



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: 31 January 2025

Our Ref: IDAS24/16
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Thursday Island Bowls Club Inc.
c/- Urban Sync Pty Ltd
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

I wish to advise that Council has approved the development application in full.

Details of the decision are as follows:

DATE OF DECISION

Council approved the Development Application at the Council meeting on 28 January 2025.

APPLICATION DETAILS

Application No:	IDAS24/16
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development	Caretaker's Accommodation
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>

LOCATION DETAILS

Street Address:	93 Victoria Parade, Thursday Island
Real Property Description:	Lot 61 SP295082

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for a Caretaker's Accommodation

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

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 (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.

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. <ul style="list-style-type: none"> - Floor Plan – lodged 20 November 2024 - Site Plan - lodged 20 November 2024 	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.	At all times.

3.0	Limitation of Approved Use	
3.1	The accommodation is approved for use by a Caretaker of the Bowls Club facility. The accommodation is not approved for any other purpose.	At all times.

4.0	Evidence of other required approvals	
4.1	The applicant must provide written evidence to Council that all other relevant approvals have been obtained including the Building	Within four (4) months of the

	Approval, Certificate of Occupancy and Plumbing and Drainage Approval.	approval taking effect.
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5.0	Parking and Access	
5.1	Existing carparking spaces must be retained onsite.	At all times.
5.2	A minimum of one (1) car parking space must be provided on site for the Caretaker located generally in accordance with the approved plan of development.	At all times.
5.3	The parking space must be kept available for use and must not be used for the storage of goods at any time.	

6.0	Coastal Hazards	
6.1	A Coastal Hazard Management Plan must be prepared and lodged with Council for approval by Council's delegated officer. The management plan must be kept available on site and made available to the Caretaker. The plan must at a minimum document the management controls for the identification of coastal hazard risk and the procedures for the evacuation of the premises.	Within four (4) months of the approval taking effect.
6.2	Signage must be installed within the Caretaker's Accommodation identifying that the building is located within a coastal hazard area.	Prior to the commencement of use and maintained 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. The applicant/developer will be required to obtain further development permits for building work and plumbing and drainage as required under relevant legislation.
3. Infrastructure Charges must be paid to Council as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment. The Infrastructure Charges are payable within four (4) months of the approval taking effect.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

APPROVED PLANS

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

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:	IDAS24/16
Applicant:	Thursday Island Bowls Club Inc. c/ Urban Sync
Proposal:	Development Permit for Material Change of Use
Description of the Development:	Caretaker's Accommodation
Street Address:	93 Victoria Parade, Thursday Island
Real Property Description:	Lot 61 SP295082
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>
Land Zoning:	Recreation and Open Space
Assessment Type:	Code

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use - Caretaker's Accommodation
Date of Decision:	28 January 2025

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

- Airport Environs Overlay
- Coastal Hazard Overlay
- Heritage Overlay
- Potential and Actual Acid Sulfate Soils Overlay

Merit Outcomes

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

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:

- (a) The proposal is compliant with the assessment benchmarks and consistent with the Torres Shire Council Planning Scheme 2022.
- (b) The proposed Caretaker's Accommodation is an appropriate land use in conjunction with the existing Bowls Club facility.
- (c) The risk from Coastal Hazards can be adequately managed through conditions.

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)

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

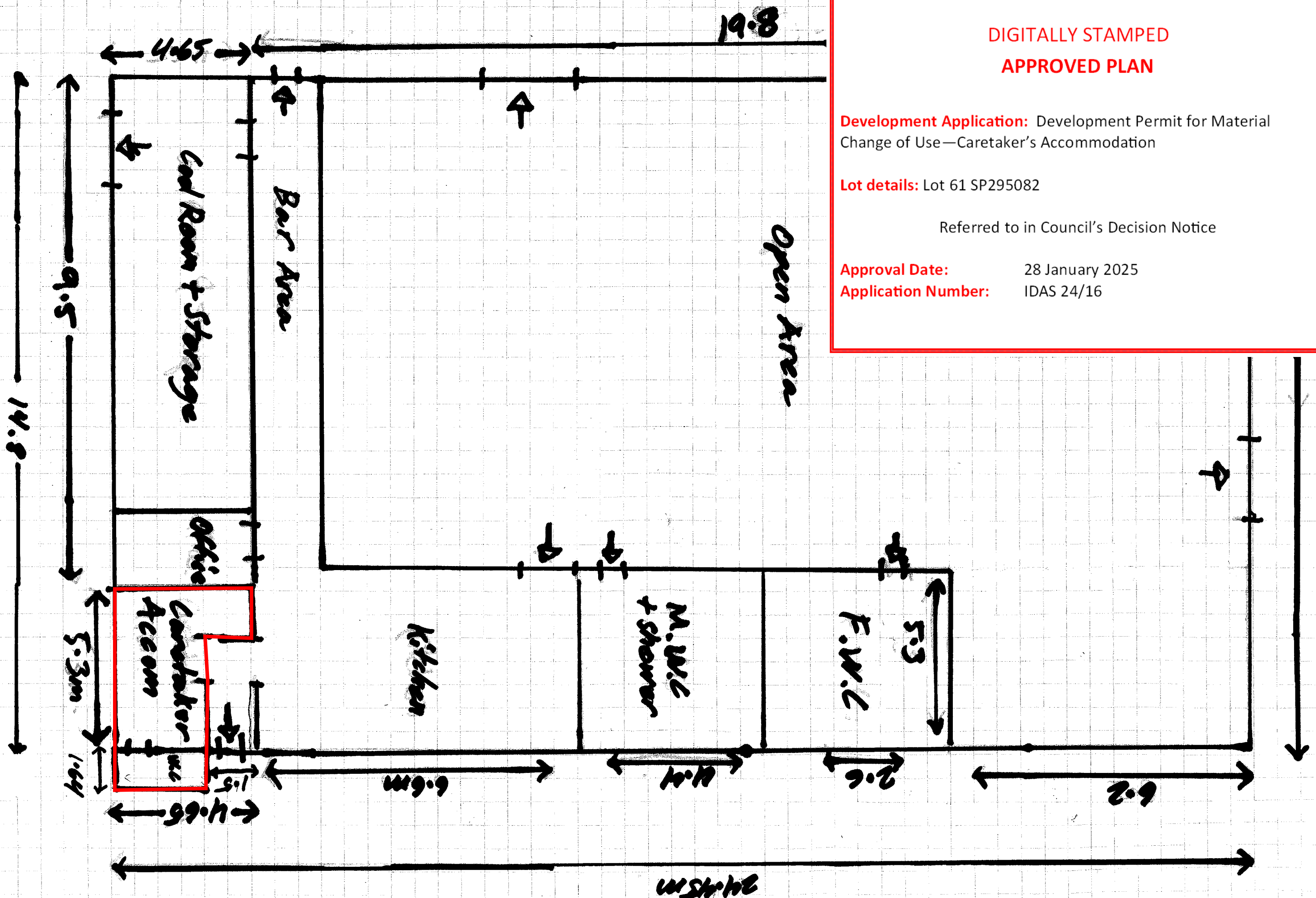
Development Application: Development Permit for Material Change of Use—Caretaker's Accommodation

Lot details: Lot 61 SP295082

Referred to in Council's Decision Notice

Approval Date: 28 January 2025

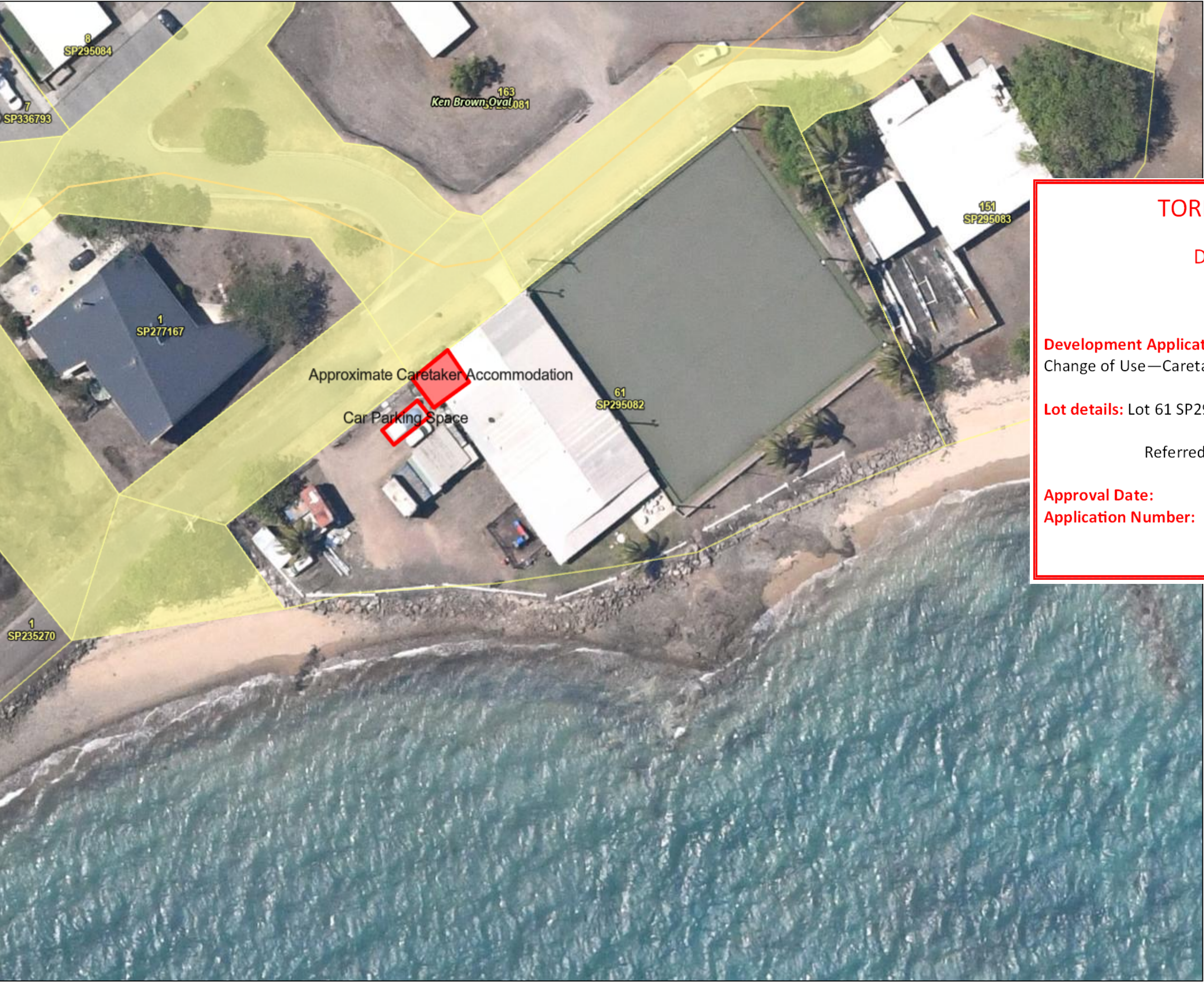
Application Number: IDAS 24/16



Thursday Island Bowls Club - Site Plan

Inclusive of approximate area of Caretaker Accommodation and reserved carparking space

10°35'15"S 142°12'44"E 10°35'15"S 142°12'50"E



Legend located on next page

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Development Permit for Material Change of Use—Caretaker’s Accommodation

Lot details: Lot 61 SP295082

Referred to in Council’s Decision Notice

Approval Date: 28 January 2025

Application Number: IDAS 24/16



Scale: 1:550

Printed at: A3
Print date: 19/11/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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10°35'19"S 142°12'44"E 10°35'19"S 142°12'50"E



Torres Shire Council

INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

DATE:	31 January 2025										
APPLICANT:	Thursday Island Bowls Club Inc. c/ Urban Sync										
APPLICATION:	Development Permit for Material Change of Use – Caretaker's Accommodation										
FILE REFERENCE:	IDAS24/16										
DATE OF APPROVAL:	28 January 2025										
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>Residential <i>(two or less bedrooms)</i></td> <td>\$17,530.08</td> <td>n/a</td> <td>\$17,530.08</td> </tr> </tbody> </table>	Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Residential <i>(two or less bedrooms)</i>	\$17,530.08	n/a	\$17,530.08		
Development Type	Adopted Infrastructure Charge	Credits	Total Charge								
Residential <i>(two or less bedrooms)</i>	\$17,530.08	n/a	\$17,530.08								
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 61 SP295082										
SITE ADDRESS	93 Victoria Parade, Thursday Island										
PAYABLE TO:	Torres Shire Council										
WHEN PAYABLE:	Material Change of Use – - within four (4) months of the approval taking effect.										
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

ADOPTED CHARGES

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Residential (two or less bedrooms)	\$6,573.78	\$5,478.15	\$3,286.89	\$2,191.26	n/a – no increase in impervious area	\$17,530.08

TOTAL ADOPTED CHARGE

\$17,530.08

**Infrastructure charges are based on the Caretaker's Accommodation use only.*

***There is no change in the impervious areas on site, therefore stormwater charges do not apply.*

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
