



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: 21 November 2025

Our Ref: IDAS25/20
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Joey Josia Laifoo & Melissa Leanne Group
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 18 November 2025.

APPLICATION DETAILS

Application No:	IDAS25/20
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development	Rooming Accommodation
Planning Scheme:	Torres Shire Council Planning Scheme 2022 (Version 1)

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 – Rooming 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 REQUIREMENTS 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

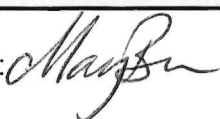
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached (Attachment 4).

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: Mary Bani

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.

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	3	01/10/2025	Nevele	
	SK02	Perspective Views	3	01/10/2025	Nevele	
	SK03	Site Plan	3	01/10/2025	Nevele	
	SK04	Ground Floor Plan	3	01/10/2025	Nevele	
	SK05	First Floor Plan	3	01/10/2025	Nevele	
	SK06	Roof Plan	3	01/10/2025	Nevele	
	SK07	Elevations	3	01/10/2025	Nevele	
	SK08	Section A-A	3	01/10/2025	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.
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3.0	Evidence of compliance with earlier approval	
3.1	Provide written evidence to Council that the building approval has been issued for the dwelling unit and covered entertainment structure subject to the earlier approval (IDAS 24/02). <i>*note- the development can form part of the same building approval</i>	Prior to the issue of the development permit for building work
3.2	Provide written evidence to Council that the certificate of occupancy has been issued for the dwelling unit and covered entertainment structure subject to the earlier approval (IDAS 24/02). <i>*note- the development can form part of the same building approval</i>	Prior to the issue of the certificate of occupancy and commencement of use

4.0	Stormwater	
4.1	Stormwater drainage must be directed to a lawful point of discharge being Douglas Street.	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.	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.	At all times.

5.0	Water and Sewerage	
5.1	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.
5.2	Connect the development to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.
5.3	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

6.0	Waste Storage	
6.1	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

7.0	Amenity – General	
7.1	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.

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

9.0	Amenity and Environmental Health	
9.1	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)

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:	IDAS25/20
Applicant:	Joey Josia Laifoo & Melissa Leanne Crump
Proposal:	Development Permit for Material Change of Use
Description of the Development:	Rooming Accommodation
Street Address:	42 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP716988
Planning Scheme:	Torres Shire Council Planning Scheme 2022 (Version 1)
Land Zoning:	Centre zone
Assessment Type:	Code

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use for Rooming Accommodation
Date of Decision:	18 November 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

- 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
- Land use
- Natural Hazards including climate change
- 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 achieves compliance with the relevant assessment benchmarks of the Torres Shire Council Planning Scheme 2022.

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)

GENERAL NOTES

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

ABBREVIATIONS:

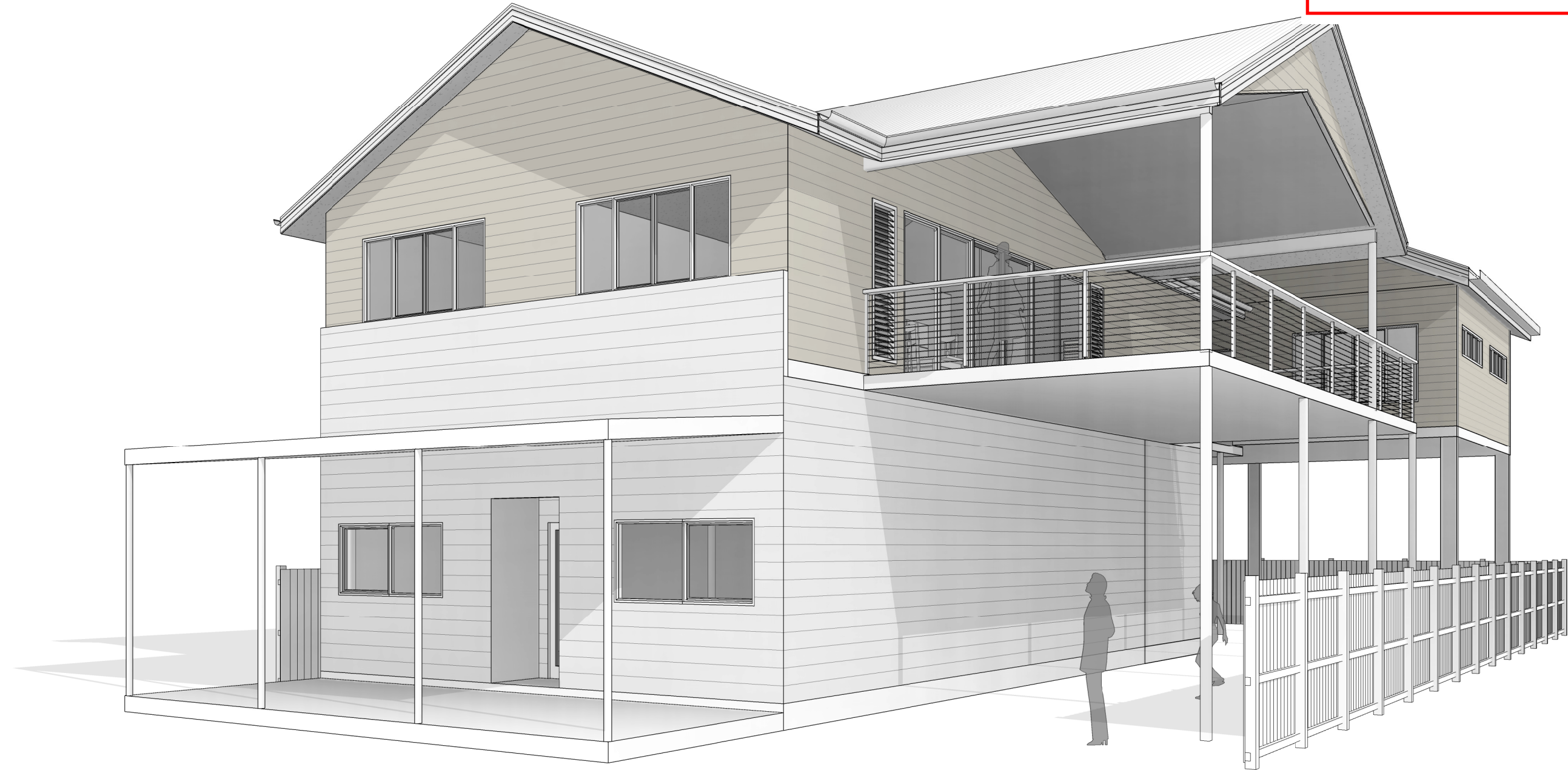
A.F.L.	ABOVE FLOOR LEVEL
A.F.F.L.	ABOVE FINISHED FLOOR LEVEL
APPROX.	APPROXIMATE
B	BENCH
BH	BULKHEAD
BR	BROOM CUPBOARD
BTH	BATH TUB
C.O.S.	CONFIRM ON SITE
CPD	CUPBOARD
CT	COOKTOP
CL	CLOTHESLINE
DFW	DRY FLOOR WASTE
DIA.	DIAMETER
DN	DOWN
DP	DOWNPIPE
DWR	DRAWERS
DW	DISHWASHER
FF	FROG FLAP
FW	FLOOR WASTE
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:

- 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.
- 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.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION (WHERE SUPPLIED) AND ALL CONSULTANT DRAWINGS AND SPECIFICATIONS.
- ALL BUILDING WORK SHALL COMPLY WITH ALL THE LOCAL AUTHORITY REGULATIONS AND ALL RELEVANT STANDARDS.
- 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.
- PRIOR TO COMMENCEMENT OF WORK ON SITE ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE LOCATION OF ALL POSSIBLE UNDERGROUND SERVICES.
- 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.
- 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.
DRAWING IS COPYRIGHT © NEVELE ARCHITECTS AND MUST NOT BE ALTERED OR REPLICATED.

DRAWING LIST			
NUMBER	DESCRIPTION	ISSUE DATE	REVISION No.
SK01	COVER SHEET	01/10/2025	3
SK02	PERSPECTIVE VIEWS	01/10/2025	3
SK03	SITE PLAN	01/10/2025	3
SK04	GROUND FLOOR PLAN	01/10/2025	3
SK05	FIRST FLOOR PLAN	01/10/2025	3
SK06	ROOF PLAN	01/10/2025	3
SK07	ELEVATIONS	01/10/2025	3
SK08	SECTION A-A	01/10/2025	3



ISLAND STARS RESIDENCE
42 DOUGLAS STREET,
THURSDAY ISLAND

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use — Rooming Accommodation

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 18 November 2025
Application Number: IDAS 25/20

ASSESSMENT ISSUE

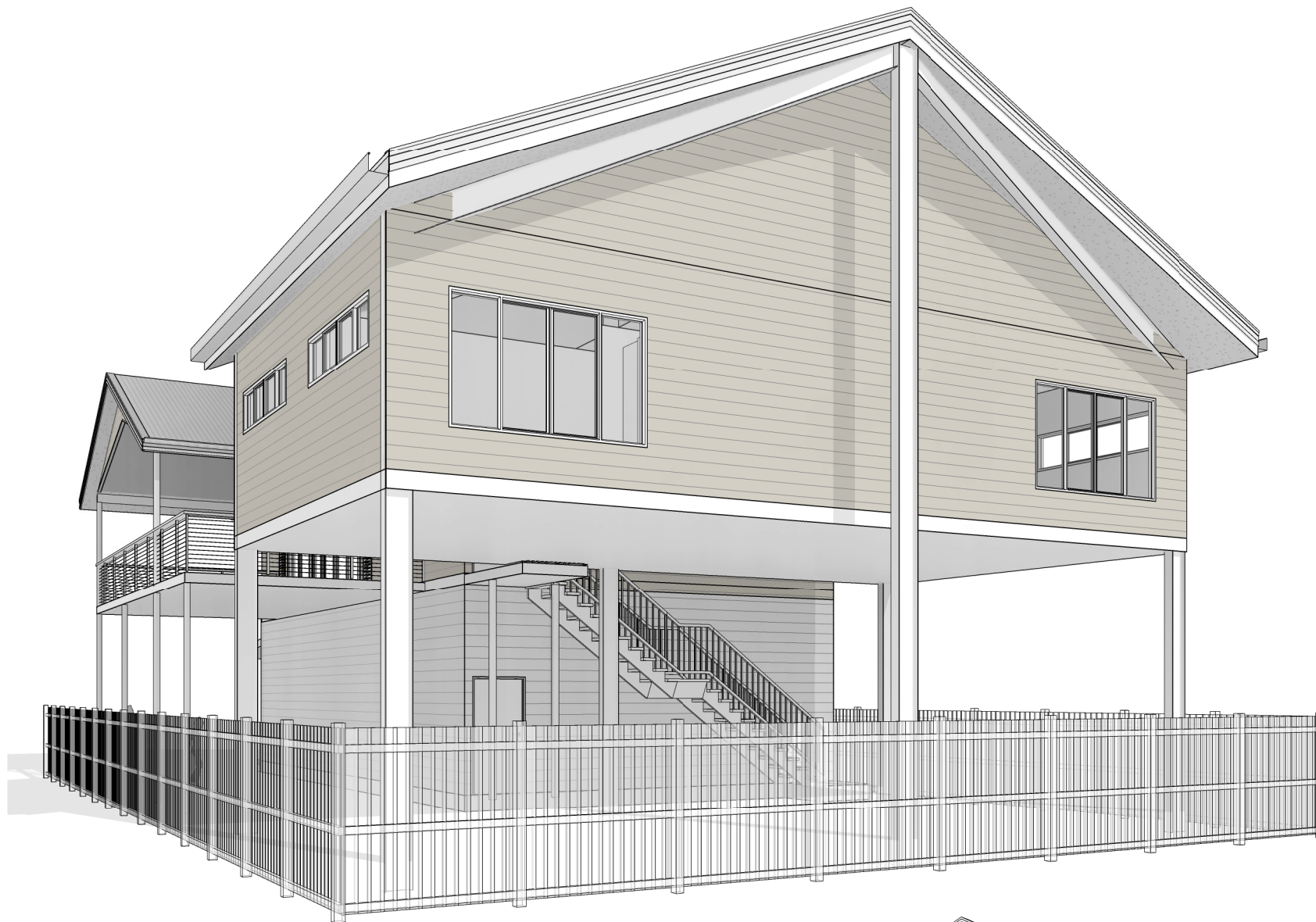
PROPOSED ACCOMMODATION
ISLAND STARS
42 (LOT 1) DOUGLAS STREET, THURSDAY ISLAND

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
3	01/10/2025	ASSESSMENT ISSUE

DRAWN BY:	CD
SCALE:	N.T.S.
START DATE:	OCTOBER 2023
REVISION DATE:	01/10/2025

JOB No:	11-1702
SHEET No:	SK01
REV No:	3



TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material
Change of Use —Rooming Accommodation

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 18 November 2025
Application Number: IDAS 25/20

ASSESSMENT ISSUE

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REVISION DATE: 01/10/2025

JOB No: **11-1702**
SHEET No: **SK02**
REV No: **3**

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

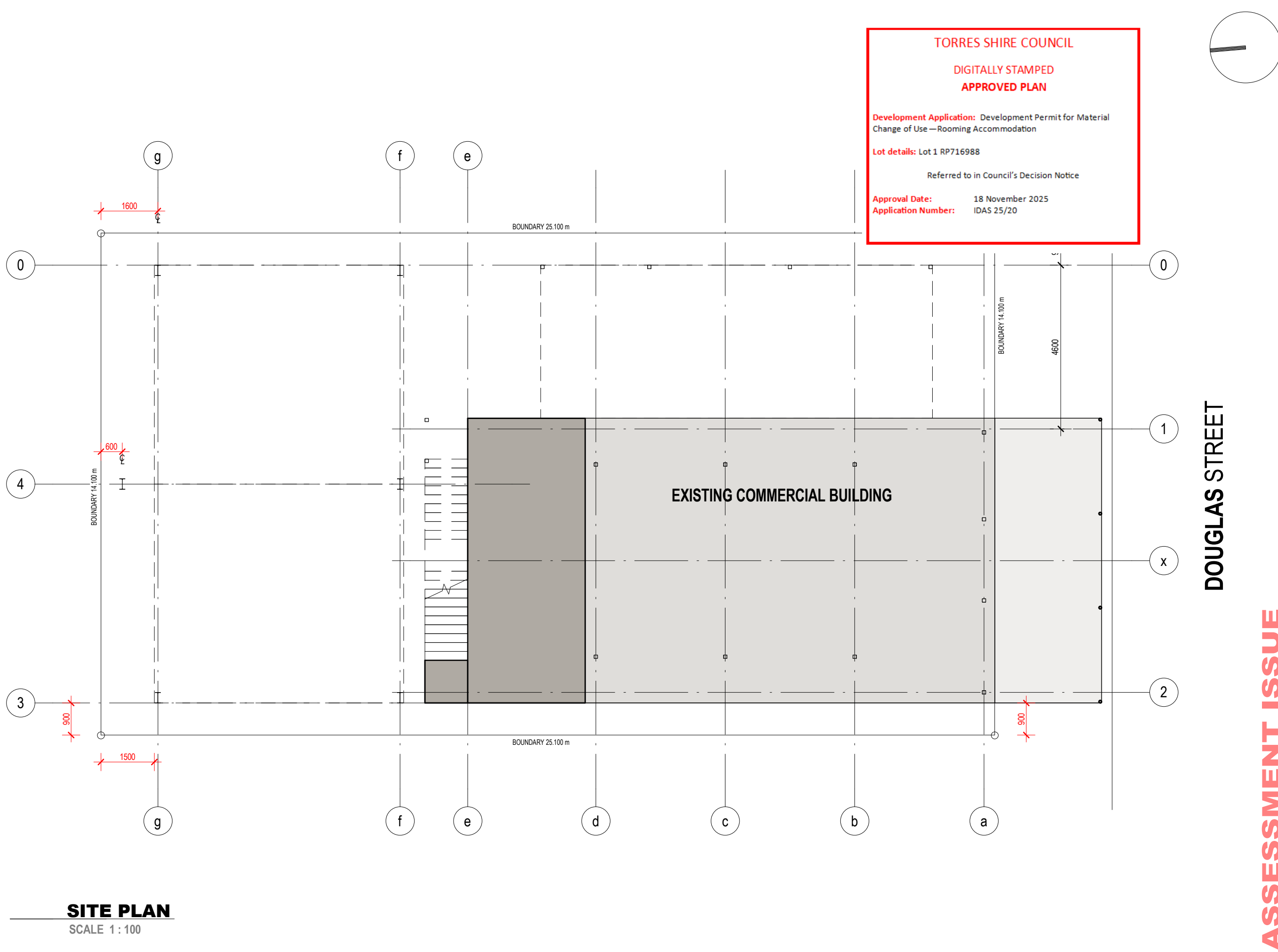
REFER DRAINAGE PLAN FOR HOUSE DRAINAGE LAYOUT.

SITE NOTES:

1. BOUNDARIES BASED UPON SURVEY DRAWING. CONTRACTOR TO CONFIRM ON SITE PRIOR TO ANY CONSTRUCTION.
2. EXISTING SERVICES LOCATIONS ARE INDICATIVE ONLY. CONTRACTOR TO VERIFY ON SITE.
3. REFER TO SLAB PLAN FOR SETOUT.
4. REFER TO SERVICES CONSULTANT DRAWINGS FOR WORKS TO NEW & EXISTING SERVICES.
5. 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.
6. DISCLOSURE PLAN ONLY. DO NOT START CONSTRUCTION UNTIL BOUNDARIES ARE CONFIRMED.
7. APPROXIMATE POSITION OF SEWER JUMP UP. VERIFY POSITION ON SITE PRIOR TO CONSTRUCTION. CONNECT 100dia LINE TO COUNCIL REQUIREMENTS.
8. 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.



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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PROPOSED ACCOMMODATION

ISLAND STARS

42 (LOT 1) DOUGLAS STREET, THURSDAY ISLAND

NEVELE

ABN 31 639 960 704 | Reg No. 5977

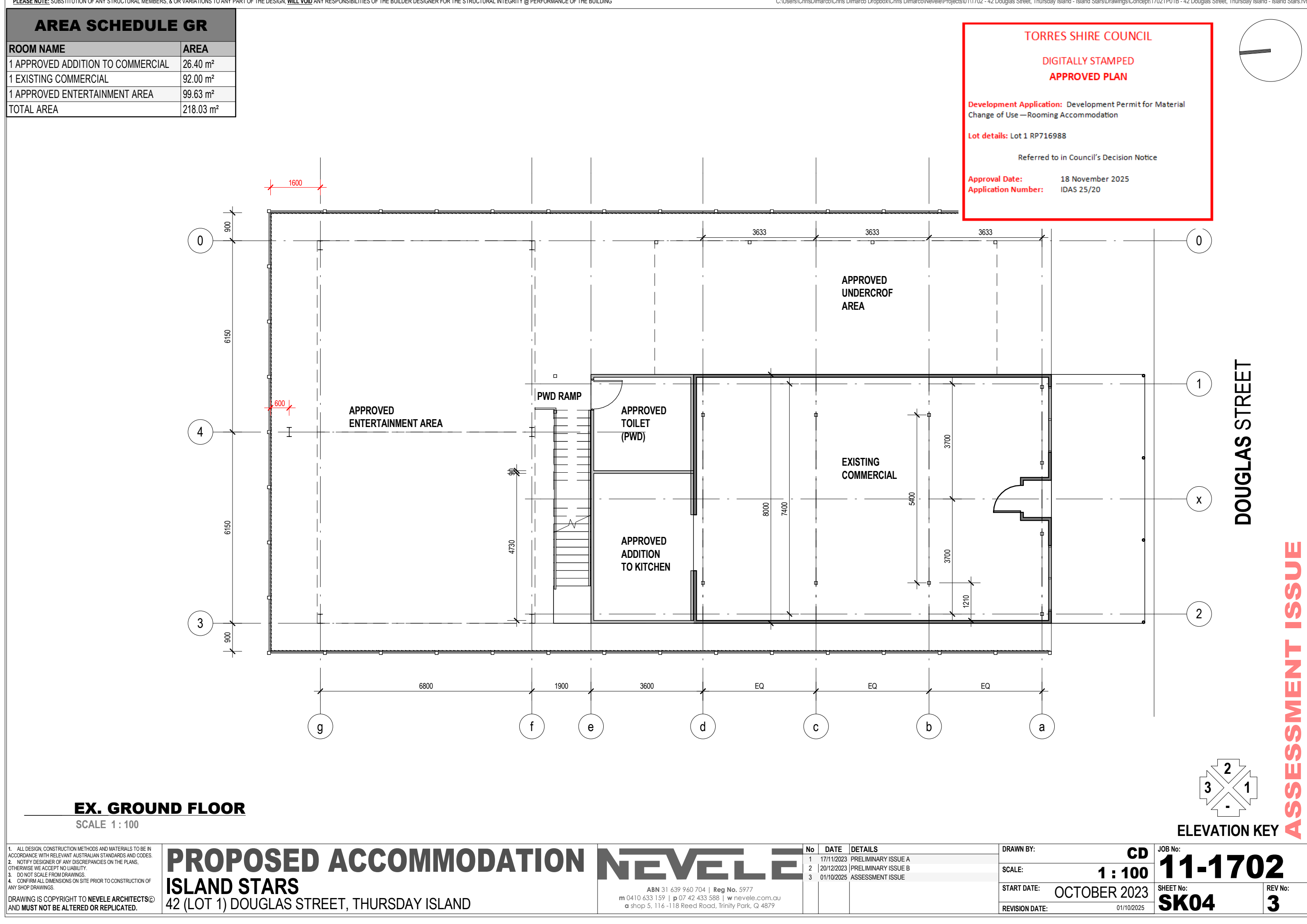
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DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	OCTOBER 2023
REVISION DATE:	01/10/2025

JOB No:	11-1702
SHEET No:	SK03
REV No:	3



AREA SCHEDULE FF

ROOM NAME	AREA
2 APPROVED OUTDOOR LIVING	47.30 m ²
2 PROPOSED ACCOMMODATION	86.79 m ²
2 APPROVED RESIDENCE	127.28 m ²
TOTAL AREA	261.37 m ²

TORRES SHIRE COUNCIL

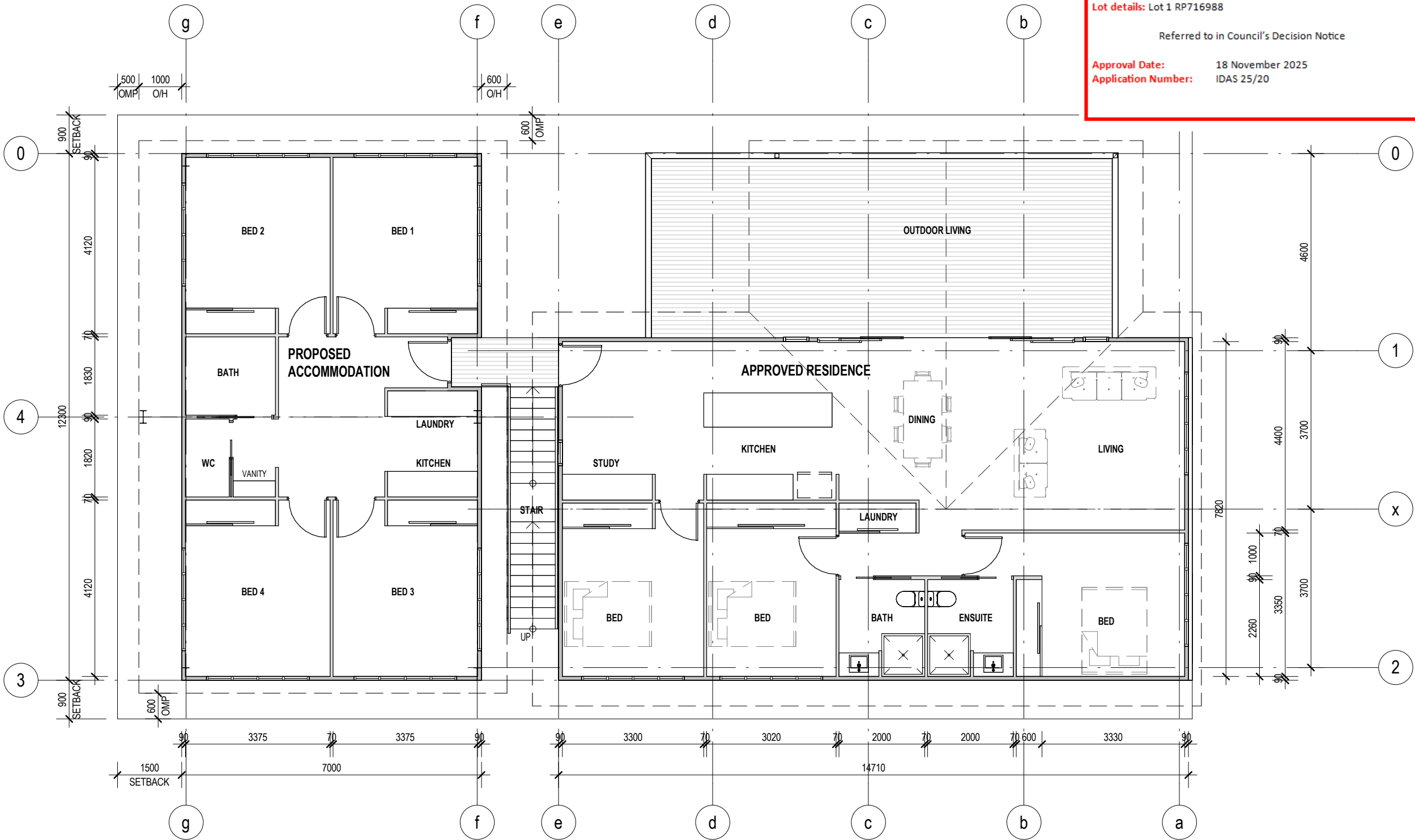
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APPROVED PLAN

Development Application: Development Permit for Material
Change of Use — Rooming Accommodation

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 18 November 2025
Application Number: IDAS 25/20



PROPOSED UPPER LEVEL

SCALE 1 : 100

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DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	OCTOBER 2023
REVISION DATE:	01/10/2025

JOB No:	11-1702
SHEET No:	SK05
REV No:	3

ASSESSMENT ISSUE

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.

ROOF NOTES:

TORRES SHIRE COUNCIL

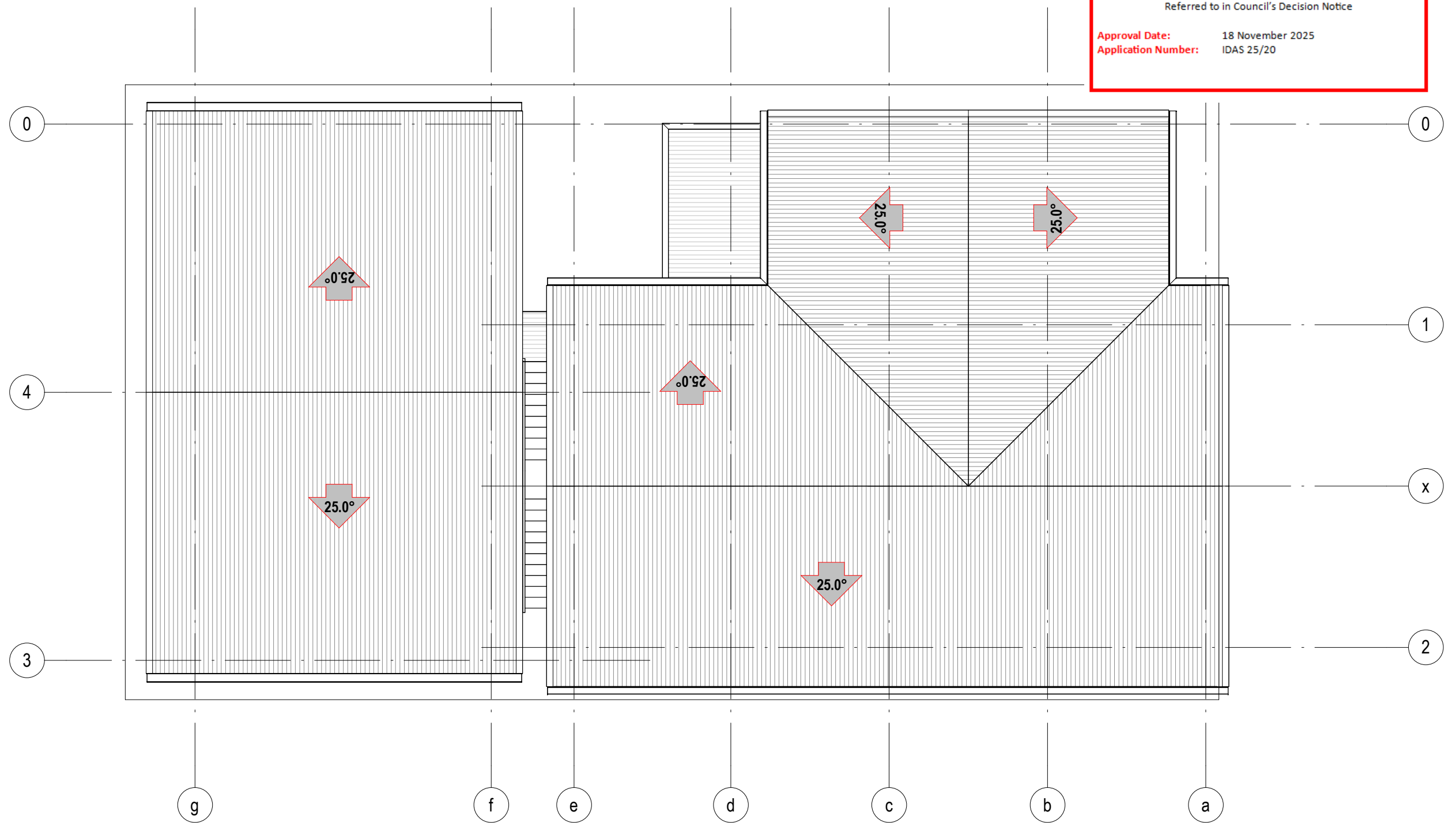
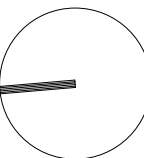
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use —Rooming Accommodation

Lot details: Lot 1 RP716988

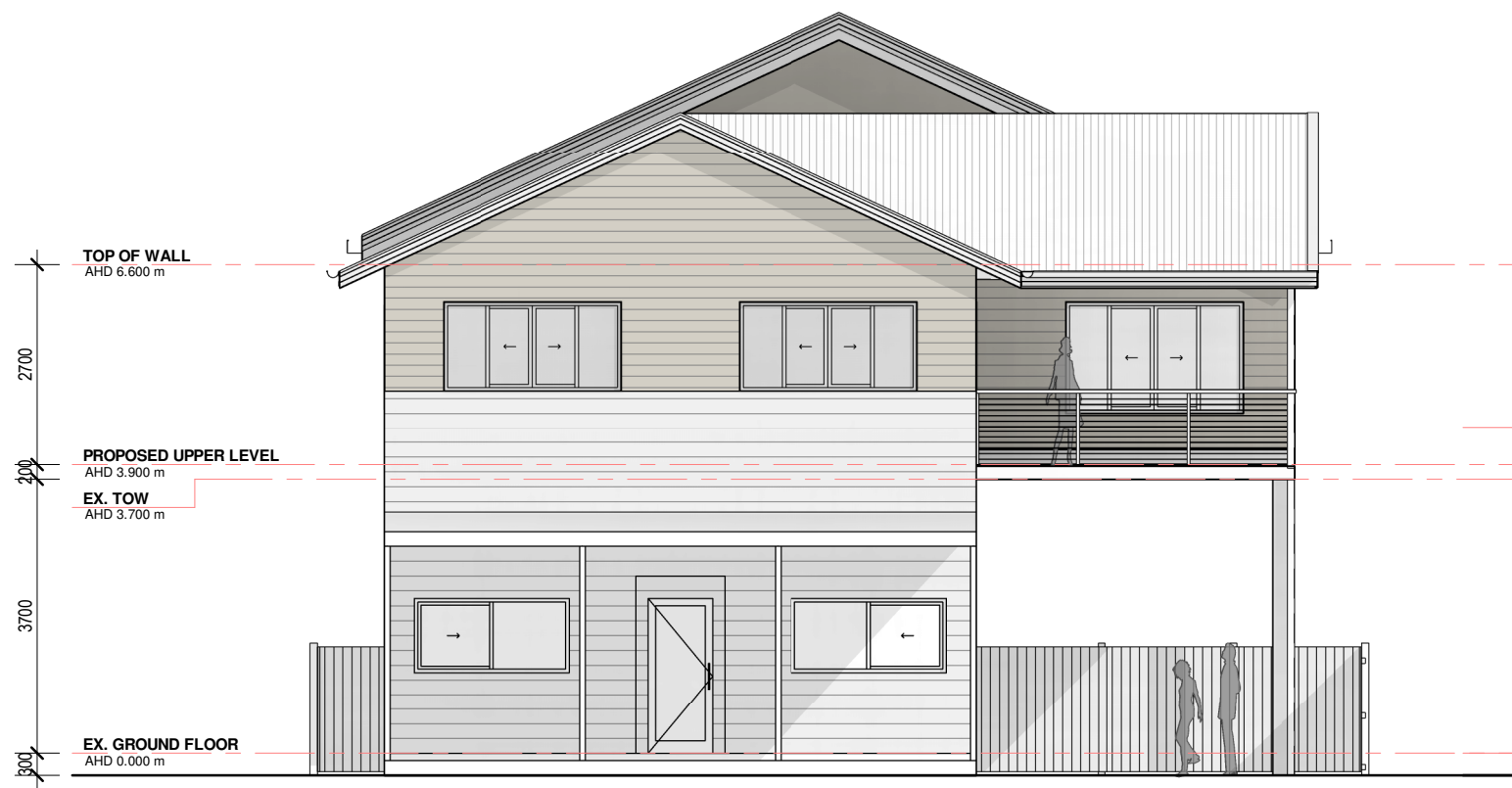
Referred to in Council's Decision Notice

Approval Date: 18 November 2025
Application Number: IDAS 25/20

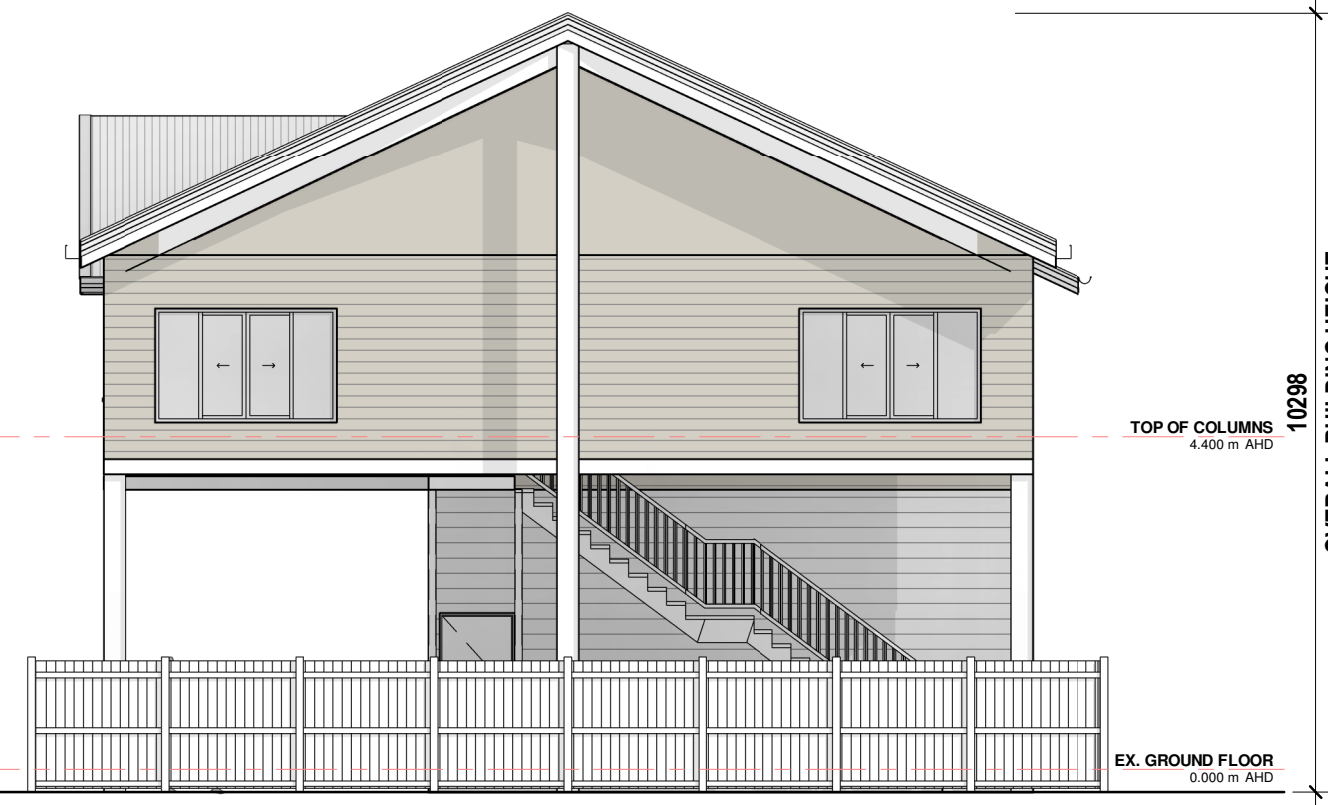


ROOF PLAN
SCALE 1 : 100

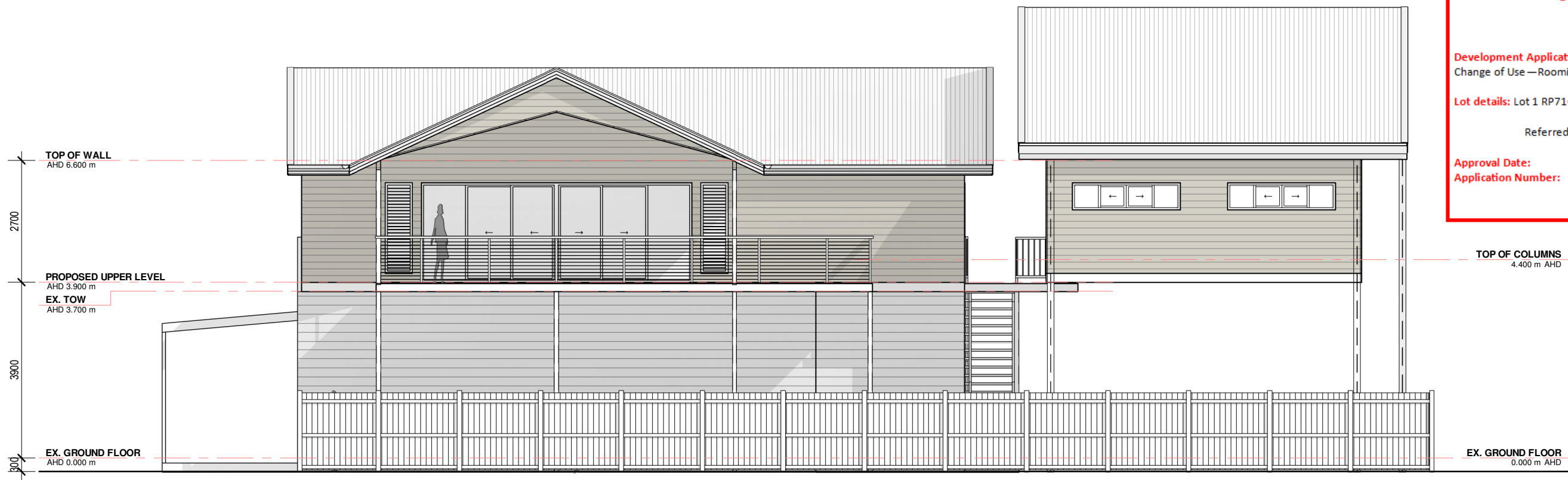
ASSESSMENT ISSUE



ELEVATION 1
SCALE 1 : 100



ELEVATION 3
SCALE 1 : 100



ELEVATION 2
SCALE 1 : 100

TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use —Rooming Accommodation

Lot details: Lot 1 RP716988

Referred to in Council's Decision Notice

Approval Date: 18 November 2025
Application Number: IDAS 25/20

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.
DRAWING IS COPYRIGHT © NEVELE ARCHITECTS AND MUST NOT BE ALTERED OR REPLICATED.

PROPOSED ACCOMMODATION
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
3	01/10/2025	ASSESSMENT ISSUE

DRAWN BY:	CD
SCALE:	1 : 100
START DATE:	OCTOBER 2023
REVISION DATE:	01/10/2025

JOB No:	11-1702
SHEET No:	SK07
REV No:	3



Torres Shire Council

INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

DATE:	21 November 2025											
APPLICANT:	Joey Josia Laifoo & Melissa Leanne Group c/ Urban Sync Pty Ltd											
APPLICATION:	Development Permit for a Material Change of Use – Rooming Accommodation											
FILE REFERENCE:	IDAS25/20											
DATE OF APPROVAL:	18 November 2025											
AMOUNT OF THE LEVIED CHARGE: (Details of how these charges were calculated are shown overleaf)	<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>Accommodation (Long Term) – for each suite with 3 or more bedrooms</td> <td>\$24,542.13</td> <td>n/a</td> <td>\$24,542.13</td> </tr> </tbody> </table>				Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Accommodation (Long Term) – for each suite with 3 or more bedrooms	\$24,542.13	n/a	\$24,542.13
Development Type	Adopted Infrastructure Charge	Credits	Total Charge									
Accommodation (Long Term) – for each suite with 3 or more bedrooms	\$24,542.13	n/a	\$24,542.13									
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: Mary Bani

Signature:

DETAILS OF CALCULATION

ADOPTED CHARGES

CHARGES CALCULATION

Material Change of Use (Rooming Accommodation)

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

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

CREDIT CALCULATION

** No change to existing use calculations.*

INFORMATION NOTICE

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
