



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: 18 July 2024

Our Ref: IDAS24/02
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Joey Josia Laifoo & Melissa Leanne Crump
c/ Urban Sync
PO Box 2970
CAIRNS QLD 4870

Email: admin@urbansync.com.au

Dear Sir/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 16 July 2024.

APPLICATION DETAILS

Application No:	IDAS24/02
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development	Dwelling Unit and Undefined Land Use (Cultural Activities)
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>

LOCATION DETAILS

Street Address:	42 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP716988

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use – Dwelling Unit and Undefined Land Use (Cultural Activities)

CURRENCY PERIOD

The use of the subject land must be commenced within a period of six (6) years from the date, 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

There were no properly made submissions for this application.

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 (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 or need to seek clarification about any of these details, please contact Torres Shire Council on (07) 4069 1336.

DELEGATED PERSON

Name: Dalassa Yorkston

Signature: 

- 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

NO.	CONDITIONS	CONDITION TIMING
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 at all times unless otherwise stated.	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.	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.	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.	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.	At all times.
1.6	All engineering drawings/specifications, design and construction works 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).	At all times.
1.7	The use must not commence until all conditions of the approval relevant to each stage have been complied with. Stages to be developed in chronological order of each stage as identified on the approved plans. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.	Prior to the commencement of use.
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.	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.					At all times
	Drawing No.	Document Name	Revision	Date	Drawn by	
	SK01	Cover Sheet	2	20/12/2023	Nevele	
	SK02	Perspective Views	2	20/12/2023	Nevele	
	SK03	Site Plan	2	20/12/2023	Nevele	

	SK04	Ground Floor Plan	2	20/12/2023	Nevele	
	SK05	First Floor Plan	2	20/12/2023	Nevele	
	SK06	Roof Plan	2	20/12/2023	Nevele	
	SK07	Elevations	2	20/12/2023	Nevele	
	SK08	Section A-A	2	20/12/2023	Nevele	
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.					At all times.

3.0	Hours of Operation					
3.1	The approved Cultural Activity uses must be conducted between the approved hours of operation. (a) Dance Shows - 10.30am – 2.30pm and 4.30pm – 8.30pm (b) Workshops/cultural activities – 8.00am – 8.00pm (c) Community dance lessons – 7.00pm – 9.00pm					At all times

4.0	Amplified Noise					
4.1	Amplified noise is restricted to the Dance Shows held in the undercover Entertainment Area detailed on the plan of development.					At all times.
4.2	Amplified noise must not occur outside the approved hours of operation of the Cultural Activities – Dance Shows.					At all times.

5.0	Noise Management					
5.1	The approved use must not produce wilfully or unlawfully environmental noise nuisance.					At all times.
5.2	<p>Prepare and provide to Council for approval by Council's delegated officer a Noise Management Plan. The timing of lodgement of the Noise Management Plan can be deferred until requested by Council's delegated officer in response to a noise complaint.</p> <p>The Noise Management Plan must state in detail how noise levels and complaints will be managed both immediately and long term. The Noise Management Plan must be undertaken and completed by an experienced and qualified person in acoustical noise monitoring, analysis and control management. Council may require the operator to undertake a noise monitoring program and provide a copy of the results and report to Council. Noise monitoring and analysis must include the following noise measurements of LA1, LA10, LA90, LAeq and Lamax. Should noise levels exceed background noise levels, Council may require the applicant to provide noise mitigation controls, designs and barriers and enter into noise agreements.</p>					As stated.

6.0	Stormwater					
6.1	Stormwater drainage must be directed to a lawful point of discharge being Douglas Street.					At all times.
6.2	Site works must not adversely affect flooding or drainage characterises of properties that are upstream, downstream, or adjacent to the development site.					At all times.

6.3	All stormwater infrastructure must be designed, constructed, and maintained in accordance with the FNQROC Development Manual and the Queensland Urban Drainage Manual.	At all times.
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7.0	Water and Sewerage	
7.1	The development must be connected to Council's reticulated water network with sufficient capacity for firefighting purposes.	Prior to the commencement of use and at all times thereafter.
7.2	Connect the development to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.
7.3	Design and construct all sewerage and water works in accordance with the approved plans, FNQROC Development Manual, Water Supply (Safety and Reliability) Act 2008 and the Plumbing and Drainage Act 2018.	Prior to the commencement of use and at all times thereafter

8.0	Waste Storage	
8.1	Store all waste within a designated waste storage area. The waste storage area must be: (a) Designed and located to not cause nuisance to neighbouring properties; (b) Screened from any road frontage or adjoining property; and (c) Of a sufficient size to accommodate required number and type of bins.	At all times

9.0	Amenity – General	
9.1	Install and maintain suitable screening to all air conditioning and plant and service facilities located on the top or external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.	At all times.

10.0	Amenity - Lighting	
10.1	Maintain outdoor lighting to comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting.	At all times.

11.0	Amenity and Environmental Health	
11.1	Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise.	At all times.

B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES

1. This approval, 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*.
2. 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.

3. Infrastructure Charges must be paid to Council as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. 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.
6. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.
7. The *Environmental Protection 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.
8. 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.
9. 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*.
10. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the EPBC Act can be obtained from the Department of Agricultural, Water and the Environment website <https://www.environment.gov.au/epbc/about>

APPROVED PLANS

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

GENERAL NOTES

ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

ABBREVIATIONS:

- A.F.L. ABOVE FLOOR LEVEL
- A.F.F.L. ABOVE FINISHED FLOOR LEVEL
- APPROX. APPROXIMATE
- B BENCH
- BH BULKHEAD
- BR BROOM CUPBOARD
- BTH BATH TUB
- C.O.S. CONFIRM ON SITE
- CPD CUPBOARD
- CT COOKTOP
- CL CLOTHESLINE
- DFW DRY FLOOR WASTE
- DIA. DIAMETER
- DN DOWN
- DP DOWNPIPE
- DWR DRAWERS
- DW DISHWASHER
- FF FROG FLAP
- FW FLOOR WASTE
- HC HOSE COCK
- LN LINEN
- MSB MAIN SWITCH BOARD
- N.S.L. NATURAL SURFACE LEVEL
- OA OVERALL
- O/H OVERHANG
- O/H/C OVERHEAD CUPBOARD
- ORG OVERFLOW RELIEF GULLY
- OV OVEN
- PAD BUILDING PAD
- PIT STORMWATER PIT
- PTY PANTRY
- RA RODDING ACCESS
- REF REFRIGERATOR SPACE
- ROBE WARDROBE
- RV ROOF VENT
- SA SMOKE ALARM
- SB SPLASH BACK
- S/B SETBACK
- SH SHELF FIXED
- SHR SHOWER
- S-HWU SOLAR HOT WATER UNIT
- SJ SAW JOINT
- SK SINK
- SVP 500 SOIL VENT PIPE
- TUB LAUNDRY TUB
- VB VANITY BASIN
- WC TOILET
- WCJ WALL CONTROL JOINT
- WM WASHING MACHINE
- U.N.O. UNLESS NOTED OTHERWISE

GENERAL NOTES:

1. SCOPE EXTENT TO BE CONFIRMED/ VERIFIED PRIOR TO COMMENCING ANY WORK ON SITE. ALL MEASUREMENTS TO BE CONFIRMED/ VERIFIED ON SITE BY THE MANAGING CONTRACTOR.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER. THE MANUFACTURER SHALL NOT COMMENCE ANY WORKS PRIOR TO THE RETURN OF REVIEWED SHOP DRAWINGS SIGNED BY THE RELEVANT CONSULTANT.
3. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION (WHERE SUPPLIED) AND ALL CONSULTANT DRAWINGS AND SPECIFICATIONS.
5. ALL BUILDING WORK SHALL COMPLY WITH ALL THE LOCAL AUTHORITY REGULATIONS AND ALL RELEVANT STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE WATERTIGHTNESS OF THE BUILDING AND MUST PROVIDE FLASHINGS, TANKING AND DPC REQUIRED TO PREVENT THE ENTRY OF MOISTURE INTO THE BUILDING.
7. PRIOR TO COMMENCEMENT OF WORK ON SITE ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE LOCATION OF ALL POSSIBLE UNDERGROUND SERVICES.
8. PRIOR TO SETOUT & CONSTRUCTION OF ALL CONCRETE WALLS, CONFIRM ALL DIMENSIONS OF WALL THICKNESSES ON THESE DRAWINGS AGAINST THE LATEST STRUCTURAL ENGINEER'S DRAWINGS & ALL SUBCONTRACTOR DRAWINGS.
9. CROSS REFERENCE ALL DOOR OPENINGS AS DIMENSIONED WITH DOOR SCHEDULE PRIOR TO CONSTRUCTION.

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. NOTIFY DESIGNER OF ANY DISCREPANCIES ON THE PLANS, OTHERWISE WE ACCEPT NO LIABILITY.
 3. DO NOT SCALE FROM DRAWINGS.
 4. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OF ANY SHOP DRAWINGS.
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DRAWING LIST

NUMBER	DESCRIPTION	ISSUE DATE	REVISION No.
SK01	COVER SHEET	20/12/2023	2
SK02	PERSPECTIVE VIEWS	20/12/2023	2
SK03	SITE PLAN	20/12/2023	2
SK04	GROUND FLOOR PLAN	20/12/2023	2
SK05	FIRST FLOOR PLAN	20/12/2023	2
SK06	ROOF PLAN	20/12/2023	2
SK07	ELEVATIONS	20/12/2023	2
SK08	SECTION A-A	20/12/2023	2

ISLAND STARS RESIDENCE

42 DOUGLAS STREET, THURSDAY ISLAND

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Development Permit for Material Change of Use—Dwelling Unit and Undefined Land Use (Cultural Activities)

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 16 July 2024

Application Number: IDAS 24/02



ASSESSMENT ISSUE

PROPOSED RESIDENCE

ISLAND STARS

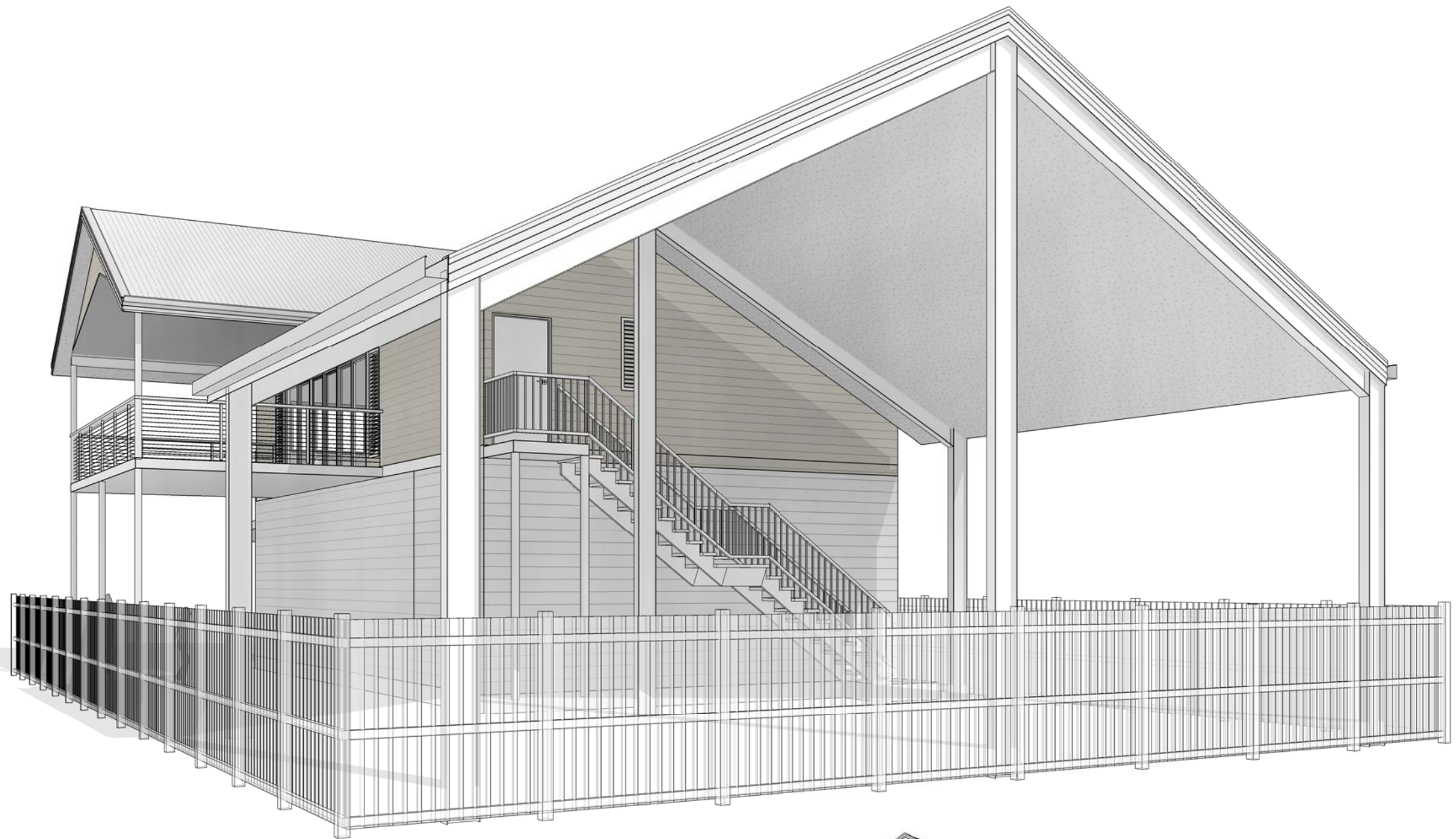
42 (LOT 1) DOUGLAS STREET, THURSDAY ISLAND

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 a shop 5, 116 -118 Reed Road, Trinity Park, Q 4879

No	DATE	DETAILS
1	17/11/2023	PRELIMINARY ISSUE A
2	20/12/2023	PRELIMINARY ISSUE B

DRAWN BY:	CD	JOB No:	11-1702
SCALE:	N.T.S.	SHEET No:	SK01
START DATE:	OCTOBER 2023	REV No:	2
REVISION DATE:	20/12/2023		



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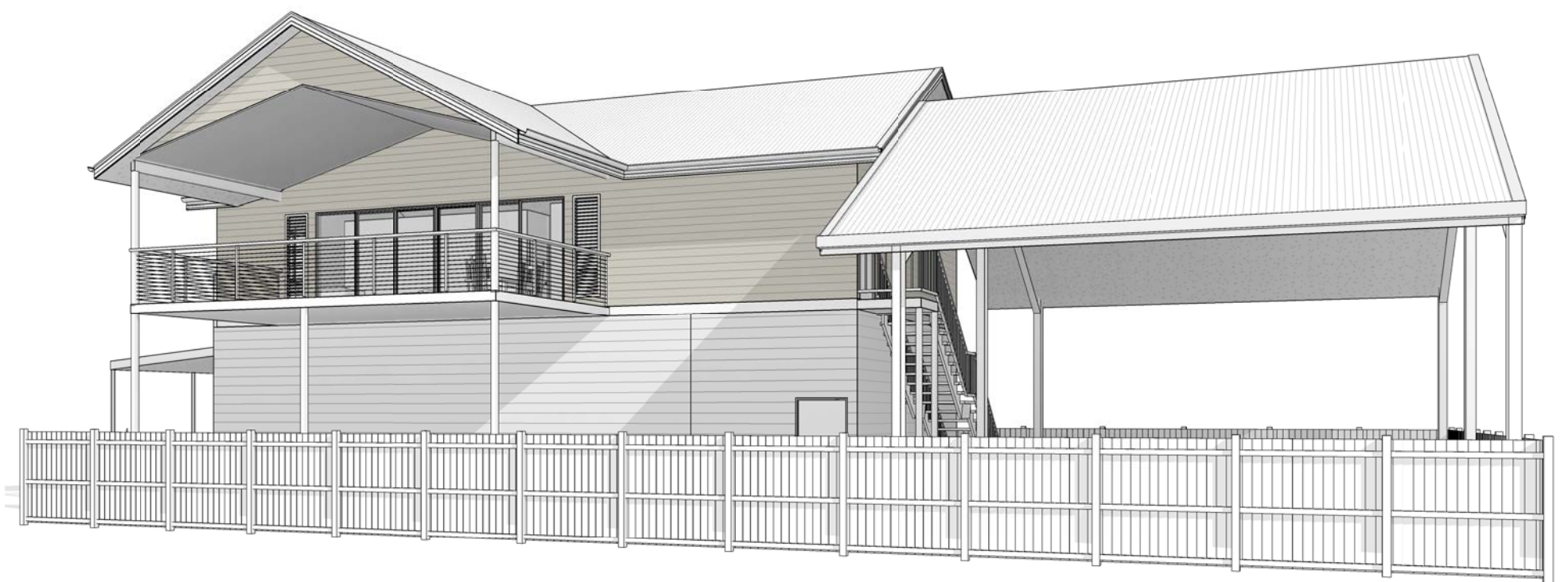
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SHEET No: SK02
REV No: 2

PROPERTY INFORMATION

LOT NUMBER LOT 1
PLAN NUMBER RP716988
SITE AREA 354 m²
LOCAL GOVERNMENT TORRES SHIRE

ELECTRICAL NOTES

METER BOX LOCATION TO BE DETERMINED BY ELECTRICIAN ON SITE (CLOSEST PRACTICAL LOCATION TO CONNECTION).

FLOOD INUNDATION

ALL CONSTRUCTED IS TO BE ABOVE Q-100 FLOOD LEVEL ACCORDING TO LOCAL AUTHORITY REQUIREMENTS.

HOUSE DRAINAGE LAYOUT

REFER DRAINAGE PLAN FOR HOUSE DRAINAGE LAYOUT.

SITE NOTES:

- BOUNDARIES BASED UPON SURVEY DRAWING. CONTRACTOR TO CONFIRM ON SITE PRIOR TO ANY CONSTRUCTION.
- EXISTING SERVICES LOCATIONS ARE INDICATIVE ONLY. CONTRACTOR TO VERIFY ON SITE.
- REFER TO SLAB PLAN FOR SETOUT.
- REFER TO SERVICES CONSULTANT DRAWINGS FOR WORKS TO NEW & EXISTING SERVICES.
- VERIFY ALL BEARING AND DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION. ALL MISSING PEGS TO BE REINSTATED PRIOR TO ANY CONSTRUCTION. NOTIFY THIS OFFICE IMMEDIATELY OF ANY DISCREPANCIES IN SETOUT DIMENSIONS.
- DISCLOSURE PLAN ONLY. DO NOT START CONSTRUCTION UNTIL BOUNDARIES ARE CONFIRMED.
- APPROXIMATE POSITION OF SEWER JUMP UP. VERIFY POSITION ON SITE PRIOR TO CONSTRUCTION. CONNECT 100Dia LINE TO COUNCIL REQUIREMENTS.
- THE FILL USED ON THIS SITE WILL HAVE CONTROLLED PLACEMENT.

NOTES:

DESIGN & CONSTRUCTION STANDARDS

- COMPLY WITH INDUSTRY STANDARDS INCLUDING:
- QUEENSLAND BUILDING ACT - 1975 INCLUDING AMENDMENTS.
 - QUEENSLAND DEVELOPMENT CODE - APPLICABLE STANDARDS.
 - NATION CONSTRUCTION CODE SERIES (VOLUME 2) INCLUDING ALL REFERENCED AUSTRALIAN STANDARDS.
 - TRADAC TIMBER FRAMING MANUAL TO SUIT THE SPECIFIED DESIGN LOADS.
 - THE APPLICABLE MANUFACTURERS PRINTED INSTRUCTIONS FOR THE INSTALLATION OF ALL PROPRIETARY PRODUCTS AND FINISHES.
 - ALL PRIMARY BUILDING MATERIALS ARE TO BE CONSTRUCTED OF TERMITE RESISTANT MATERIALS IN ACCORDANCE WITH THE NCC.

CONNECTION TO SERVICES

APPLY TO THE RELEVANT SUPPLY AUTHORITIES FOR THE CONNECTION & APPROVAL OF WATER, SANITARY, ELECTRICAL CONNECTIONS AND ANY OTHER SERVICES REQUIRED.

TORRES SHIRE COUNCIL

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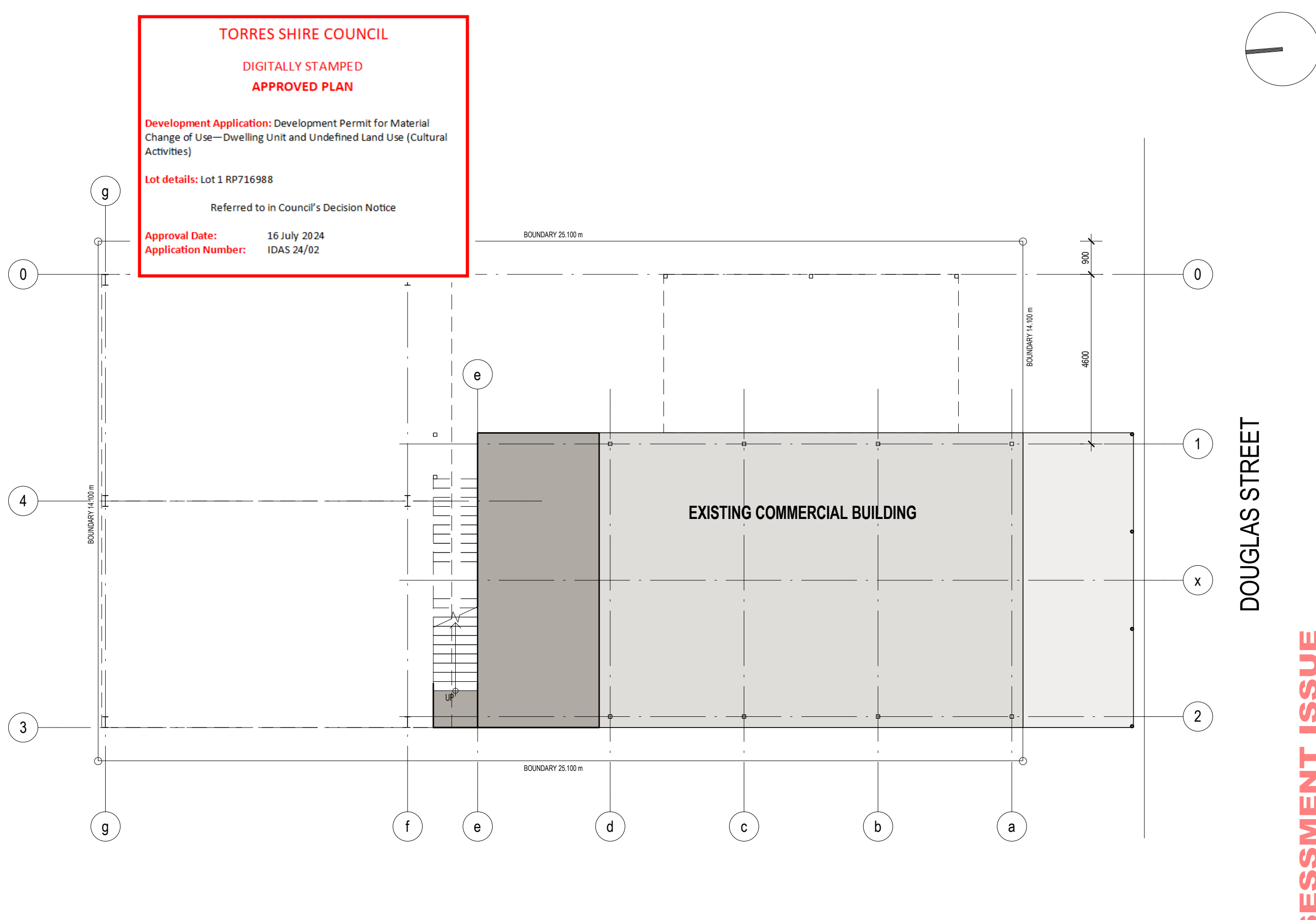
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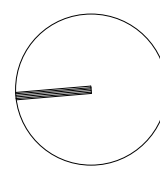
Lot details: Lot 1 RP716988

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SITE PLAN
SCALE 1 : 100



DOUGLAS STREET

ASSESSMENT ISSUE

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PROPOSED RESIDENCE
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DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	OCTOBER 2023
REVISION DATE:	20/12/2023

JOB No:	11-1702
SHEET No:	SK03
REV No:	2

ROOM NAME	AREA
PROPOSED STAIRS	9.60 m ²
PROPOSED ADDITION TO COMMERCIAL	26.40 m ²
PROPOSED OUTDOOR LIVING	34.40 m ²
EXISTING COMMERCIAL	92.00 m ²
PROPOSED ENTERTAINMENT AREA	99.63 m ²
PROPOSED RESIDENCE	117.68 m ²
TOTAL AREA	379.71 m ²

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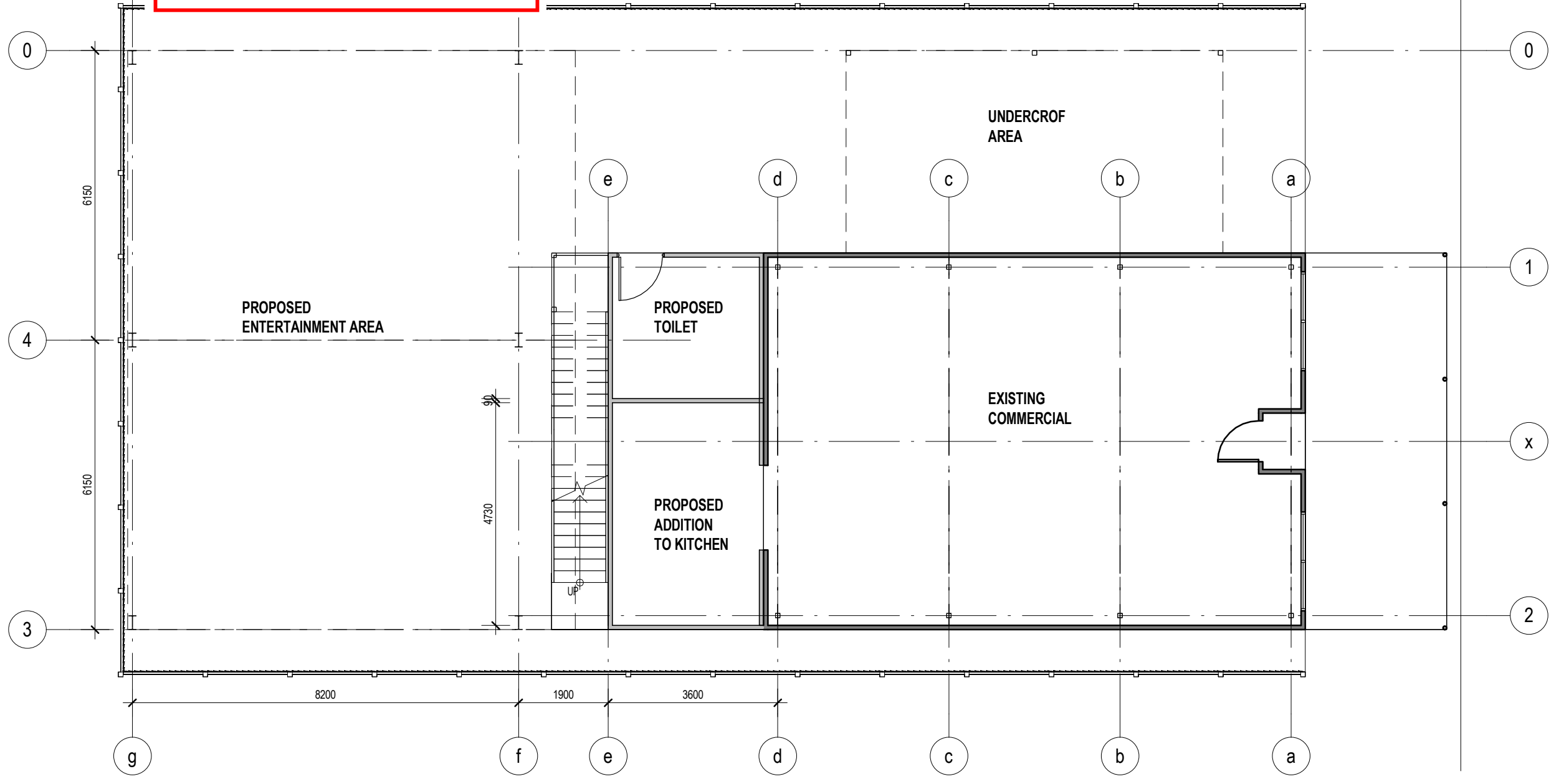
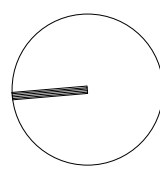
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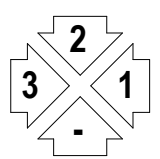
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DOUGLAS STREET

ASSESSMENT ISSUE

EX. GROUND FLOOR
SCALE 1 : 100



ELEVATION KEY

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SCALE: 1 : 100
START DATE: OCTOBER 2023
REVISION DATE: 20/12/2023

JOB No: 11-1702
SHEET No: SK04
REV No: 2

SMOKE ALARM:

SA - TO COMPLY WITH (AS3786-2014)

TORRES SHIRE COUNCIL

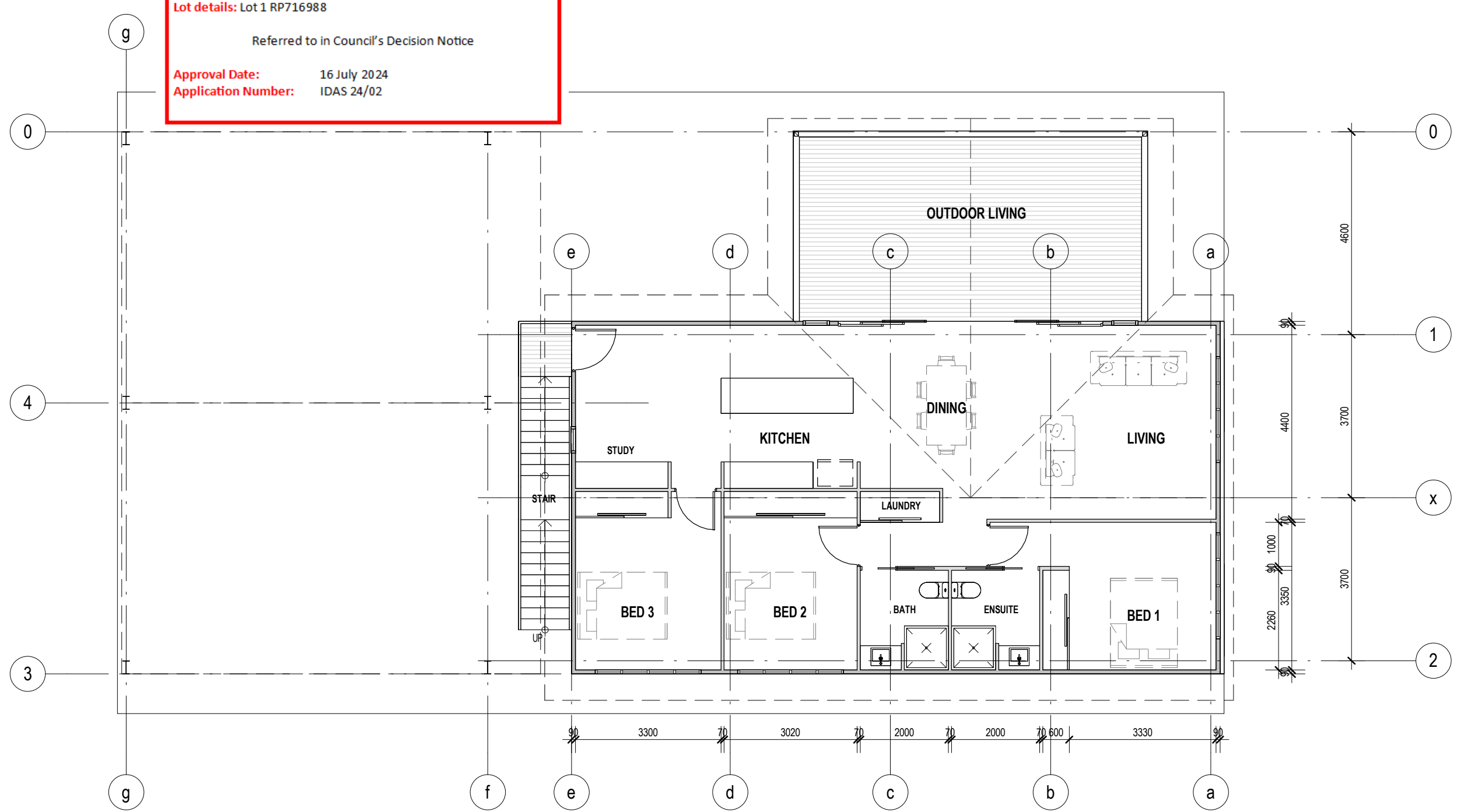
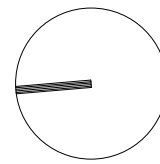
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PROPOSED UPPER LEVEL
SCALE 1 : 100

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PROPOSED RESIDENCE
ISLAND STARS
 42 (LOT 1) DOUGLAS STREET, THURSDAY ISLAND

NEVELE

ABN 31 639 960 704 | Reg No. 5977
 m 0410 633 159 | p 07 42 433 588 | w nevele.com.au
 a shop 5, 116 -118 Reed Road, Trinity Park, Q 4879

No	DATE	DETAILS
1	17/11/2023	PRELIMINARY ISSUE A
2	20/12/2023	PRELIMINARY ISSUE B

DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	OCTOBER 2023
REVISION DATE:	20/12/2023

JOB No:	11-1702
SHEET No:	SK05
REV No:	2

ROOF NOTES:

1. REFER TO HYDRAULIC DRAWINGS FOR ROOF PENETRATIONS WHERE PROVIDED.
2. REFER TO ELECTRICAL DRAWINGS FOR ROOF MOUNTED SATELLITE DISHES AND THE LIKE.
3. ENSURE ROOF MOUNTED EQUIPMENT IS COMPATIBLE WITH SPECIFIED ROOFING MATERIALS.
4. POSITION OF DOWNPIPES INDICATIVE ONLY - CONFIRM LOCATION WITH SUITABLY QUALIFIED HYDRAULIC PROFESSIONAL, ALLOW MINIMUM OF 90mm uPVC DOWNPIPES 1 PER 35 SQ.M.

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

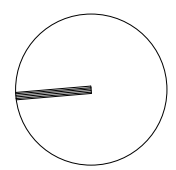
APPROVED PLAN

Development Application: Development Permit for Material Change of Use—Dwelling Unit and Undefined Land Use (Cultural Activities)

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 16 July 2024
Application Number: IDAS 24/02



ROOF PLAN
SCALE 1 : 100

ASSESSMENT ISSUE

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
 2. NOTIFY DESIGNER OF ANY DISCREPANCIES ON THE PLANS, OTHERWISE WE ACCEPT NO LIABILITY.
 3. DO NOT SCALE FROM DRAWINGS.
 4. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OF ANY SHOP DRAWINGS.
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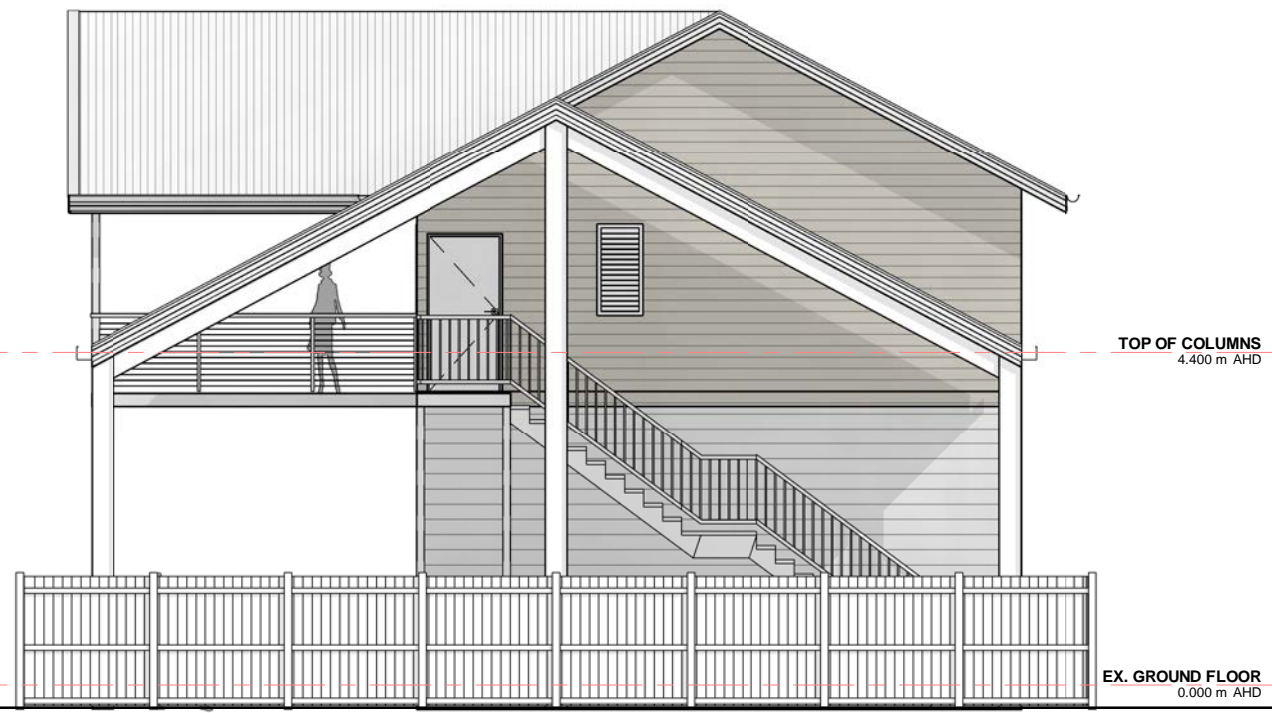
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SHEET No:	SK06
REV No:	2



ELEVATION 1
SCALE 1 : 100



ELEVATION
SCALE 1 : 100



ELEVATION 2
SCALE 1 : 100

TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use— Dwelling Unit and Undefined Land Use (Cultural Activities)

Lot details: Lot 1 RP716988

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SCALE:	1 : 100
START DATE:	OCTOBER 2023
REVISION DATE:	20/12/2023

JOB No:	11-1702
SHEET No:	SK07
REV No:	2

TORRES SHIRE COUNCIL

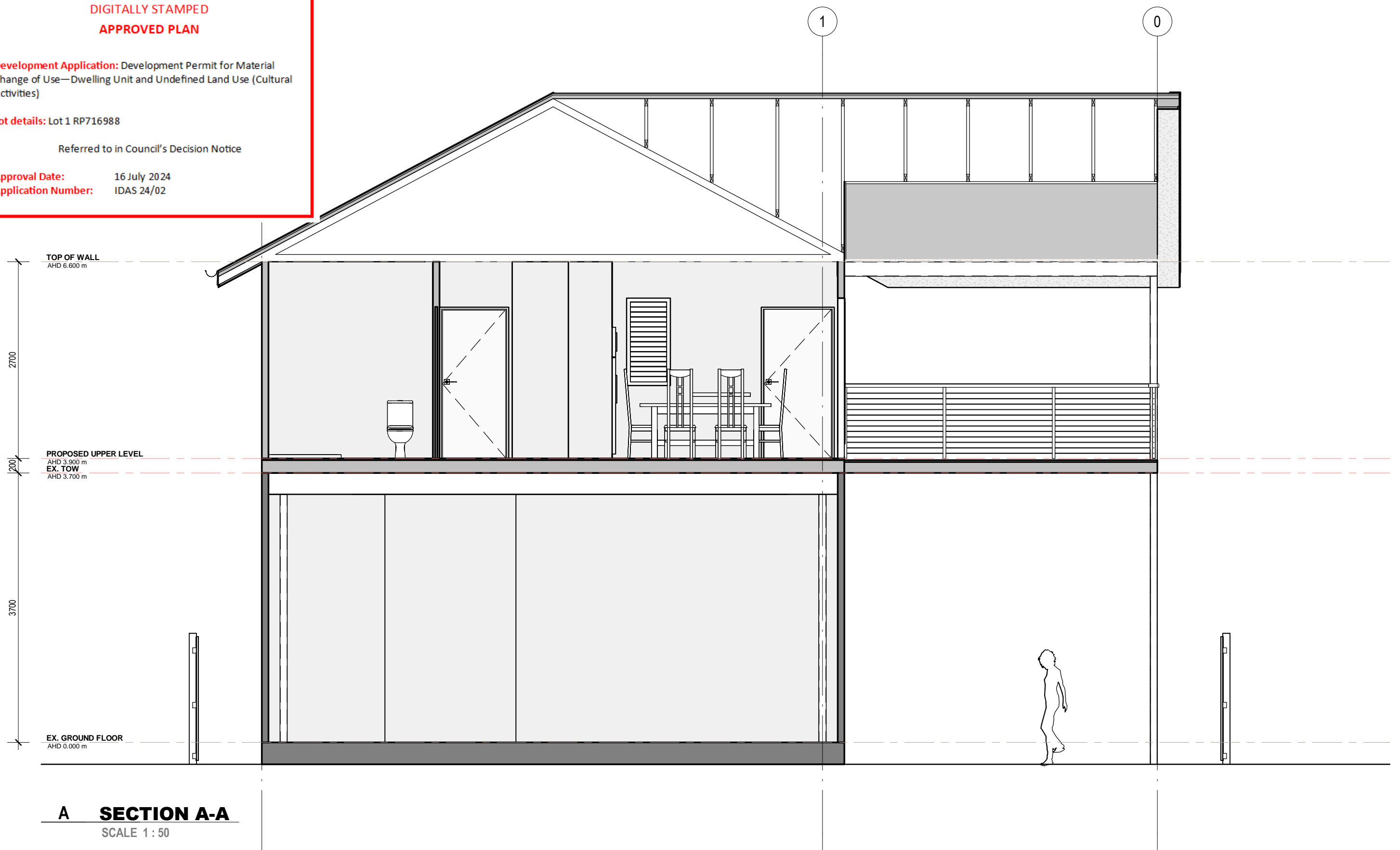
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use— Dwelling Unit and Undefined Land Use (Cultural Activities)

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 16 July 2024
Application Number: IDAS 24/02



A SECTION A-A
SCALE 1 : 50

ASSESSMENT ISSUE

ALL PRIMARY BUILDING ELEMENTS TO BE TERMITE RESISTANT.

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND CODES.
2. NOTIFY DESIGNER OF ANY DISCREPANCIES ON THE PLANS, OTHERWISE WE ACCEPT NO LIABILITY.
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START DATE:	OCTOBER 2023
REVISION DATE:	20/12/2023

JOB No:	11-1702
SHEET No:	SK08
REV No:	2

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:	IDAS24/02
Applicant:	Joey Josia Laifoo & Melissa Leanne Crump c/ Urban Sync
Proposal:	Development Permit for Material Change of Use
Description of the Development:	Dwelling Unit and Undefined Land Use (Cultural Activities)
Street Address:	42 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP716988
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>
Land Zoning:	Centre Zone
Assessment Type:	Impact

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use – Dwelling Unit and Undefined Land Use (Cultural Activities)
Date of Decision:	16 July 2024

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)

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

Standard Outcomes

- Centre Zone
- Accommodation Activities
- Landscaping
- Parking, Access and Transport
- Works, Services and Infrastructure
- Airport Environs Overlay
- Coastal Hazard Overlay
- Heritage Overlay

Merit Outcomes

- General
- Amenity and Privacy
- Built Form and Development Design
- Infrastructure and Services
- Land Constraints
- Land use
- Landscaping
- Parking, Access and Transport

Strategic Outcomes

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

PUBLIC NOTIFICATION

A review of Council's records has determined no properly made submissions were received.

REASONS FOR THE DECISION

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

- (a) The proposal achieves compliance with the relevant assessment benchmarks of the Torres Shire Council Planning Scheme 2022.
- (b) The proposed development seeks to formalise existing cultural activities being undertaken on-site.
- (c) The approval can be appropriately conditioned to enable, if required, the management of adverse noise impacts from the cultural activities.

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

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

1. Development applications

For a development application other than an excluded application, an appeal may be made against—

- (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)
<p>1 The applicant</p> <p>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	<p>The assessment manager</p>	<p>If a concurrence agency starts the appeal—the applicant</p>	<p>If a chosen assessment manager is the respondent—the prescribed assessment manager</p>
<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— (a) the refusal of a conversion application; or (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>			

Schedule 1

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)
A person dissatisfied with the decision	The local government to which the claim was made	—	—

Table 2 Appeals to the P&E Court only			
<p>5. Registered premises 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 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>			

Schedule 1

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			
1. Building advisory agency appeals 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.			
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	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval

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)

DATE:	18 July 2024																
APPLICANT:	Joey Josia Laifoo & Melissa Leanne Crump c/ Urban Sync																
APPLICATION:	Development Permit for Material Change of Use – Dwelling Unit and Undefined Land Use (Cultural Activities)																
FILE REFERENCE:	IDAS24/02																
DATE OF APPROVAL:	16 July 2024																
AMOUNT OF THE LEVIED CHARGE: (Details of how these charges were calculated are shown overleaf)	<p>Stage 1 – Cultural Activities</p> <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>Commercial</td> <td>\$6,585.80</td> <td>-</td> <td>\$6,585.80</td> </tr> </tbody> </table> <p>Stage 2 – Dwelling Unit</p> <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>Residential</td> <td>\$30,677.65</td> <td>-</td> <td>\$30,677.65</td> </tr> </tbody> </table>	Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Commercial	\$6,585.80	-	\$6,585.80	Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Residential	\$30,677.65	-	\$30,677.65
Development Type	Adopted Infrastructure Charge	Credits	Total Charge														
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Development Type	Adopted Infrastructure Charge	Credits	Total Charge														
Residential	\$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 1 RP716988																
SITE ADDRESS	42 Douglas 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.

Name: Dalassa Yorkston

Signature:

DETAILS OF CALCULATION

CHARGES CALCULATION

Material Change of Use (Cultural Activities) – Stage 1

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Commercial – Retail (26.40m ²) (\$ per m ² GFA)	\$1,822.13	\$1,561.83	\$1,041.22	\$780.92	\$1,379.70 (\$10.95 per impervious m ² - 126m ² increase impervious area – 99.63m ² entertainment area and 26.4m ² commercial extension)	\$6,585.80

**TOTAL INFRASTRUCTURE CHARGE
– STAGE 1**

\$6,585.80

CHARGES CALCULATION

Material Change of Use (Dwelling Unit) – Stage 2

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Residential (for each dwelling with 3 or more bedrooms)	\$9,203.30	\$7,669.41	\$4,601.65	\$3,067.77	\$6,135.52	\$30,677.65

**TOTAL INFRASTRUCTURE CHARGE
STAGE 2**

\$30,677.65

**Infrastructure charges are based on the new Dwelling Unit, extension to commercial component and Entertainment Structure (stormwater component only). Entertainment area is not considered GFA for the purposes of calculating Infrastructure Charges.*

CREDIT CALCULATION

** No change to existing use calculations.*

INFORMATION NOTICE

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
