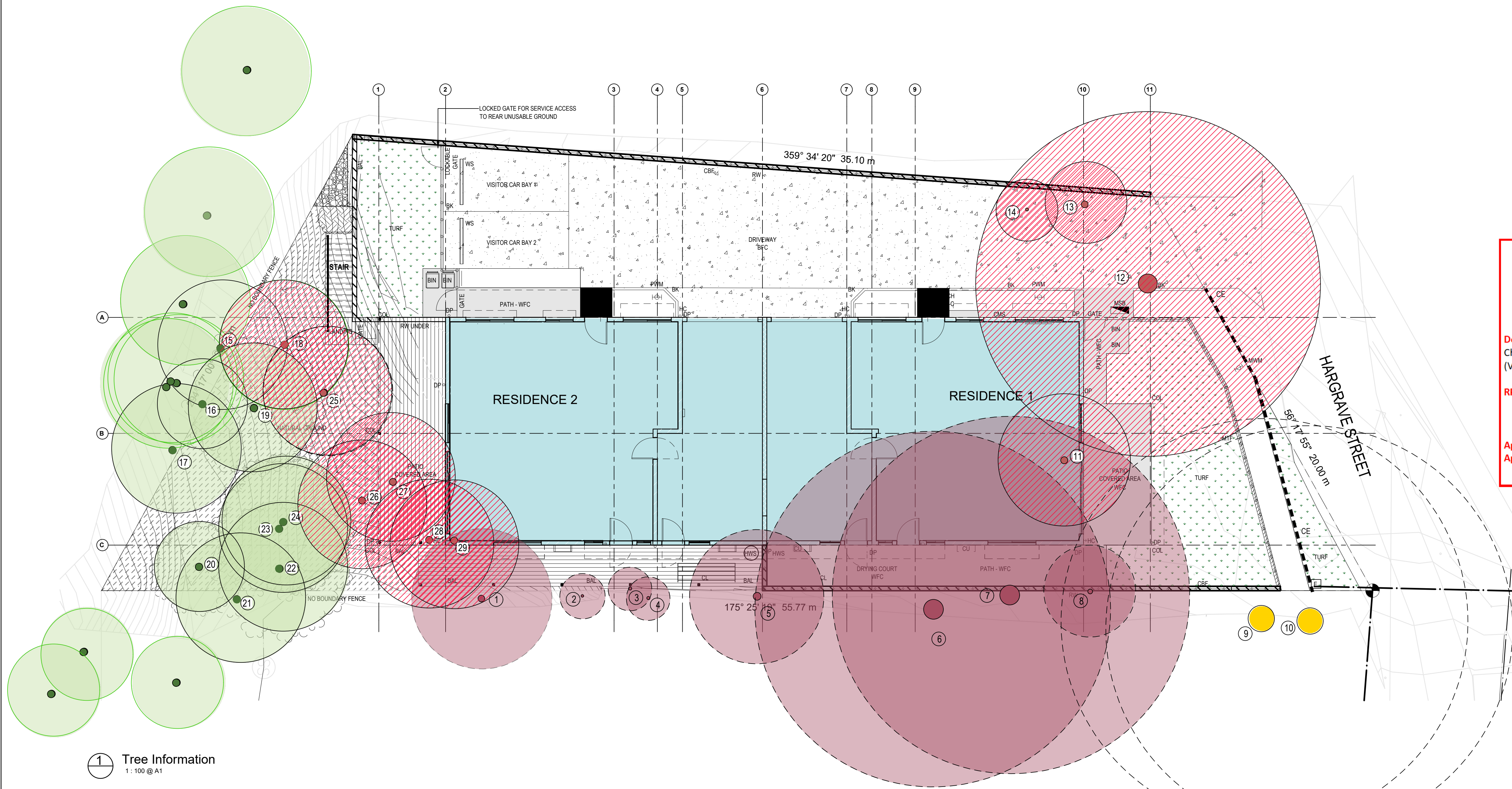
Defence Housing Australia

WK DRAWN	06/10/2023
JF DISCIPLINE TEAM LEADER	06/10/2023
JF AUTHORISED FOR ISSUE	RPEQ No. if Engineer

jmc architects
JULIANNE McALLOON ARCHITECTS

DEFENCE HOUSING AUSTRALIA
85 Hargrave Street, Thursday Island
2 X 3 BED RESIDENCES
Elevations

SCALE	AT
1 : 100	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
58449	
DRAWING NUMBER	ISSUE
92065 / DD / A04.01	9
	SHEET NO



TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing).

RP Details: Lot 3 on SP314774 & Lot 17 on RP742484

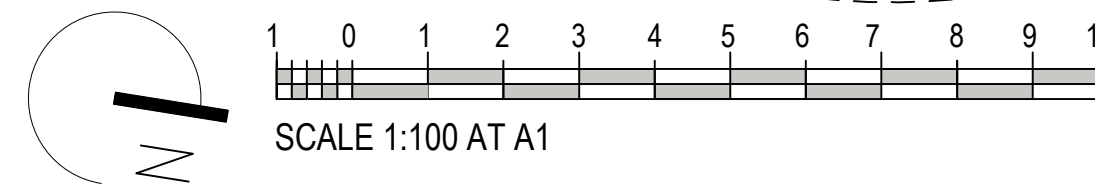
Referred to in Council's Decision Notice

Approval Date: 5 December 2023
Application Number: IDAS 23/17

1 Tree Information
 1:100 @ A1

EXISTING TREE INFORMATION		
#	NAME/DESCRIPTION	RECOMMENDED ACTION
2 TO 4 & 8	GENERAL UNTIDY REGROWTH AND WEEDS ON NEIGHBOURING PROPERTY ADJACENT TO EXISTING WELDMESH FENCE	TREE ROOTS LESS THAN 1m FROM PROPOSED RETAINING WALL WHICH WILL MEAN DAMAGE TO STRUCTURAL ROOT ZONE WILL RESULT IN PROBABLE DIE-BACK AND INSTABILITY OF TREE. REMOVE TREES.
6 & 7	MANGO	TREE ROOTS LESS THAN 1m FROM PROPOSED RETAINING WALL WHICH WILL MEAN DAMAGE TO STRUCTURAL ROOT ZONE WILL RESULT IN PROBABLE DIE-BACK AND INSTABILITY OF TREE. REMOVE TREES.
9&10	LARGER UNTIDY TREES (MAINLY REGROWTH) AND WEEDS ON NEIGHBOURING PROPERTY ADJACENT TO EXISTING WELDMESH FENCE	PRUNE BACK OVERHANGING BRANCHES.
11	TRIANGLE PALM	FRONT GARDEN - REMOVE
12	MANGO	REMOVE- TOO LARGE FOR LOT
13 & 14	SMALL SHRUBBY PLANTS	REMOVE
15 TO 17	TREES IN REAR GARDEN OUTSIDE BUILDING FOOTPRINT	CHECK HEALTH OF TREE, REMOVE ANY DISEASED OR DAMAGED GROWTH, RETAIN AND PROTECT DURING CONSTRUCTION
18	TREE REAR GARDEN	CONFLICTING WITH PROPOSED BUILDING AREA - REMOVE.
19-24	TREES IN REAR GARDEN OUTSIDE BUILDING FOOTPRINT	CHECK HEALTH OF TREE, REMOVE ANY DISEASED OR DAMAGED GROWTH, RETAIN AND PROTECT DURING CONSTRUCTION
25-29	MIXED SMALL TREES & SHRUBS ON SLOPE	CONFLICTING WITH PROPOSED BUILDING AREA - REMOVE.

- NOTE:**
- REMOVE OR PERFORM REMEDIAL WORK AS LISTED ONLY TO THOSE TREES NOTED ON THE PLANS.
 - TREES AT THE REAR OF THE SITE NOTED FOR RETENTION SHOULD BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS4970. REFER TO BRIEF SUMMARY IN LANDSCAPE NOTES.
 - DISPOSE OF ALL PRUNINGS IN ACCORDANCE WITH LOCAL AUTHORITY POLICIES.
 - DO NOT STOCKPILE ANY MULCH CREATED FROM TREE REMOVAL ON SITE.
 - OBTAIN ALL PERMISSIONS AND PERMITS REQUIRED PRIOR TO REMOVE OR PRUNE TREES PRIOR TO WORKING ON EXISTING VEGETATION (PARTICULARLY ON NEIGHBOURING SITES).



LEGEND

- TREE ON PROPERTY TO BE REMOVED. GRUB OUT ROOT (REFER ALSO TO BUILDING ARCHITECT'S DEMOLITION PLAN)
- TREE ON NEIGHBOURING PROPERTY TO BE REMOVED WITHIN 1.5 m OF PROPOSED RETAINING WALLS AND BUILDING WHERE STRUCTURAL ROOT ZONES WILL BE DAMAGED.
- TREE ON NEIGHBOURING PROPERTY (NOT IMPACTING ON BUILDING STRUCTURE. OVERHANGING BRANCHES TO BE PRUNED BACK AS REQUIRED)
- TREE TO BE RETAINED. NOTE RECOMMENDED STRUCTURAL ZONES SHOULD BE PROTECTED DURING CONSTRUCTION.

NOTE: INDICATIVE ONLY - CONTRACTOR / CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

<input type="checkbox"/> IRRIGATION PLANS	<input type="checkbox"/> PLANTING PLAN
<input type="checkbox"/> LANDSCAPE	<input type="checkbox"/> SITE MANAGEMENT PLAN
<input type="checkbox"/> OTHER	<input type="checkbox"/> STANDARDS

AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
1	17/08/2023	SD 80%	SG
1a	17/08/2023	SD 80% Revision/additional page	SG
2	17/08/2023	SD 80%	SG
3	18/09/2023	DD 80%	SG
4	02/10/2023	DD 100%	SG
4a	06/10/2023	DD 100% Revisions/coordination	SG



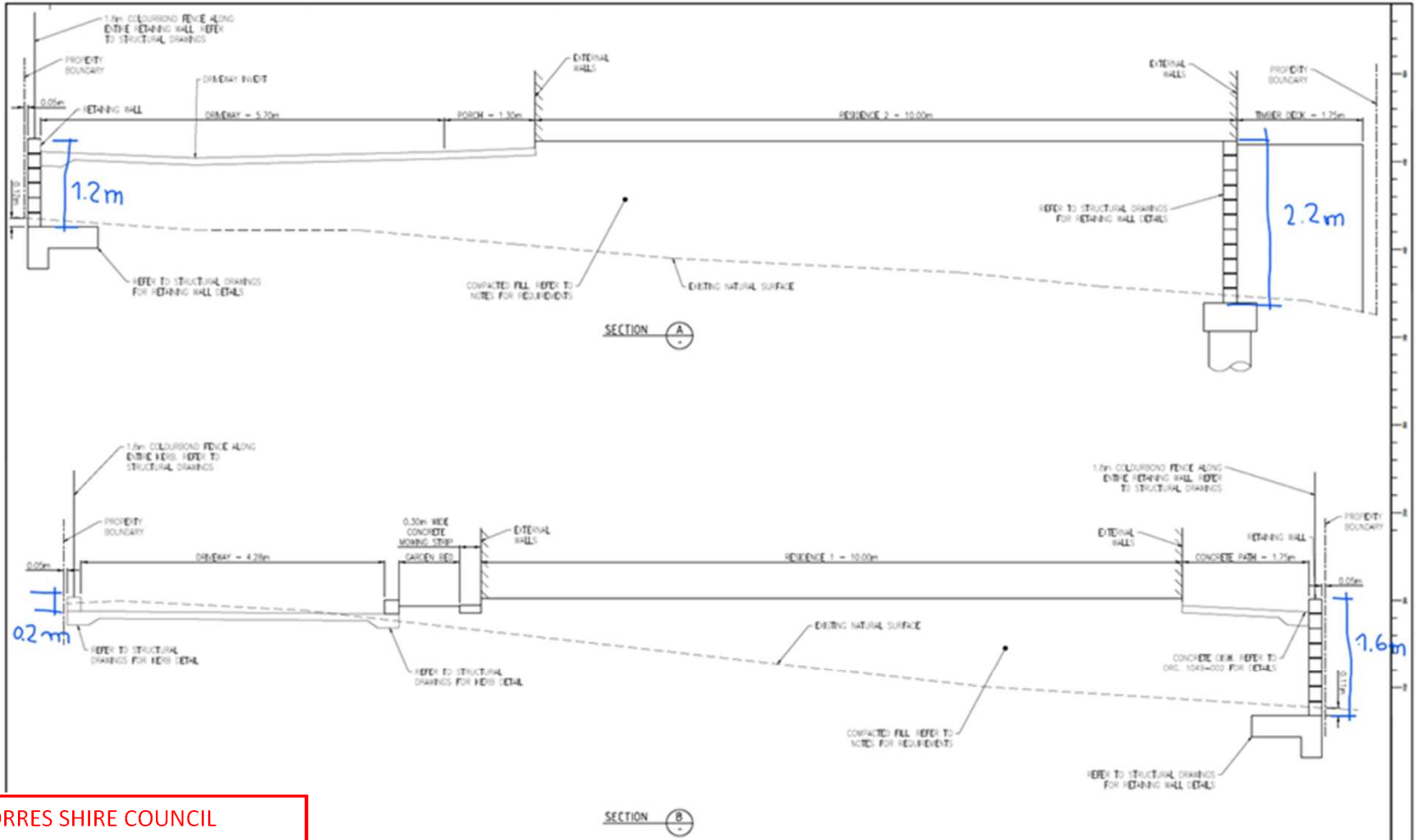
SQ	06/10/2023
DRAWN	DATE
SQ	06/10/2023
DISCIPLINE TEAM LEADER	DATE
SQ	06/10/2023
AUTHORISED FOR ISSUE	DATE



DEFENCE HOUSING AUSTRALIA
 85 Hargrave Street, Thursday Island
 2x3 BED RESIDENCES

Tree Information

SCALE		AT	
As indicated	A1 SIZE		
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER		
58449			
DRAWING NUMBER	ISSUE	SHEET NO	
92065 / DD / L01.04	4a		



TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

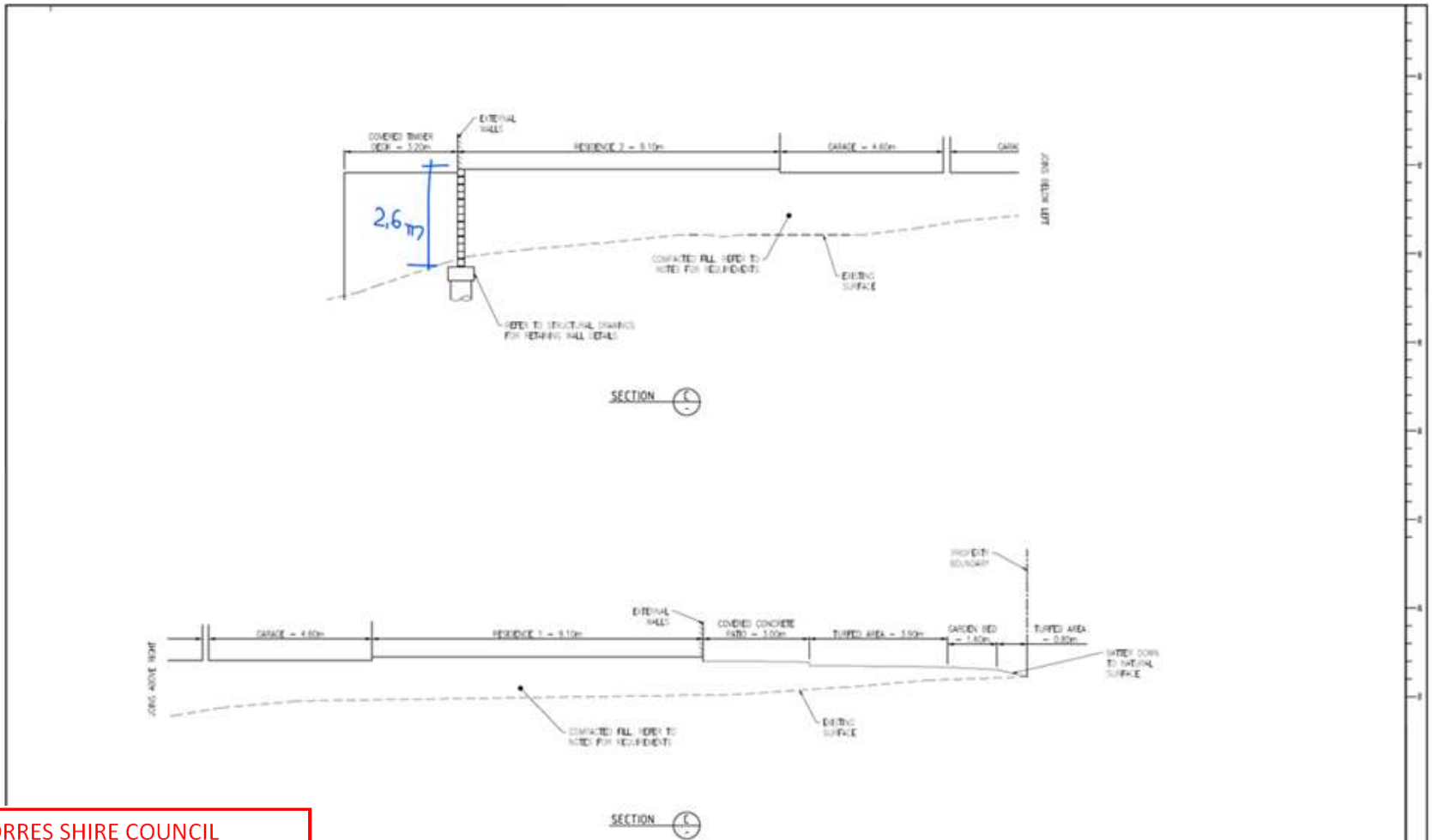
Development Application: Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing).

RP Details: Lot 3 on SP314774 & Lot 17 on RP742484

Referred to in Council's Decision Notice

Approval Date: 5 December 2023
Application Number: IDAS 23/17

 Queensland Government Department of Energy and Public Works	AP Date: 20/09/2023	 jmc architects	DEFENCE HOUSING AUSTRALIA 85 HARGRAVE STREET, THURSDAY ISLAND 2 x 3 BED RESIDENCE	125 Project Number: 58449	A1 SIZE Drawing Number: 1049-003
	DEFENCE HOUSING AUSTRALIA			AP/02 11902 Date: 20/09/2023	 MAL



TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing).

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Approval Date: 5 December 2023
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 Department of Energy and Public Works	AP: 20/08/2023 <small>DATE</small>	 DEFENCE HOUSING AUSTRALIA 	DEFENCE HOUSING AUSTRALIA 85 HARGRAVE STREET, THURSDAY ISLAND 2 x 3 BED RESIDENCE	1:20 58449	A1:520 1049-004
	DP: 20/09/2023 <small>DATE</small>		92065/CD/004	B	

To	JMC Architects	Pages	15
CC	MAL Engineers Pty Ltd		
Subject	Stormwater Assessment for 85 Hargrave Street, Thursday Island		
From	Geoffrey Smart, Langtree Consulting		
File/Ref No.	TM-GS0055/ 1049	Date	6/10/2023

1.0 INTRODUCTION

Langtree Consulting have been requested to undertake a stormwater assessment for a development proposal at 85 Hargrave St, Thursday Island, where it is proposed to replace an existing dwelling with a duplex dwelling. The stormwater assessment examines the change in runoff resulting from the development and any impact to the downstream receiving environment.

2.0 THE SITE

The existing 2 storey residence has a roofed area of approximately 212m². The site generally falls from north west to south east across the block as shown in **Figure 1**. The southern portion of the lot is very steep and falls to bushland in lot 9 SP133779.



Figure 1: Development Site

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

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3.0 DEVELOPMENT PROPOSAL

The development proposal consists of the demolition of the existing residence and construction of 2*3 bedroom duplex units with a driveway and parking on the western side of the lot. The general arrangement of the development is shown in **Figure 2**.

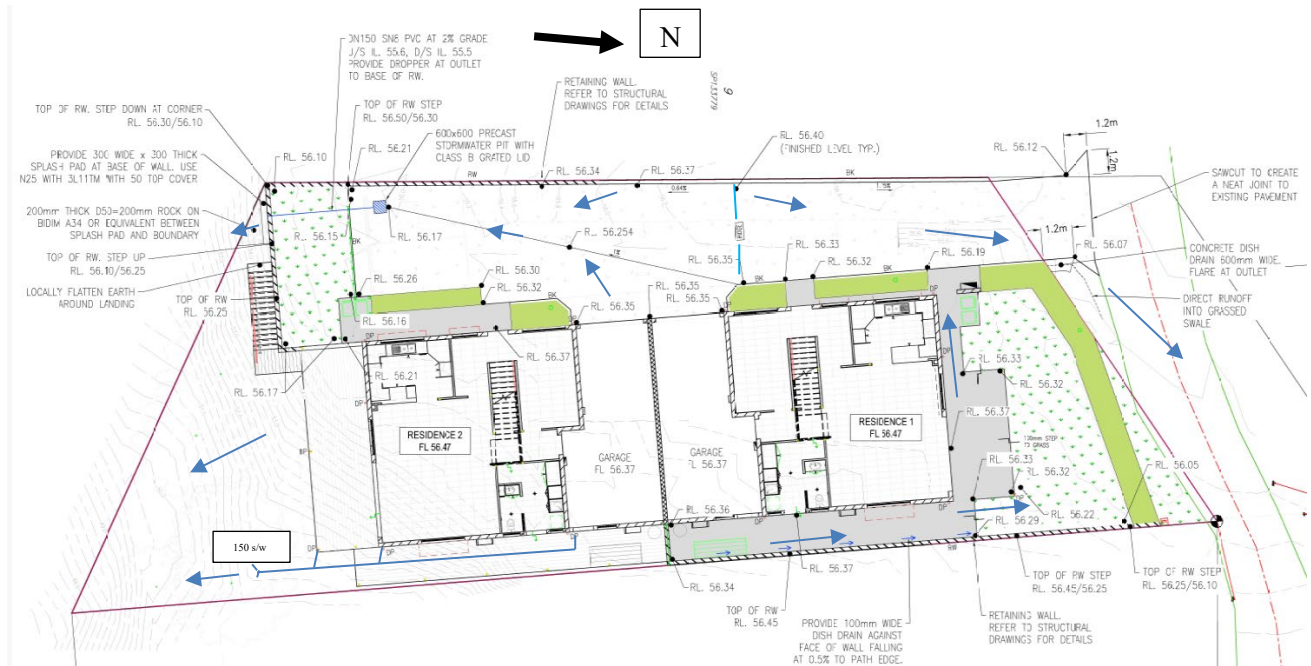


Figure 2: Development Proposal Site Plan

Design levels and site grading have been completed and are shown in **Figure 2**. The northern half of the driveway falls from a ridge line to Hargrave St. The balance of the driveway and parking area falls to the south. Hargrave St has no kerb and channel and the drains on either side of the bitumen seal are poorly formed. There is no clear option to discharge roof water in a piped system to the road frontage. Refer **Figure 3**.

4.0 PRE-DEVELOPMENT STORMWATER RUNOFF

The roof runoff from the existing residence is conveyed to a tank under the landing in the south east corner of the house. The overflow from the tank then falls naturally to the south east typically as shown in **Figure 1**. Calculations for the pre-development runoff are provided in **Appendix A**. The estimated peak 100 year runoff is 62L/s at the south east corner of the lot. Runoff to Hargrave St is minimal due to the fall across the lot.

5.0 POST DEVELOPMENT RUNOFF

Two points of runoff assessment are considered in the post development scenario: Hargrave St frontage and the south east corner of the site.

Two options have been considered for calculation of the runoff. In the first option, all roofwater is directed to Hargrave St and the driveway flow split at the ridge as noted in section 3. In the second option the roof area from residence one is directed to Hargrave St and the balance of the roof area is directed to the southern boundary. The driveway flows for option 2 are split as per option 1.

The option 1 post development runoff calculations for Hargrave St discharge are provided in **Appendix B** and the runoff calculations to the south east corner of the lot are provided in **Appendix C**.

Although the extra paved area for the driveway increases the impervious area, the estimated peak 100 year runoff to the south east corner has decreased to 32L/s. (Decreased from 62L/s in the pre-development situation). The peak runoff to Hargrave St is 52L/s (previously minimal if any).

Hargrave St has no kerb and channel or table drains. Refer **Figure 3**. The road follows a ridge line and is quite steep, grading towards the Normandy St intersection. Refer **Figure 4**.

Although roof areas are typically directed to the road frontage, it is likely the concentrated flows from the entire roof area (option 1) would damage the road seal and cause localised scouring. Option 2 seeks to lessen the impact to Hargrave St by splitting the discharge path for the roof water. Figure 2 demonstrates the flow paths adopted in option 2. The runoff calculations for this option are included in **Appendix D** and **Appendix E**. In this option, the peak 100 year runoff to the south east corner of the lot is 40L/s (decreased from 62L/s in the pre-development situation) and the peak runoff to Hargrave St is 39L/s. As shown in Figure 2, the combined flow towards Hargrave St is split with some flow being directed down the driveway and some along the southern boundary and southern grassed frontage.



Figure 3: *Hargrave St Frontage of Development Site*



Figure 4: *Hargrave St looking east towards Normandy St*

6.0 POST DEVELOPMENT DRAINAGE RECOMMENDATIONS

Due to the absence of any formalized drainage in Hargrave St, piped roof drainage should not be directed to the street frontage where the concentrated flow could damage the road. As noted in Figures 3 and 4, the surface condition of the Hargrave St seal is already quite poor. Runoff from the roof area directed to Hargrave St should be discharged onto the driveway and paths near the frontage and then sheet onto the road surface and then be allowed to sheet broadly across the road to the grassed verge.

To minimise the total flow directed to Hargrave St and to better replicate the existing drainage and the natural drainage path, option 2 is recommended whereby the roof area from the southern unit is directed to the southeast corner of the lot.

For option 2, and as indicated in Figure 2, the downpipes facing the driveway will discharge to the driveway and flow either north towards Hargrave St in sheet flow or to the south. A stormwater pit collects the runoff from the southern portion of the driveway and this water discharges to the base of the southern retaining wall and then sheet flows into the property south of the site. The downpipes on the east side of residence one discharge to paths and sheet flow into the garden area fronting Hargrave St. The downpipes on the eastern side of residence two are collected by a 150mm diameter stormwater line which then discharges to the bank on the south east corner of the lot. Rock protection will be provided at the outlet to disperse the flow and minimise erosion.

7.0 CONCLUSION/SUMMARY

This report considers the runoff characteristics for a proposed development at 85 Hargrave St, Thursday Island. The predevelopment runoff naturally falls to the southeast corner of the lot. Development of the site creates a modest increase in runoff. The driveway along the western boundary has been designed with a ridge that directs approximately half of the surface area runoff to Hargrave St and the balance to the southern boundary. Normally the roof area of a development is directed to the road frontage but in this instance the road frontage is poorly formed. There is no frontage kerb and channel or formed table drains. The road seal would likely be damaged by concentrated pipe flows out-letting at the boundary. In this instance it is proposed to direct the roof water of the southern unit to the rear of the lot thus reducing the peak flow to Hargrave St and better replicating existing runoff conditions. The roof water from residence one will be discharged to paths and the driveway and allowed to sheet down the paths and driveway and across Hargrave St to the grassed verges.

8.0 CERTIFICATION STATEMENT AND AUTHORISATION

This Engineering Services Report has been prepared under the direction of Brett Langtree (RPEQ No 11932), a civil engineer with 24 years experience in the planning, design and implementation of civil infrastructure.



.....
Brett Langtree – Principal Civil Engineer (RPEQ No 11932), Langtree Consulting

Date: 5 October 2023

APPENDIX A

PRE-DEVELOPMENT RUNOFF CALCULATIONS

PRE - CATCHMENT HYDROLOGY

(RATIONAL METHOD - RURAL CATCHMENT FOR POINT A)

PROJECT No. 1049
 CALCULATION BY JK DATE 29/08/23
 CHECKED BY GS DATE 29/08/23
 SHEET 1 OF 5

Project Name: **85 Hargrave Steet, Thursday Island**
 Project Location: **Thursday Island**

(1) Guidelines

- Queensland Urban Drainage Manual (QUDM) 2017
- Bureau of Meteorology (BOM)

(2) Time of Concentration (t_c)

a) Standard Inlet time for rainwater tank:

Inlet time (mins) = **5** (Assumed)

b) Using Friend's Equation formula: *- refer QUDM 2017, Section 4.6.6*

$t_c = (107nL^{0.333}) / S_o^{0.2}$
 where:
 t_c = the time of concentration (min)
 L = overland sheet flow path length (m)
 n = Horton's surface roughness factor
 S_o = slope of surface (%)

L (m) = **18.41**
 Upstream level (m) = **56.00**
 Downstream level (m) = **55.12**
 S_o (%) = **4.77**
 n = **0.045**

- refer QUDM 2017, Table 4.6.5 (assumed average grassed surface)

t_c (mins) = **9.3**

c) Using Manning's equation for open channel

$t_c = n \times L / (60 \times R^{2.66} \times S_o^{0.5})$ *- refer QUDM 2017, Section 4.6.10*

where:
 t_c = the time of concentration (min)
 L = length of reach (m)
 n = Manning's roughness coefficient
 S_o = friction slope (m/m)
 R = hydraulic radius (m)

L (m) = **20.559**
 U/S RL (m) = **55.12**
 D/S RL (m) = **54**
 S_o (m/m) = **0.0545**
 n = **0.03**
 R (m) = **0.049**

t_c (mins) = **0.3**

c) Using Manning's equation for channel

$t_c = n \times L / (60 \times R^{2.66} \times S_o^{0.5})$ *- refer QUDM 2017, Section 4.6.10*

where:
 t_c = the time of concentration (min)
 L = length of reach (m)
 n = Manning's roughness coefficient
 S_o = friction slope (m/m)
 R = hydraulic radius (m)

L (m) = **21.455**
 U/S RL (m) = **54**
 D/S RL (m) = **48**
 S_o (m/m) = **0.2797**
 n = **0.03**
 R (m) = **0.049**

t_c (mins) = **0.1**

b) Total t_c

t_c (mins) = **14.8**

(3) Design Flow (Q)

$Q = 0.00278 \times C_p \times I_a \times A$ *- refer QUDM 2017, Section 4.3*

where:
 Q = peak flow rate (m³/s)
 C = coefficient of discharge (dimensionless)
 A = area of catchment (ha)
 I_a = average rainfall intensity (mm/h) for t_c
 t_c = the nominal design storm duration as defined by the time of concentration

Design ART, y = **100**

A (ha) = **0.09109** OR **910.9** m² Catchment Area (m²) = **910.9**
 t_c (mins) = **14.8** Impervious Area (m²) = **260**
 Rainfall intensity, I (mm/hr) = **271.0** Fraction Impervious = **0.29**
 I₁₀ (mm/hr) = **95.5**

Fraction impervious, f_i = **0.3** *- refer QUDM 2017, Table 4.5.1*

Frequency Factor, F = **1.20** *- refer QUDM 2017, Table 4.5.2*

C₁₀ = **0.76** *- refer QUDM 2017, Table 4.5.3 & 4.5.4*

C_p = **0.91**

Q (m³/s) = **0.062**



APPENDIX B

POST DEVELOPMENT RUNOFF CALCULATIONS –
DISCHARGE POINT HARGRAVE ST (Incl All Roofwater)

POST - CATCHMENT HYDROLOGY

(RATIONAL METHOD - RURAL CATCHMENT FOR POINT B)

(DISCHARGE POINT HARGRAVE ST INCL ALL ROOFWATER)

PROJECT No. 1049

CALCULATION BY JK DATE 29/08/23

CHECKED BY GS DATE 29/08/23

SHEET 2 OF 5

Project Name: **85 Hargrave Steet, Thursday Island**

Project Location: **Thursday Island**

(1) Guidelines

- Queensland Urban Drainage Manual (QUDM) 2017
- Bureau of Meteorology (BOM)

(2) Time of Concentration (t_c)

a) Standard Inlet time both house

Inlet time (mins) = (Assumed)

b) Using Friend's Equation formula: [- refer QUDM 2017, Section 4.6.6](#)

$$t_c = (107nL^{0.333}) / S_o^{0.2}$$

where:

- t_c = the time of concentration (min)
- L = overland sheet flow path length (m)
- n = Horton's surface roughness factor
- S_o = slope of surface (%)

L (m) =
 Upstream level (m) =
 Downstream level (m) =
 S_o (%) =
 n =

[- refer QUDM 2017, Table 4.6.5 \(assumed paved surface\)](#)

t_c (mins) =

c) Kerb Flow

Using kerb flow formula:

$$t = 0.025 L / S^{0.5}$$

[- refer QUDM 2017, Section 4.6.8](#)

Flow distance (m) =
 Upstream level (m) =
 Downstream level (m) =
 S(%) =

t (mins) =

c) Using Manning's equation for channel

$$t_c = n \times L / (60 \times R^{0.66} \times S^{0.5})$$

[- refer QUDM 2017, Section 4.6.10](#)

where:

- t_c = the time of concentration (min)
- L = length of reach (m)
- n = Manning's roughness coefficient
- S_o = friction slop (m/m)
- R = hydraulic radius (m)

L (m) =
 U/S RL (m) =
 D/S RL (m) =
 S_o (m/m) =
 n =
 R (m) =

t_c (mins) =

b) Total t_c

t_c (mins) =

(3) Design Flow (Q)

$$Q = 0.00278 \times C_c \times i_a \times A$$

[- refer QUDM 2017, Section 4.3](#)

where:

- Q = peak flow rate (m³/s)
- C = coefficient of discharge (dimensionless)
- A = area of catchment (ha)
- i_a = average rainfall intensity (mm/h) for t_c
- t_c = the nominal design storm duration as defined by the time of concentration

Design ARL, y =

A (ha) = OR m²
 t_c (mins) =
 Rainfall intensity, I (mm/hr) =
 i₁₀ (mm/hr) =

Catchment Area (m²) =
 Impervious Area (m²) =
 Fraction Impervious =

Fraction impervious, f_i =

[- refer QUDM 2017, Table 4.5.1](#)

Frequency Factor, F =

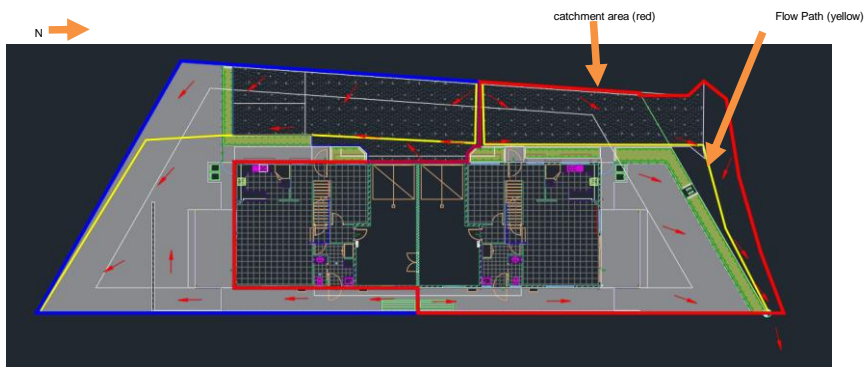
[- refer QUDM 2017, Table 4.5.2](#)

C₁₀ =

[- refer QUDM 2017, Table 4.5.3 & 4.5.4](#)

C_y =

Q (m³/s) =



Point b (HARGRAVE ST)

APPENDIX C

POST DEVELOPMENT RUNOFF CALCULATIONS –
DISCHARGE POINT SOUTH EAST CORNER OF LOT

POST - CATCHMENT HYDROLOGY

(RATIONAL METHOD - RURAL CATCHMENT FOR POINT A)

(DISCHARGE POINT SOUTHEAST CORNER OF LOT)

PROJECT No. 1049

CALCULATION BY JK DATE 29/08/23

CHECKED BY GS DATE 29/08/23

SHEET 3 OF 5

Project Name: **85 Hargrave Steet, Thursday Island**

Project Location: **Thursday Island**

(1) Guidelines

- Queensland Urban Drainage Manual (QUDM) 2017
- Bureau of Meteorology (BOM)

(2) Time of Concentration (t_c)

a) Using Friend's Equation formula: *- refer QUDM 2017, Section 4.6.6*

$$t_c = (107nL^{0.333}) / S_e^{0.2}$$

where:

- t_c = the time of concentration (min)
- L = overland sheet flow path length (m)
- n = Horton's surface roughness factor
- S_e = slope of surface (%)

L (m) =	4.71
Upstream level (m) =	56.40
Downstream level (m) =	56.35
S _e (%) =	1.06
n =	0.015

- refer QUDM 2017, Table 4.6.5 (assumed paved surface)

$$t_c \text{ (mins)} = 2.7$$

c) Kerb Flow

Using kerb flow formula:

$$t = 0.025 L / S^{0.5}$$

- refer QUDM 2017, Section 4.6.8

Flow distance (m) =	19.398
Upstream level (m) =	56.35
Downstream level (m) =	56.15
S(%) =	1.0

$$t \text{ (mins)} = 0.5$$

c) Using Friend's Equation formula: *- refer QUDM 2017, Section 4.6.6*

$$t_c = (107nL^{0.333}) / S_e^{0.2}$$

where:

- t_c = the time of concentration (min)
- L = overland sheet flow path length (m)
- n = Horton's surface roughness factor
- S_e = slope of surface (%)

L (m) =	5.80
Upstream level (m) =	56.15
Downstream level (m) =	52.00
S _e (%) =	71.55
n =	0.045

- refer QUDM 2017, Table 4.6.5 (assumed average grassed surface)

$$t_c \text{ (mins)} = 3.7$$

b) Total t_c

$$t_c \text{ (mins)} = 6.8$$

(3) Design Flow (Q)

$$Q = 0.00278 \times C_p \times I_a \times A$$

- refer QUDM 2017, Section 4.3

where:

- Q = peak flow rate (m³/s)
- C = coefficient of discharge (dimensionless)
- A = area of catchment (ha)
- I_a = average rainfall intensity (mm/h) for t_c
- t_c = the nominal design storm duration as defined by the time of concentration

$$\text{Design ARI, } \gamma = 100$$

A (ha) =	0.03500	OR	350.0 m ²	Catchment Area (m ²) =	350.0
t _c (mins) =	6.8			Impervious Area (m ²) =	170
Rainfall intensity, I (mm/hr) =	354.1			Fraction Impervious =	0.49
I ₁₀ (mm/hr) =	95.5				

$$\text{Fraction impervious, } f_i = 0.5$$

- refer QUDM 2017, Table 4.5.1

$$\text{Frequency Factor, } F = 1.20$$

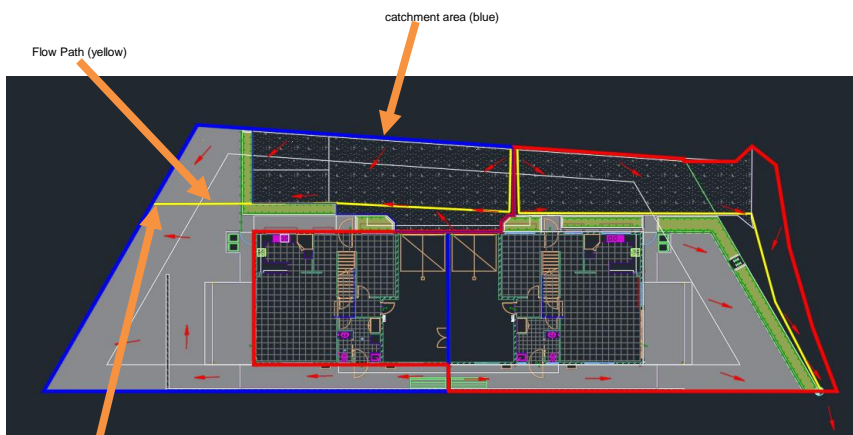
- refer QUDM 2017, Table 4.5.2

$$C_{10} = 0.77$$

- refer QUDM 2017, Table 4.5.3 & 4.5.4

$$C_y = 0.93$$

$$Q \text{ (m}^3\text{/s)} = 0.032$$



Point A (Southeast corner of Lot)

APPENDIX D

POST DEVELOPMENT RUNOFF CALCULATIONS –
DISCHARGE POINT HARGRAVE ST (50% of Roof Runoff to Hargrave St)

POST - CATCHMENT HYDROLOGY

(RATIONAL METHOD - RURAL CATCHMENT FOR POINT B)

(DISCHARGE POINT HARGRAVE ST INCL ALL ROOFWATER)(50% ROOF TO HARGRAVE ST)

PROJECT No.	1049		
CALCULATION BY	JK	DATE	29/08/23
CHECKED BY	GS	DATE	29/08/23
SHEET	4	OF	5

Project Name: **85 Hargrave Steet, Thrusday Island**

Project Location: **Thrusday Island**

(1) Guidelines

- Queensland Urban Drainage Manual (QUDM) 2017
- Bureau of Meteorology (BOM)

(2) Time of Concentration (t_c)

a) Standard Inlet time.

Inlet time (mins) = (Assumed)

b) Using Friend's Equation formula: - refer QUDM 2017, Section 4.6.6

$$t_c = (107nL^{0.333}) / S_s^{0.2}$$

where:

- t_c = the time of concentration (min)
- L = overland sheet flow path length (m)
- n = Horton's surface roughness factor
- S_s = slope of surface (%)

L (m) =
 Upstream level (m) =
 Downstream level (m) =
 S_s (%) =
 n =

- refer QUDM 2017, Table 4.6.5 (assumed paved surface)

t_c (mins) =

c) Kerb Flow

Using kerb flow formula:

$$t = 0.025 L / S^{0.5} \quad \text{- refer QUDM 2017, Section 4.6.8}$$

Flow distance (m) =
 Upstream level (m) =
 Downstream level (m) =
 S(%) =

t (mins) =

c) Using Manning's equation for channel.

$$t_c = n \times L / (60 \times R^{0.666} \times S^{0.5}) \quad \text{- refer QUDM 2017, Section 4.6.10}$$

where:

- t_c = the time of concentration (min)
- L = length of reach (m)
- n = Manning's roughness coefficient
- S_s = friction slope (m/m)
- R = hydraulic radius (m)

L (m) =
 U/S RL (m) =
 D/S RL (m) =
 S_s (m/m) =
 n =
 R (m) =

t_c (mins) =

b) Total t_c

t_c (mins) =

(3) Design Flow (Q)

$$Q = 0.00278 \times C_c \times i_a \times A \quad \text{- refer QUDM 2017, Section 4.3}$$

where:

- Q = peak flow rate (m³/s)
- C_c = coefficient of discharge (dimensionless)
- A = area of catchment (ha)
- i_a = average rainfall intensity (mm/h) for t_c
- t_c = the nominal design storm duration as defined by the time of concentration

Design ARI, y =

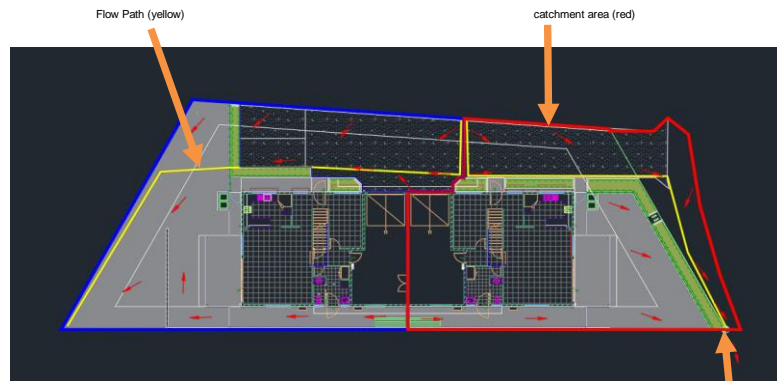
A (ha) = OR m²
 t_c (mins) =
 Rainfall intensity, I (mm/hr) =
 i_a (mm/hr) =

Catchment Area (m2) =
 Impervious Area (m2) =
 Fraction Impervious =

Fraction impervious, f_i = - refer QUDM 2017, Table 4.5.1
 Frequency Factor, F = - refer QUDM 2017, Table 4.5.2

C₁₀ = - refer QUDM 2017, Table 4.5.3 & 4.5.4
 C_y =

Q (m³/s) =



Point b (HARGRAVE ST)

APPENDIX E

POST DEVELOPMENT RUNOFF CALCULATIONS –
DISCHARGE POINT SOUTH EAST CORNER OF LOT
(50% of Roof Runoff to Hargrave St and 50% to SE Cnr)

POST - CATCHMENT HYDROLOGY

(RATIONAL METHOD - RURAL CATCHMENT FOR POINT A)

(DISCHARGE POINT SOUTHEAST CORNER OF LOT) (50% OF ROOF TO HARGRAVE ST & 50% TO SE CNR)

PROJECT No. 1049

CALCULATION BY JK DATE 29/08/23

CHECKED BY GS DATE 29/08/23

SHEET 5 OF 5

Project Name: **85 Hargrave Steet, Thrusday Island**

Project Location: **Thrusday Island**

(1) Guidelines

- Queensland Urban Drainage Manual (QUDM) 2017
- Bureau of Meteorology (BOM)

(2) Time of Concentration (t_c)

a) Standard Inlet time for proposed house 2

Inlet time (mins) = (Assumed)

a) Using Friend's Equation formula:

- refer QUDM 2017, Section 4.6.6

$$t_c = (107nL^{0.333}) / S_o^{0.2}$$

where:

- t_c = the time of concentration (min)
- L = overland sheet flow path length (m)
- n = Horton's surface roughness factor
- S_o = slope of surface (%)

L (m) =
 Upstream level (m) =
 Downstream level (m) =
 S_o (%) =
 n =

- refer QUDM 2017, Table 4.6.5 (assumed paved surface)

t_c (mins) =

c) Kerb Flow

Using kerb flow formula:

$$t = 0.025 L / S^{0.5}$$

- refer QUDM 2017, Section 4.6.8

Flow distance (m) =
 Upstream level (m) =
 Downstream level (m) =
 S(%) =

t (mins) =

c) Using Friend's Equation formula:

- refer QUDM 2017, Section 4.6.6

$$t_c = (107nL^{0.333}) / S_o^{0.2}$$

where:

- t_c = the time of concentration (min)
- L = overland sheet flow path length (m)
- n = Horton's surface roughness factor
- S_o = slope of surface (%)

L (m) =
 Upstream level (m) =
 Downstream level (m) =
 S_o (%) =
 n =

- refer QUDM 2017, Table 4.6.5 (assumed average grassed surface)

t_c (mins) =

b) Total t_c

t_c (mins) =

(3) Design Flow (Q)

$$Q = 0.00278 \times C_c \times i_a \times A$$

- refer QUDM 2017, Section 4.3

where:

- Q = peak flow rate (m³/s)
- C = coefficient of discharge (dimensionless)
- A = area of catchment (ha)
- i_a = average rainfall intensity (mm/h) for t_c
- t_c = the nominal design storm duration as defined by the time of concentration

Design ARI, y =

A (ha) =
 t_c (mins) =
 Rainfall intensity, I (mm/hr) =
 i₁₀ (mm/hr) =

OR m²

Catchment Area (m²) =
 Impervious Area (m²) =
 Fraction Impervious =

Fraction impervious, f_i =
 Frequency Factor, F =

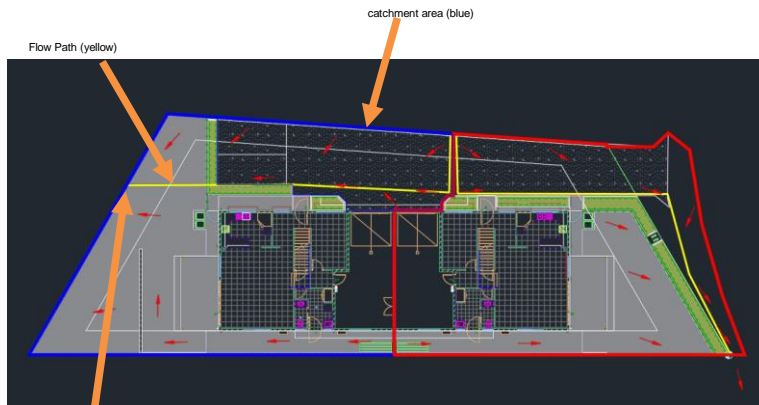
- refer QUDM 2017, Table 4.5.1

- refer QUDM 2017, Table 4.5.2

C₁₀ =
 C_y =

- refer QUDM 2017, Table 4.5.3 & 4.5.4

Q (m³/s) =



Point A (Southeast corner of Lot)



**BUSHFIRE MITIGATION REPORT
FM 6354
for
J Mc ARCHITECTS
at
85 HARGRAVE STREET
THURSDAY ISLAND**

**PREPARED BY
ELDON BOTTCHER ARCHITECT PTY LTD
145 VARSITY PARADE
VARSITY LAKES
PH 07 55920082
EMAIL bushfires@eb-a.com.au
12/09/2023**

TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing).

RP Details: Lot 3 on SP314774 & Lot 17 on RP742484

Referred to in Council's Decision Notice

Approval Date: 5 December 2023
Application Number: IDAS 23/17



TABLE OF CONTENTS**DISCLAIMER****1. INTRODUCTION**

- 1.1. Address
- 1.2. Local Authority
- 1.3. R.P.D.
- 1.4. Site Area
- 1.5. Responsible Fire Authority
- 1.6. Potential Bushfire Hazard Rating.
- 1.7. Land Tenure
- 1.8. Adjoining Owners
- 1.9. Current Land Use
- 1.10. Fire Danger Index
- 1.11. Topography
- 1.12. Predominant Wind Direction
- 1.13. Slope
- 1.14. Aspect
- 1.15. Fuel Type
- 1.16. Threat Vegetation Location
- 1.17. Fire History
- 1.18. Location of access tracks
- 1.19. Location of fire breaks
- 1.20. Location of existing firefighting infrastructure
- 1.21. Historical and cultural sites
- 1.22. Koala Habitat

2. SITE AND HAZARD ASSESSMENT

- 2.1. Discussion with Responsible Fire Authority
- 2.2. Vegetation Types
- 2.3. Potential Bushfire Hazard Rating.
- 2.4. Building Construction
- 2.5. Ecological Requirements

3. RISK MANAGEMENT PLAN

- 3.1. Agencies / Persons Responsible
- 3.2. Bushfire Safety Objectives
- 3.3. Aims
- 3.4. Functional Requirements
- 3.5. Proposed Fire Fighting Infrastructure
- 3.6. Building Construction
- 3.7. Street Numbering
- 3.8. Less Flammable Landscaping
- 3.9. Insurance
- 3.10. Emergency Response Procedures
- 3.11. Community Awareness Strategies
- 3.12. Administering Staff

4. FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE**5. APPENDICES**

- 5.1. Form 15
- 5.2. Site Plans
- 5.3. Bushfire Hazard Mapping
- 5.4. Vegetation Descriptions
- 5.5. Supporting Information:

6. PROFILES

DISCLAIMER

Experienced fire fighters with extensive knowledge of building have prepared this Report. Their practical knowledge of fire fighting has been backed up by academic study.

However, fire is an element of nature. Small natural occurrences can disastrously affect the outcome of the best planning. Human actions similarly can have disastrous results.

Whilst every care has been taken in the formulation of this management report, there can be no guarantee that even the strictest adherence to its recommendations can guarantee safety of life and property.

The authors of this report accept no responsibility for any damage to life or property caused by fire or any other cause to persons using land or structures, which could in any way be construed to be the subject of this report.

The report has been commissioned as the land falls within an area deemed a fire risk by the local authority.

As such, it must be recognized that structures upon this land and those using the structures could be deemed at risk.

Logo by LogoInstant

Very Important Note:

This report is valid for the following periods;

- a) A maximum time of 5 years from date of preparation.
- b) The currency of the legislation referred to in Section 1 Report Brief
- c) Changes to any legislation generally that may impact on the report outcomes.
- d) Changes to vegetation, both on and off site, which may impact on the results of this report.
- e) Any other changes that may impact on the report in any manner.

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ANY SUCH USE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS REPORT RELIES ON THE AS 3959 FOR THE CALCULATION OF CONSTRUCTION LEVELS.

ANY POSSIBLE ERRORS IN THE STANDARD ARE NOT THE RESPONSIBILITY OF THE AUTHOR.

THIS REPORT IS ONLY TO BE USED AND DISTRIBUTED AS A COMPLETE REPORT CONTAINING AS A MINIMUM SECTIONS 1.2.3.4 AND 5 (SECTIONS 5.1 & 5.2)

THIS REPORT IS NOT TO BE AMENDED IN ANY WAY BY ANY PERSONS OTHER THAN THE ORIGINAL AUTHOR.

THIS REPORT IS ONLY TO BE USED FOR PROJECTS IDENTIFIED IN THE REPORT AND REPRESENTED ON THE SITE PLAN ACCOMPANYING THE REPORT.

INTRODUCTION

This Fire Management Report has been written for the benefit of future occupants of this proposed site and developed in accordance with the requirements of;

- The Torres Shire Council Town Plan,
- SPP 07/2017.
- Queensland Planning Act 2016
- “Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest” Natural Hazards, Risk and Resilience-Bushfire” published by QFES and Queensland Government.
- Natural hazards, risk and resilience-Bushfire State Planning Policy-state interest guidance material published by Queensland Government
- Bushfire Resilient Building Guidance for Queensland Homes published by CSIRO and Queensland Government
- The National Construction Code
- Queensland Bushfire Plan published by Queensland Government prepared by QFES.
- Australian Standard AS3959,
- International Fire Safety Engineering Guidelines

The report has been prepared as supporting documentation for a Material Change of Use (Building) Application.

- 1.1. Address:**
85 Hargrave Street
Thursday Island
- 1.2. Local Authority**
Torres Shire Council
- 1.3. R.P.D.**
Lot 17 on RP742484
- 1.4. Site area**
851m²
- 1.5. Responsible Fire Authority**
Rural Fire Service Queensland via the rural fire brigade for rural fires and QFES for Structural fires.
- 1.6. Potential Bushfire Hazard Rating.**
The hazard rating maps prepared for the Council show the ratings on this property as being in a Bushfire Hazard buffer Area
The draft risk rating maps prepared for the State Government show the ratings on this property as Low.
It must be noted that State Government is currently revising the mapping and there may be changes to mapped areas.
- 1.7. Land tenure**
Freehold
- 1.8. Adjoining owners are:**
Freehold
- 1.9. Current Land Use:**
Residential
- 1.10. Fire danger Index**
FDI 40 (nominated by AS 3959 as advised by Queensland Government)
- 1.11. Topography**
Steep Hills
- 1.12. Predominant Wind Direction**
The predominate wind direction is from the South East. The Topography will create microclimates, which will cause swirling, which will modify the apparent wind direction according to primary direction and velocity.
- 1.13. Slope**
12⁰
- 1.14. Aspect**
South

1.15. Fuel Type
Predominate vegetation.

REGIONAL ECOSYSTEM	VHC	VHC DESCRIPTION	SURFACE FUEL LOAD	TOTAL FUEL LOAD	PRONE TYPE
3.12.35	2.1	Semi Deciduous mesophyll /notophyll vine forest commonly containing <i>Bombax ceiba</i> .	3.5	3.5	3-Low Hazard

1.16. Threat Vegetation Location
 East of subject site

1.17. Fire History
 There is no evidence of a recent fire event.

1.18. Location of Access Tracks
 The site is served by a sealed road system.

1.19. Location of Fire Breaks
 There are formal firebreaks consisting of a sealed road system and managed and low threat vegetation for widths more than 100m in all directions.

1.20. Location of existing firefighting Infrastructure
 The site is served by reticulated water.

1.21. Historical and Cultural Sites
 There is no evidence of Historical and Cultural sites on the property.

1.22. Koala Habitat
 The site is not located in a Koala Habitat Area

2. SITE AND HAZARD ASSESSMENT

2.1. Discussion with Responsible Fire Authority

The fires management report has not been discussed with the Fire Brigade.

2.2. Vegetation Types

The vegetation type predominate to this site are as scheduled in section 1.15.

2.3. Potential Bushfire Hazard Rating.

Desktop study, and assessment against the State Planning Policy Mapping Methodology generally confirms the intent of State Mapping in that the area is not in a Potential Bushfire Hazard Area, and the relevant aspects required for Town Planning and Building are not needed to be addressed.

2.4. Building Construction

The building envelopes are not in a Designated Risk Area when calculated in accordance with the SPP. Construction is not required to be in accordance with Australian Standard AS 3959 2018 Construction of Buildings in Bush Fire-Prone Areas .

Construction Levels are shown as part of a comprehensive Bushfire Management Plan.

They are provided for the end user of the land and its eventual occupants.

They are not provided for assessment by Local Authority, in accordance with the Planning Act 2016, The State Planning Policy, and The Building Act 1975.

Compliance with the Performance Requirements of the Building Code of Australia, P2.3.4 Bushfire areas states;

A Class 1 building or a Class 10a building or deck associated with a Class 1 building constructed in a designated bushfire prone area is to provide resistance to Bushfire to reduce the danger to life and reduce the risk of the loss of the building.

Section 3.7.4.0 of A. Acceptable Construction Manual (Queensland Variation) states that

a) Subject to (b), Performance Requirement P2.3.4 is satisfied for-

i) a Class 1 building; or

ii) a Class 10a A building or deck associated with a Class 1 building,

located in a designated bushfire prone area if it is constructed in accordance with AS 3959.

b) The requirements of (a) do not apply when the classified vegetation is Group F rainforest (excluding wet sclerophyll forest types), mangrove communities and grasslands under 300mm high."

Therefore, it must be considered that compliance with any Construction Level of AS 3959 satisfies the Performance Requirements of Building Code of Australia, and all construction levels therefore are to be considered as mitigating risk in an equal manner.

The Planning Act 2016 Section 8 What are Planning Instruments (5) and (6) state;

(5) A local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted under the Building Act.

(6) To the extent a local planning instrument does not comply with subsection (5), the local planning instrument has no effect.

The Building Act 1975, Section 31 states;

"(4) A local law, local planning instrument or local government resolution must not include provisions about building work, to the extent the building work is regulated under a code under subsection (3).

(5) To the extent a local law, local planning instrument or local government resolution does not comply with subsection (4), the local law; local planning instrument or local government resolution is of no effect.

(6) Subsections (3) to (5) are subject to sections 32 and 33."

2.5. Ecological Requirements

There are no specific ecological requirements in relation to bushfire management.

Note;

The Category of Bushfire Attack referred to in the Australian Standard is different to the Hazard/Risk area referred to above.

Extensive modification of the existing vegetation types including that on adjoining sites could result in a change of Category of Bushfire Attack and therefore variation in the Level of construction required.

It is the responsibility of the owner of each individual site to ensure that plantings after their occupation of the site do not reduce the safety of their buildings in a manner, which could require a higher level of Construction than that originally utilised.

3. RISK MANAGEMENT PLAN

3.1. Agencies / Persons Responsible

The responsible Fire Authority is the Queensland Fire and Emergency Service being responsible for Structural Fires

It is the responsibility of the Owners of the properties to ensure that the relevant measures required by this Management Report are in place prior to inspection by the Council and the Building Certifier and to ensure that those measures are in place prior to the occupation of any buildings, which are the subject of this report. It is the responsibility of Council and Building Certifiers to ensure that relevant measures within their responsibility are in place prior to the issuance of any certification.

3.2. Bushfire Safety Objective

The objective of this report is to minimise potential risk to life and property by protecting the buildings from the effects of bushfire.

3.3. Aims

The aims to achieve this objective are to mitigate the effect of the bushfire attack mechanisms of: -

- 3.3.1. Radiant Heat
- 3.3.2. Direct Flame Contact
- 3.3.3. Wind
- 3.3.4. Ember Attack
- 3.3.5. Smoke

3.4. Functional Requirements

The functional requirements to achieve this objective are: -

- 3.4.1. The provision of safe conditions for fire fighters
- 3.4.2. The provision of safe conditions for residents
- 3.4.3. Ensure adequate and safe access to and from the property.
- 3.4.4. Ensure adequate and safe water supply to the property and the establishment of firefighting water reserves.
- 3.4.5. Provide a system of fire breaks and trails to protect the building component.
- 3.4.6. Remove vegetation that is considered dangerous and a hazard in Fire Conditions
- 3.4.7. To ascertain the required standard of construction of the buildings in accordance with the requirements of the National Construction Code and the Australian Standard for Construction in Bushfire Prone Areas or the provision of a satisfactory alternative solution
- 3.4.8. Facilitate the return to "normalcy "

3.5. Proposed Fire Fighting Infrastructure

- 3.5.1. The proposed buildings are served by a reliable reticulated water supply.

3.6. Building Construction

Construction is not required to be in accordance with National Construction Code/Building Code of Australia, which refers to either the Australian Standard for Construction in Bushfire Prone Areas or NASH Standard-Steel Framed Construction in Bushfire Areas as Deemed to Satisfy Solutions as the site is not in a Designated Bushfire Prone Area .

The plans lodged for Building Certification are to be assessed on this basis by the Building Certifier. A final stage completion certificate (Form 21) issued by the Building Certifier is to be received prior to occupation of the building.

Buildings are not to be occupied until certification is received.

Buildings are to be maintained in a manner that protects the integrity of the construction and building elements as outlined in this report.

3.7. Street Numbering

Numbering is to be installed in accordance with the current Street Numbering System at time of completion of building.

3.8. Less Flammable Landscaping

Any new landscaping within the site is to be Less Flammable, in accordance with the list enclosed as an Appendix at the rear of this Report, rainforest species, or cultivated gardens, and comply with the requirements of "Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest" Natural Hazards , Risk and Resilience-Bushfire" published by QFES and Queensland Government, and "Natural hazards, risk and resilience-Bushfire-Assessment Benchmark 5" which cite a maximum Fuel Load of 8t/ha for revegetation or rehabilitation within bushfire prone areas. "Bushfire Resilient Building Guidance for Queensland Homes" published by Qld State Government provides a schedule of species in Appendix E.

<https://www.qra.qld.gov.au/bushfireguideline>

3.9. Insurance

Failure to comply with this management report may have a detrimental effect upon the Insurance of the subject Buildings.

3.10. Emergency Response Procedures

In the event of Fire Emergency, assistance is to be obtained by dialling 000.

- 3.10.1. The owner should read thoroughly the brochures contained and those recommended at the rear of this report. They contain valuable information that could assist in the saving of lives and property in a fire event!

3.11. Community Awareness Strategies

- 3.11.1. Each subsequent owner is to be provided with a copy of this Fire Management report with an alert placed on either Title or Council Rate searches that the Report is in existence and is to be made available to ensuing owners.

3.12. Administering Staff

It is the responsibility of the developers and owners to ensure compliance with this Report and the Town Plan, and to ensure that each of the new owners is provided with a copy of this report.

It is the responsibility of the Council and the Building Certifier to ensure that the relevant measures required by this management report are in place prior to the final completion stage inspection of any buildings on any sites which are the subject of this report as noted in Clause 3.1 of this report.

It is the responsibility of the ensuing owners of the properties to maintain the properties in the conditions outlined in this report.

4. FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE

DEVELOPMENT REQUIREMENTS	BUILDING REQUIREMENTS	MAINTENANCE
	Buildings not required to comply with the National Construction Code/Building Code of Australia.	<p>Regular mowing and maintenance of the site.</p> <p>Drive to be kept clear and accessible to satisfaction of the Fire Brigade.</p> <p>Building materials are to be maintained in "as new" condition to preserve the integrity of the relevant materials.</p>

5. APPENDICES

- 5.1. Form 15
- 5.2. Site Plans
- 5.3. Bushfire Hazard Mapping
- 5.4. Vegetation Descriptions
- 5.5. Supporting Information:

Note. These items below are referenced for information purposes only and are not to be construed as being part of the management report.
This information is generic and not provided for approval purposes.
It is only provided for end user knowledge.

- 5.5.1. Planning Regulation Fact Sheet December 2019
- 5.5.2. Prepare. Act. Survive
- 5.5.3. Rural property Fire Management Guide 2010
- 5.5.4. Notes for Landholders
- 5.5.5. Bushfire Action Guide
- 5.5.6. Bushfire Safety in Urban Fringe Areas
- 5.5.7. Water + Power -Vital for Fire fighting
- 5.5.8. Less Flammable Vegetation
- 5.5.9. Fire Retardant Native Plants
- 5.5.10. Tree selection for Fire-Prone Areas
- 5.5.11. Bushfire Resilient Building Guidance for Queensland Homes Appendix E
- 5.5.12. First Draft (specifying timber in bush fire zones)
- 5.5.13. External water spray system
- 5.5.14. Fire Retardant Coating Solutions
- 5.5.15. Archicentre Bushfire Design Guide
- 5.5.16. Section 3.8 Sign Types - Fire Trail Signage of the GCCC Natural Areas Management Unit Signage Guidelines
(Page 16)
- 5.5.17. Trail Number and Key Point signage
- 5.5.18. Bushfire Hydrant detail
- 5.5.19. Tank detail
- 5.5.20. Recycled Water for Firefighting
- 5.5.21. Sample Easement Document
- 5.5.22. Bushfire Windows and Shutters
- 5.5.23. A guide to retrofit your home for better protection from a bushfire.
- 5.5.24. FireFly BAL-FZ System
- 5.5.25. Bushfire Planning and Design Certification Scheme Update
- 5.5.26. Eaves Water System
- 5.5.27. Aussi Ember Guard
- 5.5.28. The Australian "False Alarm: the great rainforest fire that wasn't".
- 5.5.29. Hijacking Australian 2019 Bushfire Tragedies to Farmonger Climate Change
- 5.5.30. Bushfires have been in Australia for over 60 million years.

We also recommend that the landholder obtains and reads the following;

- 5.5.31. Bushfire Hazard Planning in Queensland
 - 5.5.32. Protecting your home against Bushfire
- Both available from the Dept. of Local Government and Planning, and

- 5.5.33. Fire in Bushland Conservation
- Available from Queensland Heritage Trust.

- 5.5.34. Bushfire Resilient Building Guidance for Queensland Homes
- <https://www.qra.qld.gov.au/bushfireguideline>

Signed

.....
 Eldon Bottcher
 Grad. Dip. DBPA (UWS) Dip. Arch. (QIT), Cert. R.F.M. (USQ), F.R.A.I.A., M.A.I.E.S. AIFireE
 Architect
 BPAD-L3 Practitioner



**APPENDIX 5.1
FORM 15**

Form 15**Compliance certificate for
building design or specification**

This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

<p>1. Property description</p> <p>This section need only be completed if details of street address and property description are applicable.</p> <p>E.g., in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g., SP/RP) are shown on title documents or rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include no., street, suburb/locality, and postcode)</i> 85 Hargrave Street Thursday Island</p> <p style="text-align: right;">State QLD Postcode</p> <p>Lot and plan details <i>(attach list if necessary)</i> Lot 17 on RP742484</p> <p>Local government area the land is situated in. Torres Shire Council</p>
<p>2. Description of aspect/s certified</p> <p>Clearly describe the extent of work covered by this certificate, e.g., all structural aspects of the steel roof beam.</p>	<p>Work as required for bushfire mitigation purposes as set out in the Bushfire Management Report FM 6354 prepared by Eldon Bottcher Architect Pty Ltd including assessment of Construction Levels assessed under AS 3959 and nominated in Section 2.4 of the report as BAL Low.</p>
<p>3. Basis of certification</p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.</p>	<p>Compliance with the Bushfire Management Report FM 6354 prepared by Eldon Bottcher Architect Pty Ltd</p> <p>No certification of components covered by The Building Act 1975, The building Code of Australia or AS 3959.</p> <p>Torres Shire Council Town Plan Bushfire Management Constraint code.</p>
<p>4. Reference documentation</p> <p>Clearly identify any relevant documentation, e.g., numbered structural engineering plans.</p>	<p>Bushfire Mitigation Report FM 6354</p>

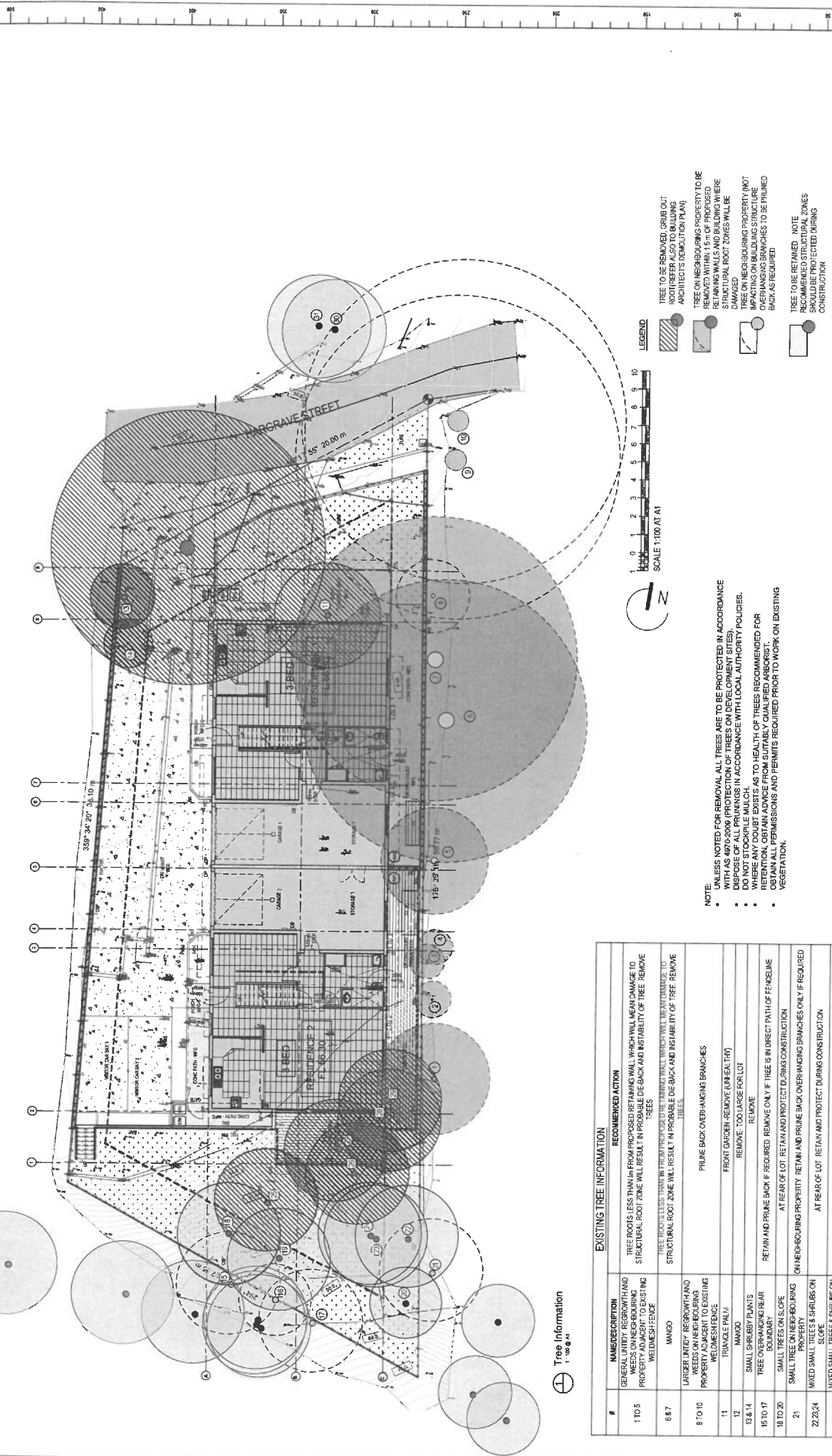
<p>5. Building certifier reference number and building development application number</p>	<p>Building certifier reference number</p> <p>Building development application number <i>(if available)</i></p> <p>Not Available</p>
<p>6. Appointed Competent person details. Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design -specification) by the relevant building certifier.</p>	<p>Name <i>(in full)</i> Eldon John Bottcher</p> <p>Company name <i>(if applicable)</i> Eldon Bottcher Architect Pty Ltd</p> <p>Business phone number 07 55920082</p> <p>Email address bushfires@eb-a.com.au</p> <p>Postal address P.O. Box 3606 Robina Town Centre Postcode 4230</p> <p>Licence Class or registration type <i>(if applicable)</i></p> <p>.....</p> <p>Licence or registration number <i>(if applicable)</i> Reg Architect Qld 1325 FPA Australia BPAD Level 3 practitioner 16935</p>
<p>7. Signature of appointed competent person This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.</p>	<p>Signature  Date 12 September 23</p> <p>.....</p>

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	
---------------	--	--------------------	--

**APPENDIX 5.2
SITE PLANS**

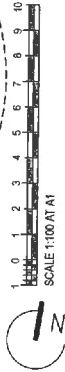
PLANS TO BE READ AND PRINTED IN A1 COLOUR



Tree Information
1:100 @ A1

#	NAME/DESCRIPTION	RECOMMENDED ACTION
1105	GENERAL ENTRY, RE-GROWTH AND WEEDS ON NEIGHBOURING PROPERTY ADJACENT TO EXISTING WELMESH FENCE	TREE ROOTS LESS THAN 1m FROM PROPOSED RETAINING WALL WHICH WILL MEAN DAMAGE TO STRUCTURAL ROOT ZONE WILL RESULT IN PROBABLE DIE-BACK AND INSTABILITY OF TREE. REMOVE TREE.
6 & 7	MANGO	TREE ROOTS LESS THAN 1m FROM PROPOSED RETAINING WALL WHICH WILL MEAN DAMAGE TO STRUCTURAL ROOT ZONE WILL RESULT IN PROBABLE DIE-BACK AND INSTABILITY OF TREE. REMOVE TREES.
9 TO 10	LARGER MATURE BROWNSTAND WEEDES ON NEIGHBOURING PROPERTY ADJACENT TO EXISTING WELMESH FENCE	PRUNE BACK OVERHANGING BRANCHES
11	MANGO	FRONT GARDEN REMOVE (UNEALTHY)
13 & 14	SMALL SHRUBBY PLANTS	REMOVE - TOO LARGE FOR LOT
15 TO 17	TREE OVERHANGING NEAR BOUNDARY	REMOVE
18 TO 20	SMALL TREES ON SLOPE	RETAIN AND PRUNE BACK IF REQUIRED REMOVE ONLY IF TREE IS IN DIRECT PATH OF FENCELINE AT REAR OF LOT. RETAIN AND PROTECT DURING CONSTRUCTION
21	SMALL TREE ON NEIGHBOURING PROPERTY	ON NEIGHBOURING PROPERTY RETAIN AND PRUNE BACK OVERHANGING BRANCHES ONLY IF REQUIRED
22, 23, 24	MIXED SMALL TREES & SHRUBS ON SLOPE	AT REAR OF LOT RETAIN AND PROTECT DURING CONSTRUCTION
25-29	MIXED SMALL TREES & SHRUBS ON SLOPE	CONFLICTING WITH PROPOSED BUILDING AREA - REMOVE
30 & 31	TREES ON ROADWAY	RETAIN AND PROTECT DURING CONSTRUCTION

- LEGEND**
- TREE TO BE REMOVED (SHRUB OUT ROOTS/SEEK ALSO TO BUILDING ARCHITECTS DEMOLITION PLAN)
 - TREE ON NEIGHBOURING PROPERTY TO BE REMOVED (SHRUB OUT ROOTS/SEEK ALSO TO BUILDING ARCHITECTS DEMOLITION PLAN)
 - RETAINING WALLS AND BUILDING WHERE STRUCTURAL ROOT ZONES WILL BE DAMAGED
 - TREE ON NEIGHBOURING PROPERTY (NOT INCLUDING STRUCTURE OVERHANGING BRANCHES TO BE TRIMMED BACK AS REQUIRED)
 - TREE TO BE RETAINED (NOTE RECOMMENDED STRUCTURAL ZONES SHOULD BE PROTECTED DURING CONSTRUCTION)



NOTE:
 UNLESS NOTED FOR REMOVAL ALL TREES ARE TO BE PROTECTED IN ACCORDANCE WITH AS 4970:2009 PROTECTION OF TREES ON DEVELOPMENT SITES.
 DISPOSE OF ALL PRUNINGS IN ACCORDANCE WITH LOCAL AUTHORITY POLICIES.
 DO NOT STOCKPILE MULCH.
 WHERE ANY DOUBT EXISTS AS TO HEALTH OF TREES RECOMMENDED FOR PROTECTION, ENGAGE A SUITABLY QUALIFIED ARBORIST.
 OBTAIN ALL PERMISSIONS AND PERMITS REQUIRED PRIOR TO WORK ON EXISTING VEGETATION.

DEFENCE HOUSING AUSTRALIA
 85 Hargrave Street, Thursday Island
 2x3 BED RESIDENCES

Tree Information

SCALE: As indicated
 CLIENT REFERENCE NUMBER: 58449
 DRAWING NUMBER: 92065 / SD / L01.02
 SHEET NO: 2

Queen'sland Government
 Department of Energy and Public Works

Defence Housing Australia

jmc architects
 JAMES MCELROY ARCHITECTS
 24/49/2023

DATE: 24/09/2023
 DATE: 24/09/2023
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 DATE: 24/09/2023

AMENDMENTS

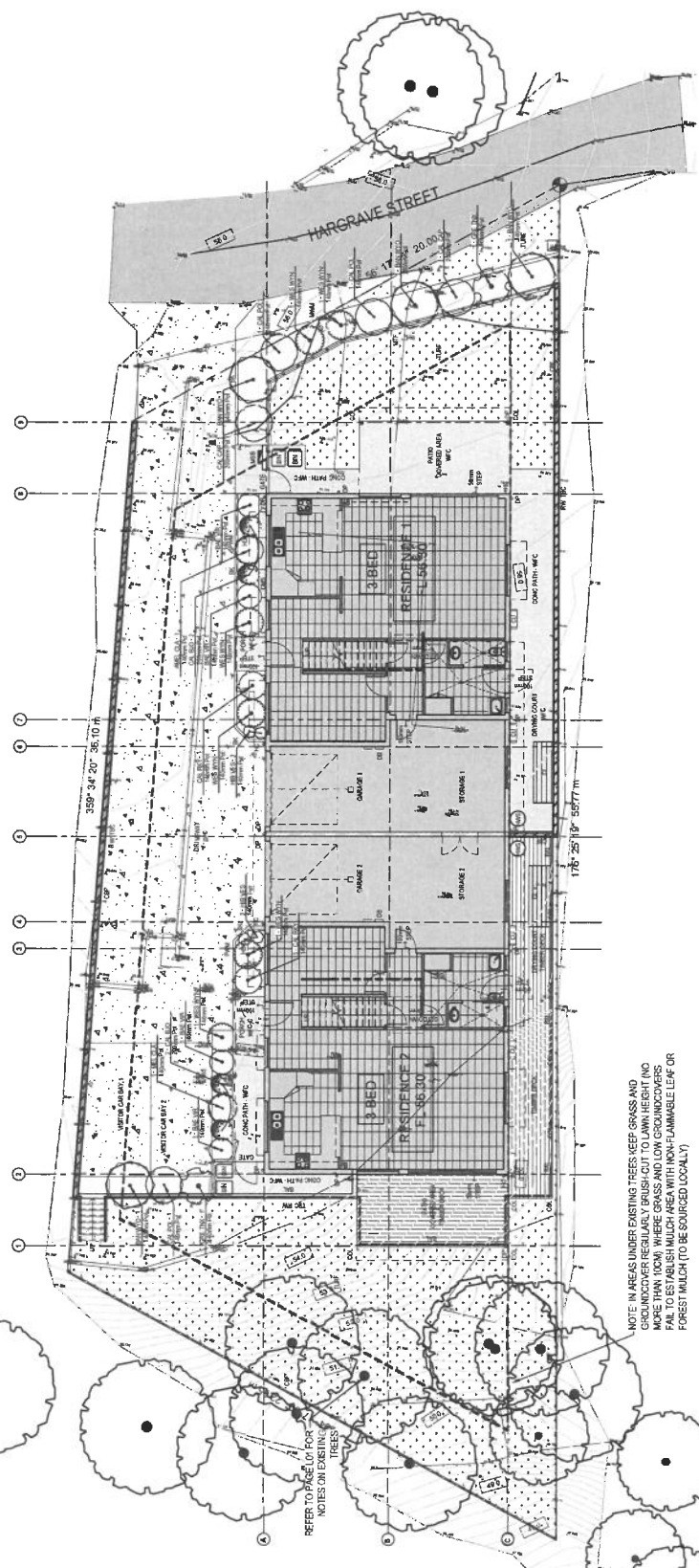
NO.	DATE	DESCRIPTION
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2		
3		
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5		

DRAWINGS INDEXING SYSTEM

- PRELIMINARY
- APPROVAL PLAN
- SITE AMENDMENT PLAN
- CONTRACT
- OTHER

PLANS TO BE READ AND PRINTED IN COLOUR

- LEGEND**
- 1. TUBING - 16mm STERILE EDGED PVC OVER 10mm TOPSOIL (REFER TO FUTURE SPECIFICATION AND DETAIL)
 - 2. BUILDING FOOTPRINT REFER PLANS BY BUILDING ARCHITECT
 - 3. BFC - BROOM FINISHED CONCRETE DRIVEWAY PLANS AS SPECIFIED
 - 4. WFC - WOOD FLOAM FINISH CONCRETE PATIO DRIVING AREA / GARAGE AND STORES PLANS AS SPECIFIED
 - 5. WPC - WOOD FLOAM FINISH CONCRETE PATH (COLOURED AS SPECIFIED)
 - 6. BK - BARRIER RISER REFER CIVIL DOCUMENTS FOR DETAILS
 - 7. CE - CONCRETE EDGE - REFER FUTURE DETAIL
 - 8. CL - PROPRIETARY CLOTHES LINE WITH POSTS
 - 9. CMS - 300mm WIRE CONCRETE MOWING STRIP
 - 10. COLL - COLLAR
 - 11. DP - DOWNPIPE
 - 12. HWS - SOLAR HOT WATER UNIT SYSTEM
 - 13. HSB - MAIN SWITCH BOARD
 - 14. PP - PROPERTY POLE
 - 15. SL - SECURITY LIGHT
 - 16. TIB - TELECOM INSPECTION BOX
 - 17. HT - HOSE TAP
 - 18. MW - MASTER WATER METER
 - 19. PM - PRIVATE WATER METER
 - 20. RW - CONCRETE BLOCKWORK RETAINMENT WALL
 - 21. RUB - RUBBERISE
 - 22. SW - STORMWATER FIT
 - 23. SM - SEWER MANHOLE
 - 24. E - EXISTING BRICK PAVILION
 - 25. RL - FINISHED SURFACE LEVEL
 - 26. RL 1000 - 1000mm COLOURBOND FENCE
 - 27. RL 1000 - 1000mm COLOURBOND FENCE
 - 28. RL 1000 - 1000mm COLOURBOND FENCE
 - 29. RL 1000 - 1000mm COLOURBOND FENCE
 - 30. RL 1000 - 1000mm COLOURBOND FENCE
 - 31. RL 1000 - 1000mm COLOURBOND FENCE
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 - 99. RL 1000 - 1000mm COLOURBOND FENCE
 - 100. RL 1000 - 1000mm COLOURBOND FENCE



NOTE: IN AREAS UNDER EXISTING TREES, KEEP GRASS AND COULD COVER REGULARLY. GRASS CUT TO MAX HEIGHT NO MORE THAN 100mm. WHERE GRASS AND LOW GROUNDCOVERS FAIL TO ESTABLISH MULCH AREA WITH NON-FLAMMABLE LEAF OR FOREST MULCH (TO BE SOURCED LOCALLY).

REFER TO PAGE 10 FOR NOTES ON EXISTING TREES

SCALE 1:100 AT A1

PLANTING PLAN

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
BUEVR	4	BANKIA VIRGATA	SWEET MIDSET	140MM POT	2m
BANWYO	4	BANKIA SPINULOSA	BIRTHDAY CANDLES	140MM POT	2m
CALLPOL	3	CALLISTEMON POLANDII	BIRTHDAY CANDLES	140MM POT	1.5m
GRETRX	2	GRACILIA X LITTLE ROCKY	TOCKY FANBLER	140MM POT	1.5m
HIEVES	2	HERBERTIA VESTITA	LITTLE ROCKY	140MM POT	1.5m
MELCLA	2	MELALEUCA LAMRIFOLIA	CLARET TOPS	140MM POT	0.5m
WESWYN	2	WESTRINGIA FRUTICOSA	WYNBIE GEM	140MM POT	1.2m
NATIVE SHRUB SMALL	6		WYNBIE GEM COAST ROSEMARY	140MM POT	1.2m
CALLB.D	4	CALLISTEMON VIVIANUS	L.L. TM	200MM POT	0.9m
NATIVE SHRUBS LARGE	2		BETTER JOHN BOTTLEBRUSH	200MM POT	0.9m
CALLCAP	2	CALLISTEMON VIVIANUS	CAPTAIN COOK	200MM POT	1.5m
			CAPTAIN COOK WEEPING BOTTLEBRUSH	200MM POT	1.5m

DEFENCE HOUSING AUSTRALIA
85 Hargrave Street, Thursday Island
2x3 BED RESIDENCES

DATE: 24/08/2023
DRAWN: SQ
CHECKED: SQ
DATE: 24/08/2023
DATE: 24/08/2023

DEFENCE HOUSING AUSTRALIA
24/08/2023

DEFENCE HOUSING AUSTRALIA
24/08/2023

DEFENCE HOUSING AUSTRALIA
24/08/2023

DEFENCE HOUSING AUSTRALIA
24/08/2023

DEFENCE HOUSING AUSTRALIA
24/08/2023

DEFENCE HOUSING AUSTRALIA
24/08/2023

**APPENDIX 5.3
BUSHFIRE HAZARD MAPPING**



LEGEND

- Bushfire Hazard**
- Very High Potential Bushfire Intensity
 - High Potential Bushfire Intensity
 - Medium Potential Bushfire Intensity
 - Potential Impact Buffer (100 metres)

Other Elements

- Coastline
- Ocean/Waterbody/Watercourse
- Road
- Torres Shire Boundary
- Area Outside Torres Shire

Data Source

The Bushfire Hazard datasets depicted on this map has been sourced from Caribou 2020.
Publication date: 18/01/2022

Information

Whilst every care is taken to ensure the accuracy of the product, neither the Torres Shire Council or the State of Queensland neither accept responsibility or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason. All data depicted on this map has been sourced from either the Torres Shire Council or the State of Queensland from the latest datasets available at the time of map completion. Crown and Copyright. Copyright Reserved.

Map completion date: July 2020.

Notes

Where information on this map is obscured by text or other map elements contact Torres Shire Council for a determination.

Map Index

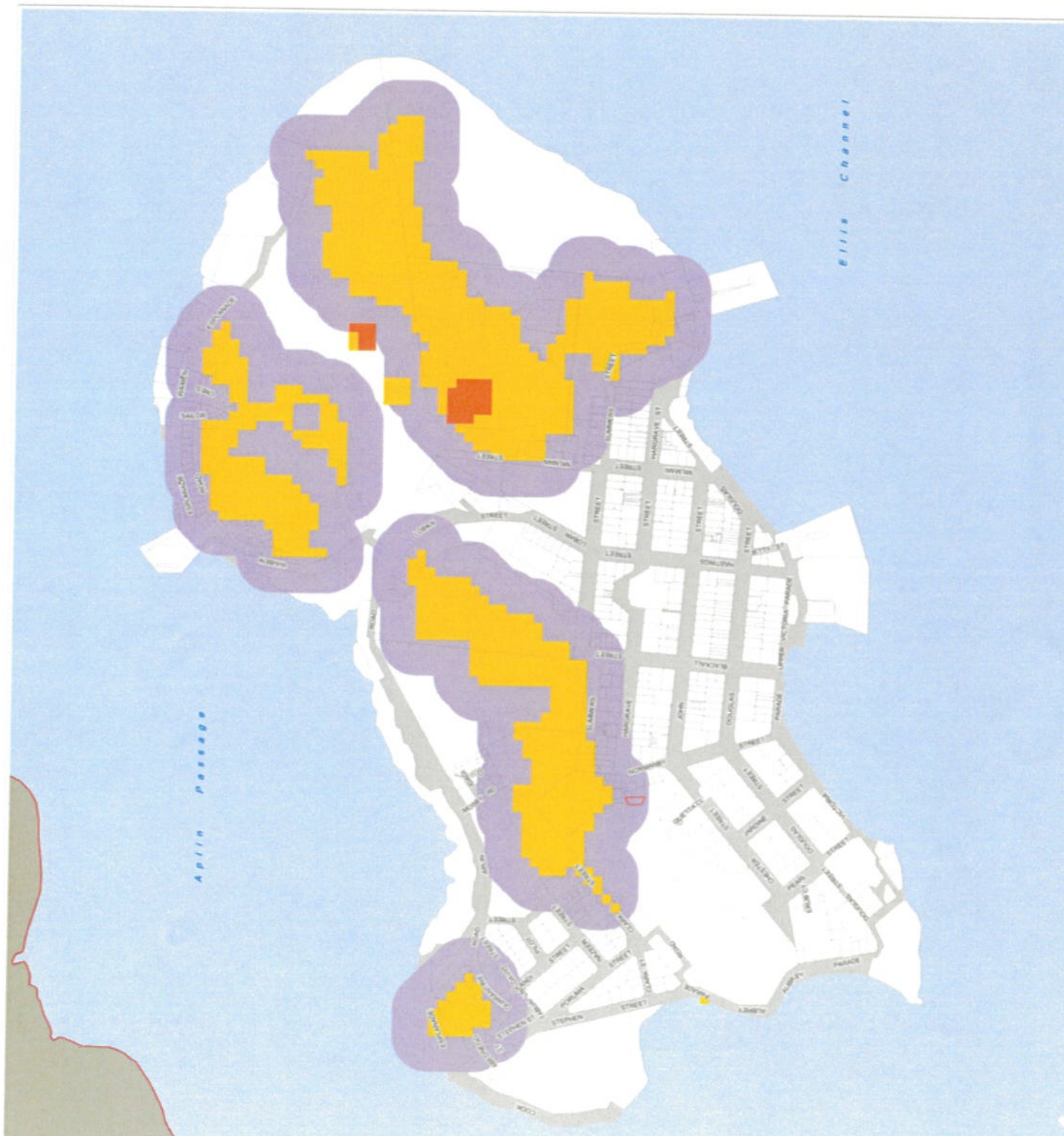
Refer to Overlay Map OMI-300 for the Bushfire Hazard Overlay Map Index.

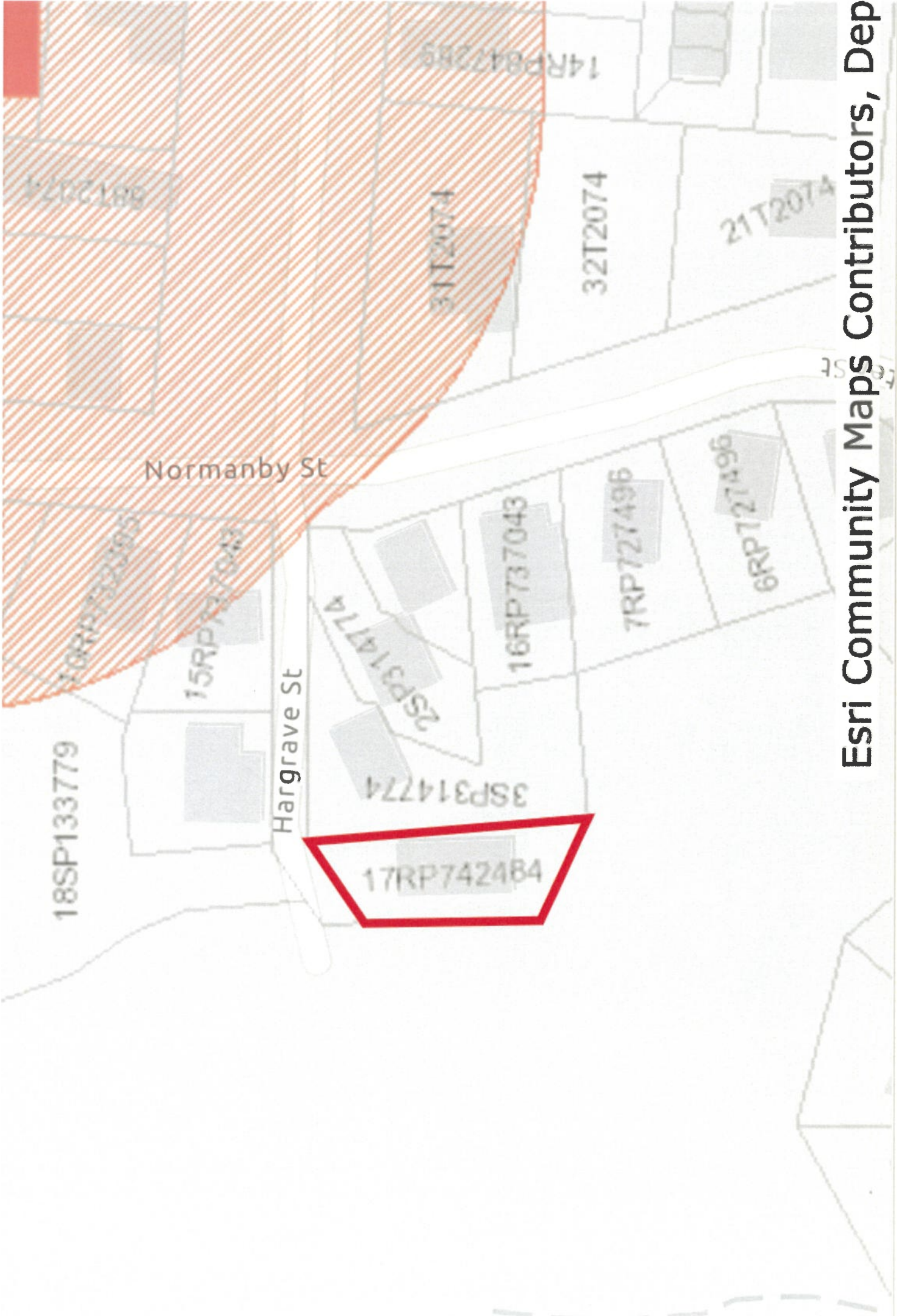


Information: Office of Australia, 1997 (2020)

**Overlay Map -
Bushfire Hazard Overlay
Thursday Island**

OVERLAY MAP - OMI301





Esri Community Maps Contributors, Dep

**APPENDIX 5.4
VEGETATION DESCRIPTIONS**



State-wide Bushfire Prone Area Mapping

Vegetation Hazard Class Descriptions and Fuel Characteristics – Jan 2017

Vegetation Hazard Class	Potential Fuel Load (t/ha)						Prone Type ¹		Fuel Continuity ²	
	Surface	Near Surface	Elevated	Bark	Total (Remnant)	Total (Non-Remnant)	Remnant	Non-Remnant	Remnant	Non-Remnant
1.1 <i>Complex mesophyll to notophyll vine forests</i>	2.6	0.0	0.0	0.0	2.6	12.0	3	1	2	1
2.1 <i>Complex to simple, semi-deciduous mesophyll to notophyll vine forest</i>	3.5	0.0	0.0	0.0	3.5	12.0	3	1	2	1
3.1 <i>Notophyll vine forest</i>	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
3.3 <i>Notophyll vine thicket</i>	4.4	0.0	0.0	0.0	4.4	12.0	3	1	2	1
4.1 <i>Notophyll and notophyll palm or vine forest</i>	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
5.1 <i>Notophyll to microphyll vine forests</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.2 <i>Notophyll to microphyll vine forest with sparse overstorey</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.5 <i>Sedgeland within Notophyll to microphyll vine forests</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.1 <i>Montane Notophyll vine forest and microphyll fern forest</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.3 <i>Montane Notophyll vine thicket and microphyll fern thicket</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
7.1 <i>Semi-evergreen to deciduous microphyll vine forest</i>	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
7.2 <i>Sparse semi-evergreen to deciduous microphyll vine forest</i>	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
8.1 <i>Wet eucalypt tall open forest</i>	28.0	3.0	2.0	2.0	35.0	35.0	1	1	1	1
8.2 <i>Wet eucalypt tall woodland</i>	18.0	3.1	1.7	1.0	23.8	23.8	1	1	1	1
9.1 <i>Moist to dry eucalypt open forests on coastal lowlands and ranges</i>	17.5	3.5	2.2	1.0	24.2	24.2	1	1	1	1
9.2 <i>Moist to dry eucalypt woodland on coastal lowlands and ranges</i>	11.4	3.5	1.3	1.0	17.2	17.2	1	1	1	
9.3 <i>Shrubland within moist to dry eucalypt on coastal lowlands and ranges</i>	7.8	3.0	1.9	0.0	12.7	12.7	1	1	1	1
10.1 <i>Spotted gum dominated open forests</i>	16.3	3.0	1.5	0.0	20.8	20.8	1	1	1	1
10.2 <i>Spotted gum dominated woodlands</i>	14.0	3.0	1.0	0.0	18.0	18.0	1	1	1	1
11.2 <i>Moist to dry eucalypt woodlands on basalt areas</i>	7.5	4.0	0.5	1.0	13.0	13.0	1	1	1	1
12.1 <i>Dry eucalypt open forest on sandstone and shallow soils</i>	15.0	3.5	1.5	1.0	21.0	21.0	1	1	1	1

¹ Prone Type: 1 = Bushfire Prone, 2 = Grass Fire Prone, 3 = Low Hazard

² Fuel Continuity: 1 = Continuous, 2 = Discontinuous



Queensland Government home >For Queenslanders >Environment, land and water >Plants and animals >Plants >Regional ecosystems >Regional ecosystem descriptions >Regional ecosystem details for 3.12.35

Regional ecosystem details for 3.12.35

Regional ecosystem	3.12.35
Vegetation Management Act class	Of concern
Wetlands	Not a Wetland
Biodiversity status	Of concern
Subregion	3
Estimated extent ¹	Pre-clearing 1000 ha; Remnant 2021 1000 ha
Short description	Semi-deciduous mesophyll and/or notophyll vine forest on igneous slopes of the Torres Strait Sub-region
Structure code	Closed Forest
VMA structure category	Dense
Description	<p>Semi-deciduous mesophyll/notophyll vine forest commonly containing <i>Bombax ceiba</i> (kapok) and <i>Canarium australianum</i> (scrub turpentine). Occurs on granite footslopes and knolls. Not a Wetland. (BVG1M: 2b).</p> <p>Vegetation communities in this regional ecosystem include:</p> <p>3.12.35a: Semi-deciduous notophyll vine forest (20-25m) and occasional thicket with <i>Bombax ceiba</i>, <i>Canarium australianum</i> (scrub turpentine), <i>Terminalia</i> spp. and <i>Acacia polystachya</i> +/- <i>Erythrina variegata</i> (bats wing coral tree) +/- <i>Buchanania arborescens</i> +/- <i>Manilkara kauki</i> +/- <i>Gyrocarpus americanus</i> (helicopter tree). A sub-canopy (12-18m) can contain <i>Chionanthus ramiflorus</i> (native olive), <i>Drypetes deplanchei</i> and <i>Atalaya sericopetal</i>. The mixed shrub layer can include sub-canopy species and <i>Diospyros</i> spp. Footslopes on igneous volcanic and plutonic rocks. Not a Wetland. (BVG1M: 2b).</p> <p>3.12.35b: Semi deciduous vine forest (18-25m) of <i>Tetrameles nudiflora</i>, <i>Canarium australianum</i> (scrub turpentine), <i>Ficus</i> spp., <i>Bombax ceiba</i> (kapok) and <i>Alstonia spectabilis</i> (milkwood). The sub-canopy often contains <i>Gossia floribunda</i> and hemi-epiphytes including <i>Asplenium nidus</i> and <i>Drynaria quercifolia</i> are common. Occurs on igneous slopes. Not a Wetland. (BVG1M: 2b).</p> <p>3.12.35c: Semi deciduous notophyll vine forest (23-35m) including <i>Maranthes corymbosa</i>, <i>Buchanania arborescens</i>, <i>Cryptocarya</i> spp., <i>Acacia auriculiformis</i>, <i>Syzygium forte</i> subsp. <i>forte</i>, <i>Barringtonia calyptata</i>, <i>Bombax ceiba</i> and <i>Canarium australianum</i> (scrub turpentine). The sub-canopy contains canopy species +/- <i>Endiandra glauca</i>, <i>Polyscias elegans</i> (celerywood) and <i>Garcinia warrenii</i> (native mangosteen). The well developed evergreen shrub layer can include <i>Dracaena angustifolia</i>, <i>Drypetes deplanchei</i> and <i>Morinda citrifolia</i>. Occurs on footslopes on metagranite. Not a Wetland. (BVG1M: 2b).</p> <p>3.12.35d: Tall semi deciduous vine forest (25-40m) with <i>Bombax ceiba</i> (kapok), <i>Berrya javanica</i>, <i>Antiaris toxicaria</i> var. <i>macrophylla</i>, <i>Garuga floribunda</i> var. <i>floribunda</i>, <i>Canarium australianum</i> (scrub turpentine) +/- <i>Albizia lebbek</i> +/- <i>Syzygium bamangense</i> +/- <i>Maranthes corymbosa</i>. The shrub layer is often very open. Occurs on diorite knolls on a broad alluvial plain. Not a Wetland. (BVG1M: 2b).</p> <p>3.12.35e: Semi deciduous vine forest (10-28m) with <i>Alstonia actinophylla</i> (milkwood), <i>Sterculia quadrifida</i>, <i>Canarium australianum</i> (scrub turpentine), <i>Cleistanthus peninsularis</i>, <i>Terminalia subacroptera</i>, <i>Antiaris toxicaria</i> var. <i>macrophylla</i>, <i>Falcataria toona</i> (acacia cedar) +/- <i>Zanthoxylum rhetsa</i>. <i>Alstonia actinophylla</i> is often emergent. Occurs on diorite boulder slopes. Not a Wetland. (BVG1M: 2b).</p> <p>3.12.35f: <i>Acacia auriculiformis</i> +/- <i>Terminalia subacroptera</i> +/- <i>Antiaris toxicaria</i> var. <i>macrophylla</i> +/- <i>Bombax ceiba</i> open forest or woodland (12 -23m) or occasional shrubland. The sub-canopy is relatively open. The shrub layer contains a diverse range of species. Occurs on granite hillslopes. Not a Wetland. (BVG1M: 5d).</p>
Protected areas	Round Island CP
Special values	3.12.35: Potential habitat for NCA listed species: <i>Arenge australasica</i> , <i>Cheilocostus potierae</i> , <i>Cissus aristata</i> , <i>Dischidia littoralis</i> , <i>Hoya anulata</i> , <i>Psydrax reticulata</i> . 3.12.35b: Habitat for the vulnerable plant species <i>Dischidia littoralis</i> . Habitat for a wide range of epiphytic plants including <i>Dendrobium littorale</i> and <i>Bulbophyllum</i> spp. Also unusual location for <i>Tetrameles</i>

nudiflora (usually on flooded lowland terraces). Potential habitat for the endangered plant species *Cheilocostus potierae*. 3.12.35c: Potential habitat for the endangered plant species *Cheilocostus potierae* and vulnerable plant species *Cissus aristata*.

Fire management guidelines INTERVAL: Fire return interval not relevant. INTERVAL_MIN: 100. INTERVAL_MAX: 100. STRATEGY: No deliberate fire management required within this unit. Undertake fuel reduction burns in surrounding vegetation utilising multiple small fires throughout the appropriate season to manage biodiversity values and to limit the extent and reduce risks of wildfire. ISSUES: Fire sensitive vegetation type.

Comments 3.12.35: Confined to several islands within the Torres Strait. 3.12.35a: Inner island group of Torres St. Islands. 3.12.35b: Confined to Dauan Island, Torres Strait. *Mangifera indica* (mango) common in this community. 3.12.35c: Restricted to Moa Island, Torres St. *Mangifera indica* (mango) often found on community margins. 3.12.35d: Restricted to Muralag Island, Torres St. 3.12.35e: Restricted to Hammond Island, Torres St. 3.12.35f: Generally restricted to Lama and Gebar Islands, Torres St. These *Acacia* dominant communities are probably a product of continuous historical disturbance from wind, fire and human activity. They include *Acacia polystachya* low open forest on wind-swept ridgelines often associated with the vegetation community 3.12.1x1e on Hammond Island.

¹ Estimated extent is from version 13 pre-clearing and 2021 remnant regional ecosystem mapping. Figures are rounded for simplicity. For more precise estimates, including breakdowns by tenure and other themes see [remnant vegetation in Queensland](https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/remnant-vegetation/) (<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/remnant-vegetation/>).

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Queensland Government (<https://www.qld.gov.au/>)

feet

feet

Clark Street

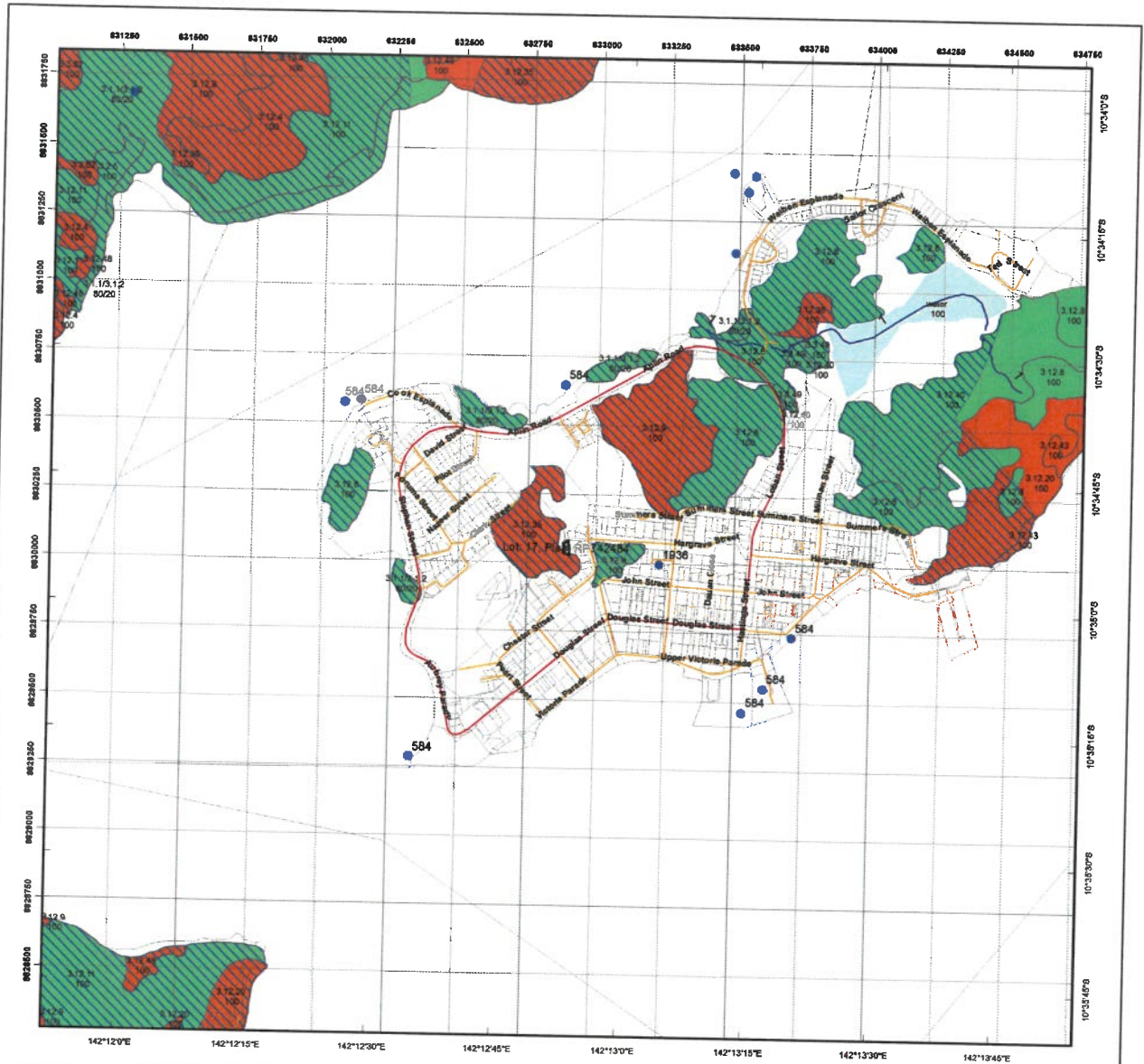
3.12.35
100

Lot: 17, Plan RP74248

3.12
100

Chester Street

Douglas Street Do



Vegetation Management Supporting Map

Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



This product is projected into:
 GDA 1984 MGA Zone 54

Labels for Essential Habitat are centred on the area of enquiry.

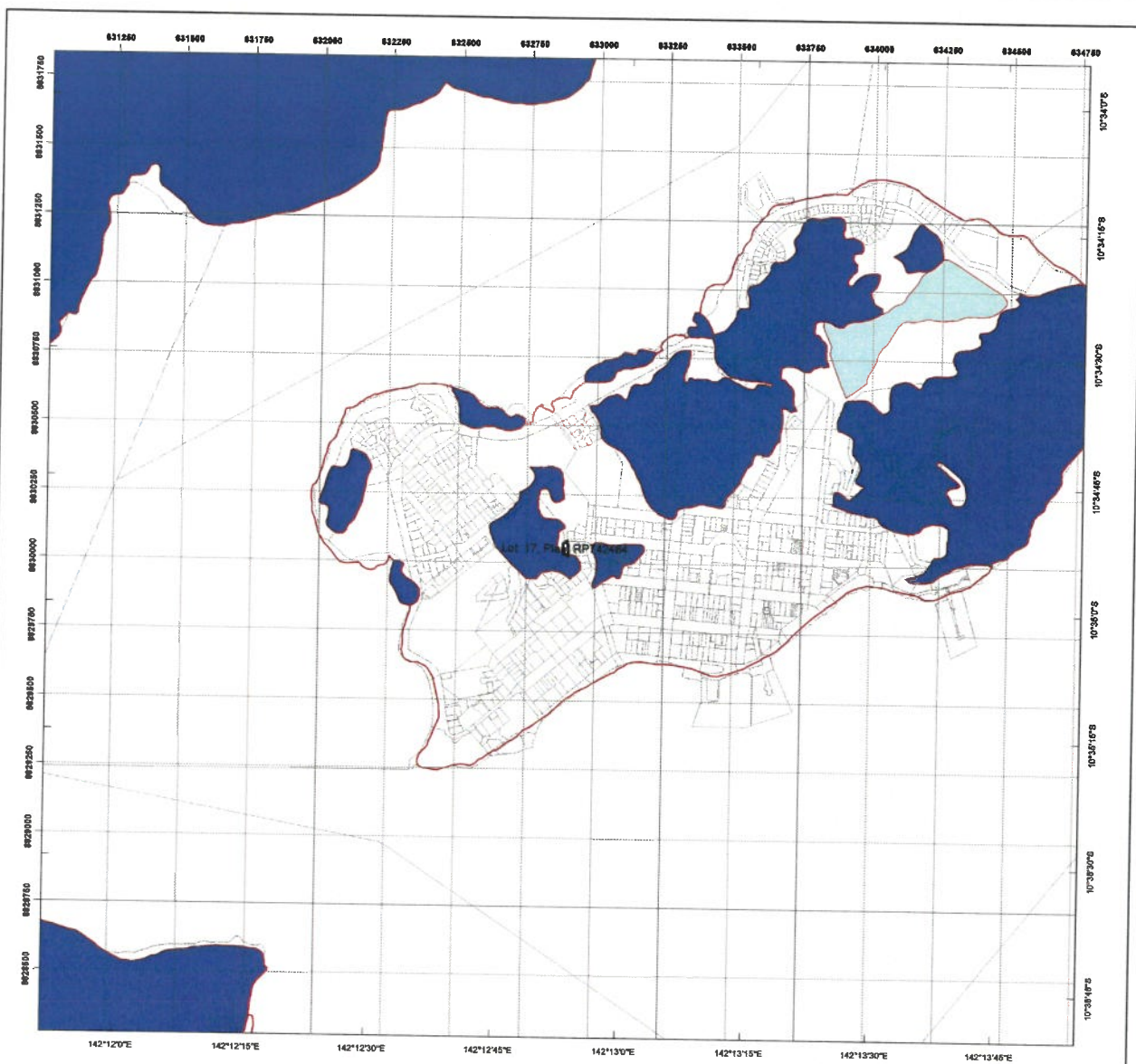
Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
 While every care is taken to ensure the accuracy of this product, the Department of Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

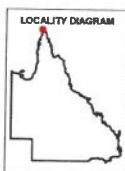
Land parcel boundaries are provided as locational aid only.



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries



This product is projected into:
 GDA 1994 MGA Zone 54

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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



APPENDIX 5.5 SUPPORTING INFORMATION

(NOTE: SOME OF THIS INFORMATION IS GENERIC AND NOT PROVIDED FOR APPROVAL PURPOSES. IT IS ONLY PROVIDED FOR END USER KNOWLEDGE)

ELDON BOTTCHEER

EDUCATION AND QUALIFICATIONS

Graduate Diploma in Design in Bushfire Prone Areas

University of Western Sydney

Diploma in Architecture

Queensland Institute of Technology

Certificate of Rural Fire Management

University of Southern Queensland

Registered Architect

Queensland

A+ Architect

Australian Institute of Architects

FPA Australia Certified Practitioner (BPAD-Level 3-16935)

Bushfire Planning and Design (BPAD-LEVEL 3), Alternate Solutions & DTS

PROFESSIONAL MEMBERSHIPS

Fellow

Australian Institute of Architects

Member

Australian Institute of Emergency Services

Member

Australian Institute of Engineers Society of Fire Safety

Member

Queensland Environmental Law Association.

Member Board of Experts

Bushfire Building Council of Australia

Associate Member

Institution of Fire Engineers

Corporate Member

Fire Protection Association of Australia

PROFESSIONAL EXPERIENCE

Director

Eldon Bottcher Architect Pty Ltd since 1978

Bushfire Assessment and Planning Consultant since 1998 with involvement in more than 6,000 Bushfire Mitigation Projects ranging from single dwellings to major subdivisions, burn plans and general mitigation advice.

Group Officer

Albert Rural Fire Brigades Group

Queensland Fire and Rescue Service

Group Officer

Gold Coast Rural Fire Brigades Group

Queensland Fire and Rescue Service

Group Officer

South East Regional Support Group

Queensland Fire and Rescue Service

Planning Officer

Gold Coast Rural Fire Brigades Group

Queensland Fire and Rescue Service

Life Member

Guanaba Rural Fire Brigade

Member

Clagiraba Rural Fire Brigade

Member Practice Committee AIA Qld Chapter

AIA delegate to Building Industry and Research Consultation Panel on Bushfire Hazard advising Queensland State Bushfire Committee

BBCA representation to Australian Standards Committee FP20 (AS 3959 & AS 5414)

Research Consultant to Queensland University of Technology Scenic Rim Black Saturday Recovery Project

OTHER BUSHFIRE RELATED COURSES AND TRAINING

I.C.S./A/IMS (40 hr. course) in Incident Command Systems

Certificate 4 (Workplace Training and Assessment)

RFSQ Level 1

RFSQ Level 2 (Officer)

RFSQ Fire Management 1

RFSQ Crew Leader

Certificate II in Public Safety (Firefighting Operations)

Fire Weather 1

QELA Expert Witness Workshop 2020

BUSHFIRE RELATED AWARDS

National Planning Award

State Planning Award

Planning Institute of Australia

Gold Coast Bushfire Management Strategy

(Co-Initiator and Member of Preparation Committee)

Australian Government

National Medal

Long and Distinguished Service to Fire fighting

Queensland Fire and Rescue Service

Diligent and Ethical Service Medal + Clasp

Service to Fire fighting

Queensland Government

Australia Day Medallion

Services to Rural Fire Fighting

Queensland Government

Year of the Volunteer Medallion

Services to Fire fighting

UDIA

Best Consultancy Team Award in 2007.

SERVICES OFFERED

Bushfire management Reports

Bushfire Safety Engineering

Bushfire Planning and Design

Bushfire Hazard Assessment

Alternative Solutions

Expert Witnessing

(See Planning and Environment Court of Queensland Determination

File No. BD 624 of 2005 sections 28 to 35)

Continuing Professional Development Lectures

Tertiary Education Lectures and Tutorials

Town Planning Bushfire Codes for Local Authorities

Bushfire Burn Planning

General consultancy relating to all aspects of Bushfire

©

27/03/23

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. 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.

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	IDAS23/17
Applicant:	Defence Housing Australia c/- Department of Energy and Public Works (QBuild)
Proposal:	Development Permit for Material Change of Use and Operational Works
Description of the Development:	Dual Occupancy and Vegetation Clearing
Street Address:	83 & 85 Hargrave Street, Thursday Island
Real Property Description:	Lot 3 on SP314774 & Lot 17 on RP742484
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022</i>
Land Zoning:	Low-Medium Density Residential
Assessment Type:	Code

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing)
Date of Decision:	5 December 2023

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2017*)

This application did not trigger any matters prescribed by the regulation

Categorising Instrument (*State Planning Policy - July 2017*)

- Not Applicable

Local Categorising Instrument (Torres Shire Council Planning Scheme 2022):

Standard Outcomes

- 6.1.6 Low-Medium Density Residential Zone
- 6.2.1 Accommodation Activities
- 6.3.1 Landscaping
- 6.3.2 Parking, Access, and Transport
- 6.3.4 Vegetation Clearing
- 6.3.5 Works, Services, and Infrastructure
- 6.4.2 Airport Environs Overlay
- 6.4.3 Bushfire Hazard Overlay
- 6.4.5 Environmental Significance Overlay

Merit Outcomes

- MO1 General
- MO5 Built Form and Development Design
- MO6 Environmental Significance
- MO9 Infrastructure and Services
- MO12 Landscaping
- MO16 Vegetation Clearing

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

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 Council Planning Scheme 2022.
- The proposed development for a Material Change of Use for a Dual Occupancy and Operational Work for Vegetation Clearing is an appropriate form of development to be located in the Low-Medium Density Residential zone and will provide additional housing.
- The proposed development is suitably located on an existing residential site with existing service provision.
- The proposed development is unlikely to have an adverse impact on the amenity of the surrounding area.
- The proposed development is considered to be acceptable in the bushfire impact buffer zone given that a bushfire risk assessment has been completed by the applicant.
- The operational work for vegetation clearing, generally avoids the vegetation mapped in the environmental significance overlay and is unlikely to result in a significant environmental impact.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not applicable.

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not applicable.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to Council's webpage at <https://www.torres.qld.gov.au/development-applications-1>.

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

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

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) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) 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.

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

-
- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<p>2. Change applications</p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
7. Enforcement notices under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>3. Eligible submitter and eligible advice agency appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>4. Compensation claims</p> <p>An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>A person dissatisfied with the decision</p>	<p>The local government to which the claim was made</p>	<p>—</p>	<p>—</p>

Table 2 Appeals to the P&E Court only			
<p>5. Registered premises</p> <p>An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>	<p>The Minister</p>	<p>—</p>	<p>If an owner or occupier starts the appeal—the owner of the registered premises</p>
<p>6. Local laws</p> <p>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only			
<p>1. Building advisory agency appeals</p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	<p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p>

Table 3 Appeals to a tribunal only			
<p>2. Inspection of building work</p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p>4. Failure to decide an application or other matter under the Building Act</p> <p>An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
<p>5. Failure to decide an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i> within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—



Torres Shire Council

INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

APPLICANT:	Defence Housing Australia C/- Department of Energy and Public Works (QBuild)										
APPLICATION:	Development Permit for a Material Change of Use (Dual Occupancy) and Operational Works (Vegetation Clearing)										
LOT DESCRIPTION:	Lot 3 on SP314774 & Lot 17 on RP742484										
FILE REFERENCE:	IDAS23/17										
DATE OF APPROVAL:	5 December 2023										
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	<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>Dual Occupancy</td> <td>\$61,655.30</td> <td>\$30,677.65</td> <td>\$30,677.65</td> </tr> </tbody> </table>	Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Dual Occupancy	\$61,655.30	\$30,677.65	\$30,677.65		
Development Type	Adopted Infrastructure Charge	Credits	Total Charge								
Dual Occupancy	\$61,655.30	\$30,677.65	\$30,677.65								
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 17 on RP742484										
SITE ADDRESS	85 Hargrave Street, Thursday 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.1) 2022* and section 52 and *Schedule 16 of the Planning Regulation 2017*.

DETAILS OF CALCULATION

ADOPTED CHARGES

Water Supply

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy	<i>Residential (for each dwelling with 3-or-more bedrooms)</i>	9,203.30	CR Table 2.1	\$18,406.60

Sewerage

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy	<i>Residential (for each dwelling with 3-or-more bedrooms)</i>	\$7,669.41	CR Table 2.1	\$15,338.82

Transport

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy	<i>Residential (for each dwelling with 3-or-more bedrooms)</i>	\$4,601.65	CR Table 2.1	\$9,203.30

Community Facilities and Parks

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy	<i>Residential (for each dwelling with 3-or-more bedrooms)</i>	\$3,067.77	CR Table 2.1	\$6,135.54

Stormwater

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Dual Occupancy	<i>Residential (for each dwelling with 3-or-more bedrooms)</i>	\$6,135.52	CR Table 2.1	\$12,271.04

TOTAL ADOPTED CHARGE				\$61,355.30
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CREDIT

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Existing Dwelling House	\$9,203.30	\$7,669.41	\$4,601.65	\$3,067.77	\$6,135.52	\$30,677.65
TOTAL CREDIT						\$30,677.65

FINAL CHARGE	\$30,677.65
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Name: Dalassa Yorkston

Signature:

Date: 8 December 2023

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>
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.

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.

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

Subdivision 5 Changing charges during relevant appeal period

124 Application of this subdivision

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

125 Representations about infrastructure charges notice

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider the representations.
- (3) If the local government—
 - (a) agrees with a representation; and
 - (b) decides to change the infrastructure charges notice;the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a *negotiated notice*) to the recipient.
- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
 - (a) must be in the same form as the infrastructure charges notice; and
 - (b) must state the nature of the changes; and
 - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

126 Suspending relevant appeal period

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

Division 3 Development approval conditions about trunk infrastructure

Subdivision 1 Conditions for necessary trunk infrastructure

127 Application and operation of subdivision

- (1) This subdivision applies if—
 - (a) trunk infrastructure—
 - (i) has not been provided; or
 - (ii) has been provided but is not adequate; and
 - (b) the trunk infrastructure is or will be located on—
 - (i) premises (the *subject premises*) that are the subject of a development application, whether or not the infrastructure is necessary to service the subject premises; or
 - (ii) other premises, but is necessary to service the subject premises.

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) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) 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.

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- (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.

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- (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.