



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 August 2026

Our Ref: IDAS26/07
Enquire to: Keith Yorkston
Telephone: (07) 4069 1336

Raymond Philip Cousins
c/- RPS Consulting
PO Box 1949
CAIRNS QLD 4870

Email: ian.doust@rpsconsulting.com

Dear Sir

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 August 2026.

APPLICATION DETAILS

Application No: IDAS26/07
Approval Sought: Development Permit for Reconfiguration of a Lot
Description of the Development: 1 lot into 2 lots
Planning Scheme: *Torres Shire Council Planning Scheme 2022 (Version 1)*

LOCATION DETAILS

Street Address: 14A Chester Street, Thursday Island
Real Property Description: Lot 411 T2071

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Reconfiguring a Lot (1 lot into 2 lots)

CURRENCY PERIOD

The approval has a currency period of four (4) years under section 85 of the *Planning Act 2016*.

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

Not applicable.

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: Ed Kulpa (Acting Chief Executive Officer) **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

PART 1 – CONDITIONS AND ADVISORY NOTES

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 be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times.
1.7	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 undertaken 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	Date	
	458780-1	Site Plan	25-06-2026	
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	Stormwater Drainage
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3.1	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.
3.2	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site.	At all times.

4.0	Water and Sewerage	
4.1	Each lot must have a separate connection to Council's reticulated water and sewerage infrastructure.	Prior to Council endorsement of the Survey Plan and at all times.

5.0	Amenity and Environmental Health	
5.1	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.

6.0	Site Works and Erosion and Sediment control	
6.1	Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure	Prior to the commencement of any construction works required by this development.

7.0	Compliance	
7.1	All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.	Prior to Council endorsement of the Survey Plan.

8.0	Outstanding Charges	
8.1	All rates, service charges, interest and other charges levied on the land are to be paid prior to Council endorsement of the Plan of Survey.	Prior to Council endorsement of the Survey Plan.

ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES

1. This approval, granted under the provisions of the Planning Act 2016, shall lapse four (4) 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. This approval has considered the encroachment within the side boundary setback of the awning on the lowset dwelling fronting Jardine Street on proposed lot 411. This development approval is taken to be an early referral response in accordance with section 57 of the *Planning Act 2016*. The applicant is responsible for obtaining any necessary building approvals.
4. Infrastructure Charges must be paid to Council as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements,

6. No building materials or the like are to be stored on the footpath unless an appropriate approval from Council is obtained, including the payment of associated fees.
7. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.
8. The *Environmental 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.
9. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council.
10. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.
11. 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)

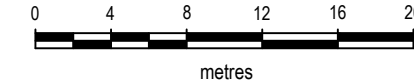
ALL LOTS, EASEMENTS, DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY.



IMPORTANT NOTE
This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only, Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS AAP Consulting Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

DNRM DCDB. DNRM AERIAL PHOTOGRAPHY.
Based on or contains data provided by the State of Queensland (Department of Resources) [2024]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. The aerial photography used in this plan has not been rectified. The image has been overlaid as a best fit on the boundaries shown and position is approximate only. Photography publish date: 2024
© State of Queensland (Department of Resources)

---S--- Sewer (House) from client
---S--- Sewer (Council) from records



SCALE 1:800 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit—Reconfiguration of a Lot (1 lot into 2 lots)

Lot details: Lot 411 T2071

Referred to in Council's Decision Notice

Approval Date: 18 August 2026
Application Number: IDAS 26/07

RPS CLIENT MANAGER Ian Doust		SURVEYED	
COMPILED ID		CAD REF 458780-1.dwg DP158823 Assumed	
SHEET SIZE A3	SHEET OF SHEETS 1 1	 A TETRA TECH COMPANY	
RPS AAP Consulting Pty Ltd ACN 117 883 173 135 Abbott St PO Box 1949 CAIRNS QLD 4870 T +61 7 4031 1336 F +61 7 4031 2942 W rpsgroup.com			
© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.			
Ray Cousins			
Proposed Reconfiguration creating Lots 411 & 412 Chester & Jardine St Thursday Island Cancelling Lot 411 T2071			
SCALE 1:400	DATE 25-06-2026	DRAWING NO. 458780-1	ISSUE

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:	IDAS26/07
Applicant:	Raymond Philip Cousins c/ RPS AAP Consulting Pty Ltd
Proposal:	Development Permit for Reconfiguring a Lot
Description of the Development:	1 lot into 2 lots
Street Address:	14A Chester Street, Thursday Island
Real Property Description:	Lot 411 T2071
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>
Land Zoning:	Low-Medium Density Residential
Assessment Type:	Code

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Reconfiguring a Lot (1 lot into 2 lots)
Date of Decision:	18 August 2026

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

- Low-medium Density Residential
- Reconfiguring a Lot
- Works, Services and Infrastructure
- Airport Environs Overlay
- Flood Hazard Overlay
- Potential and Actual Acid Sulfate Soils Overlay

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 lot reconfiguration will correct a development staging error under an earlier approval, resulting in original dual occupancy on one lot and the relocated dwelling on the second lot.

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

INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

DATE:	21 August 2026											
APPLICANT:	Raymond Philip Cousins c/ RPS AAP Consulting Pty Ltd											
APPLICATION:	Development Permit for Reconfiguring a Lot – 1 lots into 2 lots											
FILE REFERENCE:	IDAS26/07											
DATE OF APPROVAL:	18 August 2026											
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>Table 2.3 Reconfiguring a Lot – Residential</td> <td>\$61,355.30</td> <td>\$30,677.65</td> <td>\$30,677.65</td> </tr> </tbody> </table>				Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Table 2.3 Reconfiguring a Lot – Residential	\$61,355.30	\$30,677.65	\$30,677.65
Development Type	Adopted Infrastructure Charge	Credits	Total Charge									
Table 2.3 Reconfiguring a Lot – Residential	\$61,355.30	\$30,677.65	\$30,677.65									
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the General Information attached to this notice for more information on how the increase is worked out.											
LAND TO WHICH CHARGE APPLIES:	Lot 411 T2071											
SITE ADDRESS	14A Chester Street, Thursday Island											
PAYABLE TO:	Torres Shire Council											
WHEN PAYABLE:	Reconfiguring a Lot – When the Local Government approves the plan of subdivision for the reconfiguration.											
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: Ed Kulpa (Acting Chief Executive Officer) **Signature:** 

DETAILS OF CALCULATION

ADOPTED CHARGES

Water Supply

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot - residential	2 lots	\$9,203.30	CR Table 2.3	\$18,406.60

Sewerage

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot - residential	2 lots	\$7,669.41	CR Table 2.3	\$15,338.82

Transport

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot - residential	2 lots	\$4,601.65	CR Table 2.3	\$9,203.30

Community Facilities and Parks

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot - residential	2 lots	\$3,067.77	CR Table 2.3	\$6,135.54

Stormwater

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot - residential	2 lots	\$6,135.52	CR Table 2.3	\$12,271.04

TOTAL ADOPTED CHARGE	\$61,355.30
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CREDIT

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Reconfiguring a lot - residential	\$9,203.30	\$7,669.41	\$4,601.65	\$3,067.77	\$6,135.52	\$30,677.65
CREDIT						\$30,677.65

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$61,355.30	\$30,677.65	\$30,677.65

(Note: The Total Infrastructure Charge = Total Charges – Total Credit for Existing Use)

68 Douglas Street Thursday Island
PO Box 171 Thursday Island 4875

Phone (07) 4069 1336
Fax (07) 4069 1845

Email admin@torres.qld.gov.au
ABN 34106162398

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 (\$)	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. 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.
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	Payment of the Charge must be made payable to TORRES SHIRE COUNCIL, PO Box 171, Thursday Island, Qld 4875. 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. It is requested that you contact Council's Planning and Development Department to confirm that amount payable prior to making payment.
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
