



TORRES SHIRE COUNCIL

*To lead, provide & facilitate a sustainable,
safe & culturally vibrant community*

P O Box 171
THURSDAY ISLAND 4875

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

Our Reference: IDAS10/03
Your Reference: J000291

22 August 2025

Mr Jon Mansfield
c/ Gilvear Planning
PO Box 228
BABINDA QLD 4861

Dear Mr Mansfield

Decision Notice (Minor Change) *Given under section 83 of the Planning Act 2016*

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was determined by Torres Shire Council at the Council Meeting dated 19 August 2025.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: IDAS 10/03
Street Address: 1 Tom Street, Horn Island
Real Property Description: Lot 1 on RP846845

DECISION DETAILS

The original Decision Notice was dated 11 March 2010.

A permissible change to the approval was approved, Decision Notice dated 11 June 2013 for:

Development Permit for Material Change of Use – Two stage accommodation building (30 x studio accommodation units) and Caretakers Residence (2 bedrooms) – Stage 1 (15 Accommodation units and Caretakers Residence and Stage 2 (15 Accommodation Units)

A minor change to the development permit was approved, Decision Notice dated 29 November 2021:

Change Application (Minor) - Development Permit for Material Change of Use – Three stage accommodation building (30 x studio accommodation units) and Caretakers Residence (2 bedrooms)
Stage 1 - 16 Accommodation units and Caretakers Residence
Stage 2 - 8 Accommodation Units
Stage 3 - 6 Accommodation Units

Council at its meeting held on 19 August 2025, decided to issue the following type of approval:

Change Application (Minor) - Development Permit for Material Change of Use – Two stage accommodation building (24 x studio accommodation units) and Caretakers Residence (2 bedrooms)

Stage 1 - 16 Accommodation units and Caretakers Residence

Stage 2 - 8 Accommodation Units

CURRENCY PERIOD OF APPROVAL

As per the Extension to Currency Period, letter dated 16 June 2021 the currency period for the approval is 10 December 2026.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

REFERRAL AGENCIES

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Please be advised that the following development permits are to be obtained before the development can be carried out:

1. Development Permit for Building Works
2. Development Permit for Plumbing Works
3. Development Permit for Operational Works (approval issued)

PROPERLY MADE SUBMISSIONS

Not applicable.

REASONS FOR THE DECISION

- (a) The proposed change is minor, does not trigger additional referrals and does not result in any additional areas of non-compliance with the relevant assessment benchmarks under the *Torres Shire Planning Scheme 2022*.

OTHER REQUIREMENTS UNDER SECTION 43 OF THE *PLANNING REGULATION 2017*

Not applicable

APPROVED PLANS AND SPECIFICATIONS

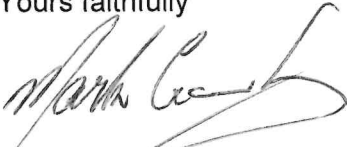
The approved plans are attached to this Decision Notice.

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.

For further information, please contact Torres Shire Council on (07) 4069 1336.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Crawley', with a stylized flourish at the end.

Mark Crawley
Interim Chief Executive Officer

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).

ATTACHMENT 1 – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

Assessment Manager Conditions

1. The proposed Plans of Development, as noted below is approved subject to any alterations. The applicant/owner must at all times during development of the land carry out the development and construction of any building thereon and conduct the approved uses(s) generally in accordance with:
 - a. The plans, specifications, facts and circumstances as set out in the application submitted to Council;
 - b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council's Planning Scheme; and
 - c. Subject to any alterations found necessary by Council at the time of examination of Engineering Plans or during construction of the development because of particular engineering requirements.

Except for any variation required to comply with these conditions of approval.

Approved Plans

2. The approved Plans of Development are as follows:

Plan Description	Reference	Date
<u>Site Plan</u>	<u>001-TOM</u> <u>Sheet3-14</u>	<u>11.03.24 (as amended n red 5 October 2024)</u>
Site Plan — Staging Plans (stage 1-3)	001 TOM Sheet Number 1-3	Sept 2021
<u>Cabin Floor plan and elevation (slab on ground)</u>	<u>001 TOM</u>	<u>June 2014</u>
Cabin Floor plan and elevation (elevated)	001 TOM Sheet 4-14	3/4/19
Caretakers floor plan and elevation	001 TOM Sheet 4-14	3/4/19
Garage plans	001 TOM Sheet 6-14	3/4/19
Amended site plan (depicting amended location of unit 7 and laundries)	001 TOM	
Amended site plan (depicting carparking layout, laundries and refuse area)	001 TOM	

(2a) Staging

- (a) The staging of the proposed development must be undertaken in accordance with the approved plans and as follows:

Stage 1

- 16 accommodation units (units 1-16)
- Caretakers accommodation and office
- Recreation / BBQ area
- Three (3) carparking spaces, including one (1) accessible (disabled) parking space off Miskin Street
- Two (2) carparking spaces within garage accessed off Tom Street

Stage 2

- Eight (8) accommodation units (units 17-18 & 25-30)
- Swimming pool
- Two (2) carparking spaces accessed off Tom Street

~~Stage 2~~

- ~~• Eight (8) accommodation units (units 17-18 & 25-30)~~

~~Stage 3~~

- ~~• Six (6) accommodation units (units 19, 20-24)~~
- ~~• Two (2) carparking spaces access off Tom Street~~

- ~~(b) The existing storage shed in the location of proposed units 22 & 23 (Stage 3) must be removed at the time of completion of proposed Stage 2.~~

Amendment to Design

3. The proposed building/development must be redesigned to accommodate the following changes:
- a. Deleted
 - b. Fences to the Tom and Miskin Street frontages of the site must not exceed 1.8 metres in height, but must be reduced in height at intersection if it impedes the required site distance.

Details of the above amendment/s must be indicated on plans submitted at the time of application for a Development Permit for Building Work and endorsed by Council's Delegated Officer prior to the issue of a Development Permit for Building Work.

Built Form and Amenity

4. The applicant/owner must provide a plan detailing the construction materials and colours specific to the external appearance of the development for endorsement by Council's Delegated Officer prior to the issue of a Development Permit for Building Works.

Engineering Certification

5. A Registered Professional Engineer of Queensland shall certify engineering drawings and specifications for all engineering works, which shall be submitted in conjunction with an application for Development Permits for Building Works and/or Operational Works.

Vehicle Parking

6. *There is one of two ways to achieve Condition 6, either 6(a) or 6(b).*
- 6(a) The amount of vehicle parking provided must be as specified in the Development Application provided to Council, which is a minimum of nominally thirty-nine (39) spaces. In order to provide thirty-nine (39) spaces on-site, the applicant/owner will be required to provide an amended Plan of Development to the satisfaction of Council's Delegated Officer demonstrating that the number vehicle parking spaces can be accommodated on the site. To achieve car parking numbers that comply with the Planning Scheme, the number of Units located on the site will be likely to be required to be reduced.

OR

- 6(b) The amount of vehicle parking provided must be as specified in the Development Application provided to Council, which is a minimum of six (6) spaces; and

The development must be provided with a permanent shuttle transport service. It is specified that the shuttle transport service must be provided by:

- i) the applicant/owner/manager of the Accommodation Units; or
- ii) by a third party.

Details of the permanent shuttle transport service are required to be endorsed by Council's Delegated Officer prior to the Commencement of Use.

Amendments to the arrangement for the permanent shuttle transport service are required to be endorsed by Council's Delegated Officer prior to change.

7. The parking layout must comply with Australian Standard AS2890.1 2004 Parking Facilities – Off Street Car Parking and the Torres Shire Planning Scheme.

Vehicle Parking Construction

8. The parking must be constructed in accordance with Council's Development Standards prior to the Commencement of Use and must be maintained at all times, both to the requirements and satisfaction of Council's Delegated Officer. In particular, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed with a concrete or bitumen finish, drained and line marked.

Protection of Landscaped Areas from Parking

9. Landscaped areas adjoining the parking area must be protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction, which must be approved by Council's Delegated Officer prior to the issue of a Development Permit for Building Work.

Bicycle Parking

10. The applicant/owner must provide secured, on-site bicycle parking in accordance with Table 10-1 of *Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles*. Based on the provisions of Table 10-1, the minimum number of bicycle spaces required for this development is four (4) space/s.

Environmental

11. The applicant/owner shall be responsible for the extirpation and destruction of any noxious weed or plants existing on the land the subject of the Development Permit.

Water Supply and Sewerage Works

12. The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage headworks at a point determined by Council's Delegated Officer.

A plan of the works must be endorsed by Council's Delegated Officer prior to the Commencement of Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of Council's Delegated Officer, prior to approval and dating of the Plan of Survey.

13. The approved Accommodation Buildings and Caretaker's Residence shall be connected to Council's reticulated water supply in accordance with Council's Development Standards and to the satisfaction of the Council's Delegated Officer prior to the approval and dating of the Plan of Survey.
14. The approved Accommodation Buildings and Caretaker's Residence shall be connected to Council's reticulated sewerage system in accordance with Council's Development Standards and to the satisfaction of the Council's Delegated Officer prior to the approval and dating of the Plan of Survey.

Public Utilities

15. The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.
16. Any damage caused to any public utility during the course of construction shall be repaired to the satisfaction of Council's Delegated Officer and at no cost to Council prior to the Commencement of Use.
17. Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.

Stormwater

18. All stormwater within or entering the site shall be controlled in such a manner so that it does not cause any public health or safety concerns and/or damage or loss to property and building for subject site or downstream of the subject site.
19. Any stormwater leaving the site shall be discharged to the satisfaction of Council's Delegated Officer. Stormwater from the site shall not cause nuisance to any adjoining properties.
20. All stormwater drainage shall be collected on-site and discharged to the lawful point of discharge. Plans of the drainage design shall be prepared by a Registered Professional Civil Engineer and approved by Council's Delegated Officer. A Development Permit for Building Works shall not be granted until a Development Permit for Operational Works has been issued in regard to the drainage scheme.
21. All surface water from the driveway and vehicle parking area is to be collected by drains and discharged via underground pipes to lawful point of discharge. The system is to be designed to prevent surface water being directed across the footpath in the road reserve and neighbouring properties.

Erosion and Sediment Control

22. The applicant/owner shall prevent erosion and sediment export from leaving the site. Site control measures such as silt fencing, controlled gravel access to the site and controlled disposal of waste, may be necessary.

Plan detailing the methods of controlling erosion and sediment are to be submitted for endorsement by Council's Delegated Officer prior to the issue of a Development Permit for Building Work.

External Works

23. The applicant/owner must at their own cost undertake the following works external to the subject land:
 - a. Deleted.
 - b. Deleted.

- c. Provision of a crossing of the drainage swale for both driveways in accordance with FNQROC Development Manual Standard Drawing S1105 Revision C or an alternative as required by Council's Delegated Officer.

The external works outlined above require approval from Council. A plan of the works must be endorsed by Council's Delegated Officer prior to Commencement of Works. Such work must be constructed in accordance with the endorsed plan prior to approval and dating of the Plan of Survey.

Landscaping Plan

- 24. The applicant/owner must provide an amended landscape plan for approval by Council's Delegated Officer prior to the issue of a Development Permit for Building Works.

The landscaping plan must detail:

- a. Location of plantings for the site;
- b. Types of species to be used; and
- c. Provide for landscaping in the vicinity of South Pacific Store to provide a visual and noise attenuation buffer.

All landscaping works must be provided in accordance with the approved plan prior to the Commencement of Use.

Electricity

- 25. The applicant/owner must submit satisfactory evidence from Ergon Energy that:
 - a. Electricity is available to the approved development; and
 - b. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.

Evidence is to be provided prior to the issue of a Development Permit for Building Works.

Telecommunications

- 26. The applicant/owner must submit satisfactory evidence from telecommunications authorities that:
 - a. Telecommunication services are available to the approved development; and
 - b. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.

Evidence is to be provided prior to the issue of a Development Permit for Building Works.

Lawful Point of Discharge

- 27. The applicant/owner must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of Council's Delegated Officer.

Noise and Lighting

- 28. All potential noise sources including refuse collection areas and air conditioners shall be installed and located in a manner which prevents noise nuisance beyond the subject site in accordance with the nuisance provisions of the *Environmental Protection Regulation 1998*.

Fences

29. All fences are to be placed on the correct alignment to the satisfaction of Council's Delegated Officer.
30. The applicant/owner must provide a 1.8 metre high screen fence to the side and rear boundaries of the subject site. Details of the screen fence must be submitted to and be endorsed by the Council's Delegated Officer prior to the issue of a Development Permit for Building Work. The fence must be installed prior to the Commencement of Use.

Street Numbering

31. Street numbering is to be provided at the front of the property prior to the Commencement of Use.

Refuse Storage

32. The applicant/owner must provide a refuse bin enclosure in suitably screened, imperviously paved area large enough for storage of refuse containers. The refuse bin enclosure must be roofed and bunded and located in accordance with the amended plan of development. An external cold-water tap is to be provided for the facility.

Water Saving

33. All toilet devices in the development must be fitted with dual flush cisterns and showers and hand basins in the development must be fitted with flow control valves or similar water control devices to generally restrict flow to 9 litres of water per minute.
34. The development shall have all kitchen, laundry and bathroom fittings that comply with the AAA Water Conservation System as defined by the AS/NZS 6400 (Water Efficient Products – Rating and Labelling 2003) and AS/NZS 3500 (National Plumbing and Drainage Standard Part 1.2). All tapware and shower roses shall not exceed a maximum flow of 9 litres of water per minute. Dishwashers and washing machines are excluded from this requirement.

34 (a) Water Saving Measures – Pool – Stage 2

A water tank with a minimum capacity of 5,000L must be installed providing alternative water source for the pool.

Water saving measures must be undertaken, including but not limited to a pool cover to mitigate evaporation.

Infrastructure Charges

35. The applicant/owner must pay infrastructure charges in accordance with Council's adopted regulated infrastructure charges provided for in Section 52 of the *Planning Act 2016*. Refer to the separate Infrastructure Charges Notice.

Costs

36. The applicant/owner shall be responsible for meeting all costs associated with the works required by this approval, together with the costs of any alterations to public utilities and services required by such works and with the connection of the development to such utilities and services. All works required shall be completed to the satisfaction of Council's Delegated Officer prior to the approval and dating of the Plan of Survey, unless otherwise specified by conditions of this approval or by a resolution of Council.
37. All recoverable but unpaid rates, charges and expenses pertaining to the subject land are to be paid in full. Interest and other charges levied on the property are to be paid prior to the Commencement of Use.

Advertising

38. One (1) advertising sign may be erected on the fence of each street frontage measuring no more than 4m² and include details of the business.

ADVISORY NOTES

1. 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.
2. Infrastructure Charges must be paid to Council when the change of use occurs as stated in the *Planning Act 2016* as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. The *Environmental Protections Act 1994* states a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities, involved in civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

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.

5. In accordance with the Environmental Protection (Water & Wetland Biodiversity) Policy 2019, all sand, silt, mud, paint, cement, concrete, builders waste or rubbish shall not be permitted to enter or be placed where it could reasonably be expected to more into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.
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. 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*.
8. An application to TSC is required for water and/or sewerage services to be connected to a property. The developer should contact TSC for further information on the necessary forms and application process.
9. 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>

ATTACHMENT 2 – APPROVED PLANS

Attached under separate cover. This page has been intentionally left blank.

ATTACHMENT 3 – NOTICE ABOUT A DECISION NOTICE

NOTICE ABOUT A DECISION NOTICE

In accordance with section 83(9) of the *Planning Act*

DESCRIPTION OF THE DEVELOPMENT

Application number:	IDAS 10/03
Property description:	Lot 1 RP846845
Approval sought:	Change Application (Minor) - Development Permit for Material Change of Use
Description of the development:	Two stage accommodation building (24 x studio accommodation units) and Caretakers Residence (2 bedrooms) Stage 1 - 16 Accommodation units and Caretakers Residence Stage 2 - 8 Accommodation Units
Decision:	Approved subject to conditions
Decision date:	19 August 2025

APPLICABLE ASSESSMENT BENCHMARKS

Planning Scheme:	Torres Shire IPA Planning Scheme (17 July 2007) Torres Shire Planning Scheme 2022
State Planning Policy (SPP):	State Planning Policy (July 2017)
Planning Regulation 2017:	The application did not trigger any matters prescribed by the regulation.

PUBLIC NOTIFICATION

The Minor Change Application was not subject to public notification.

REASONS FOR THE DECISION

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

- The proposed change is minor, does not trigger additional referrals and does not result in any additional areas of non-compliance with the relevant assessment benchmarks under the *Torres Shire Planning Scheme 2022*.

ATTACHMENT 4 – EXTRACT OF APPEAL PROVISIONS
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PLANTING GUIDELINES

SOIL PREPARATION AND TOPSOIL

CULTIVATE EXISTING TOPSOIL TO A MINIMUM 300MM IMPORTED TOPSOIL FOR NEW BEDS FERTILE, FRIABLE SANDY LOAM WITH GOOD AND CONTAINING A MINIMUM OF 2% ORGANIC MATTER. THE SOIL ACIDITY MAY RANGE FROM 5.6-7.0. ANY SOIL ADMIXTURE AND CONTAIN NO METALS OR AN OVEN DRIED BASIS. ALL IMPORTED MATERIALS TOXIC TO PLANT GROWTH, NUTRIENT DEFICIENT, ROOTS AND OTHER EXTRANEOUS SHOWN ON ENGINEERING ARCHITECTURAL DRAWINGS.

FERTILIZER:
GARDEN BED 50/50 MIX OF Q5 AND DYN
NATIVE TREES AND SHRUBS SHOULD NOT

SOIL MIXTURE:
TOPSOIL MIXTURE SHALL CONTAIN THE FOLLOWING AND BE THOROUGHLY MIXED PRIOR TO PLACEMENT:
FIVE PARTS VOLUME OF IMPORTED TOPSOIL
1 PART VOLUME MATURE MILL MUD GARDEN EDGING TO BE SPADE EDGE O.N.O..

MULCH:
SPREAD MINIMUM THICKNESS OF 75MM PINE BARK OR AGED TEA TREE MULCH. FINISH AT GARDEN EDGE 25MM BELOW ADJACENT SURFACES.

IRRIGATION- THE CONTRACTOR WILL SUBMIT WITH HIS TENDER AN IRRIGATION PLAN SHOWING THE LOCATION OF ALL VALVES, SPRINKLERS, CONTROLLERS AND ASSOCIATED EQUIPMENT THE IRRIGATION SYSTEM SHALL BE CAPABLE OF WATERING THE LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS.
WHEN PLACING SPRINKLERS CARE IS TO BE TAKEN TO AVOID ANY OVER SPRAY ONTO WINDOWS OR PAVED AREAS. NO LOW DENSITY PIPE IS TO BE USED UPSTREAM OF THE SOLENOID VALVES. THE IRRIGATION SYSTEM IS TO BE FULLY COMPLIANT WITH COUNCIL REGULATIONS INCLUDING THE PROVISION OF A BACK FLOW PREVENTION SYSTEM. ALL GARDEN BEDS, TREE SHRUBS AND TURFED AREAS ARE TO BE IRRIGATED.

Referred to in Council's Decision Notice

Approval Date: 19 August 2025

SOIL MIXTURE:
TOPSOIL MIXTURE SHALL CONTAIN THE FOLLOWING AND BE THOROUGHLY MIXED PRIOR TO PLACEMENT:
FIVE PARTS VOLUME OF IMPORTED TOPSOIL
1 PART VOLUME MATURE MILL MUD GARDEN EDGING TO BE SPADE EDGE O.N.O..

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PROTECTION OF PLANTER BEDS

TRAFFICABLE SURFACES ABUTTING PLANTER BEDS TO BE PROTECTED BY A 150 MM HIGH KERB OR OTHER APPROVED BARRIER - (TIMBER SLEEPER OR EQUAL)

GRAVEL/WEEDMAT

AREAS INDICATED AS GRAVEL AND WEED MAT TO RECEIVE WEEDMATTING FABRIC PLUS MIN 75MM OF 25MM PEBBLE MULCH.

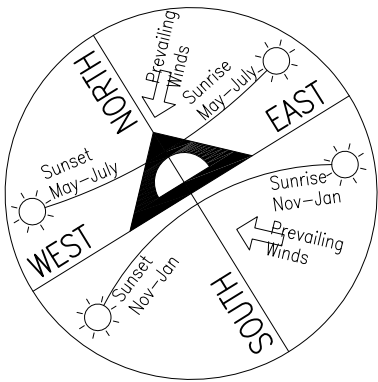
GARDEN EDGING

GARDEN EDGE BOARD COMPRISING OF 150 X 25MM NOW TREATED TIMBER EDGING WITH 50 X 50 MM TREATED STAKES AT 900 CENTRES.

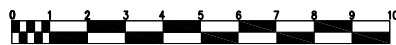
PROTECT PLANTER BEDS ADJACENT TO TRAFFIC ABLE AREAS WITH 150 HIGH BARRIER KERB OR EQUAL APPROVED METHOD

- MULCHED PLANTER BEDS
- PALM PLANTING
- GROUND COVER PLANTING SHRUB AND ACCENT PLANTING
- TREE PLANTING

PLANT SCHEDULE				
Abbreviation	Botanical Name	Common Name	Mature Height	Number
A-Sm	Acmena Smithii	Lillypilly	15M	-
A-Sc	Alstonia Scholaris	Milky Pine, Cheesewood	40M	-
C-S	Callistemon Sp (Little John)	Bottle Brush (Little John)	1M	-
C-I	Calophyllum Inophyllum	Mastwood, Satin Touriga	16M	-
C-R	Carmona Retusa	Carmona	4M	-
L-L	Cupaniopsis Anacardioides	Beach Tamarind	10M	-
D-A	Dillenia Alata	Red Beech, Golden Guina	10M	-
E-B	Eriostemon Banksii	Eriostemon	2M	-
E-V	Erythrina Variegata	Coral Pea	27M	-
E-C	Eucalyptus Cambageana	Waiben Bloodwood	20M	-
E-Ph	Eucalyptus Phoenicea	Cooktown Scarlet Gum	12M	-
E-PI	Eucalyptus Platyphylla	Horn Island White Gum	18M	-
E-T	Eucalyptus Tessellaris	Carbeen	35M	-
F-B	Ficus Benjaminia	Weeping Fig	30M	-
F-M-N	Ficus Microcarpa Nitida	Curtain Fig	-	-
G-S	Gardenia Sp (Glennie River)	Glennie River Gardenia	50cm	-
G-A	Gyrocarpus Americanus	Helicopter Tree	12M	-
H-I	Helicteres Isora	Helicteres	7M	-
H-B	Hibbertia Banksii	Hibbertia	2M	-
L-P	Leptospermum Purpurascens	Turkey Bush (Purple Stemmed)	4M	-
L-L	Lomandra Longifolia	Matt Rush	50cm	-
L-S	Lophostemon Suaveolens	Swamp Mahogany	30M	-
Ma-L	Manilkara Leucodendra	Weeping Tea-Tree	10M	-
Me-L	Melaleuca Leucodendra	Paperbark	20M	9
M-O	Myrtella Obstusifolia	Pink Rose	2M	-
P-S	Pandanus Spiralis	Pandanus, Screw Palm	10M	-
P-P	Pongamia Pinnata	Pongamia tree	25M	-
T-C	Terminalia Catappa	Sea Almond	35M	-
T-S	Terminalia Sericocarpa	Damson Tree	10M	-
T-P	Thespesia Populnea	Tulip Tree	10M	-



TOTAL SITE AREA=3541M2
TOTAL BUILDING AREA=978M2
REAL PROPERTY DESCRIPTION
LOT 1
R.P. 846845
PARISH OF PORT KENNEDY
COUNTY OF NARES
3541 M2



SITE PLAN
SCALE 1:200 AT A2

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Minor Change—Development Permit for Material Change of Use— Two stage accommodation building (24 x studio accommodation units) and Caretakers Residence (2 bedrooms)

Lot details: Lot 1 RP846845

Referred to in Council's Decision Notice

Approval Date: 19 August 2025

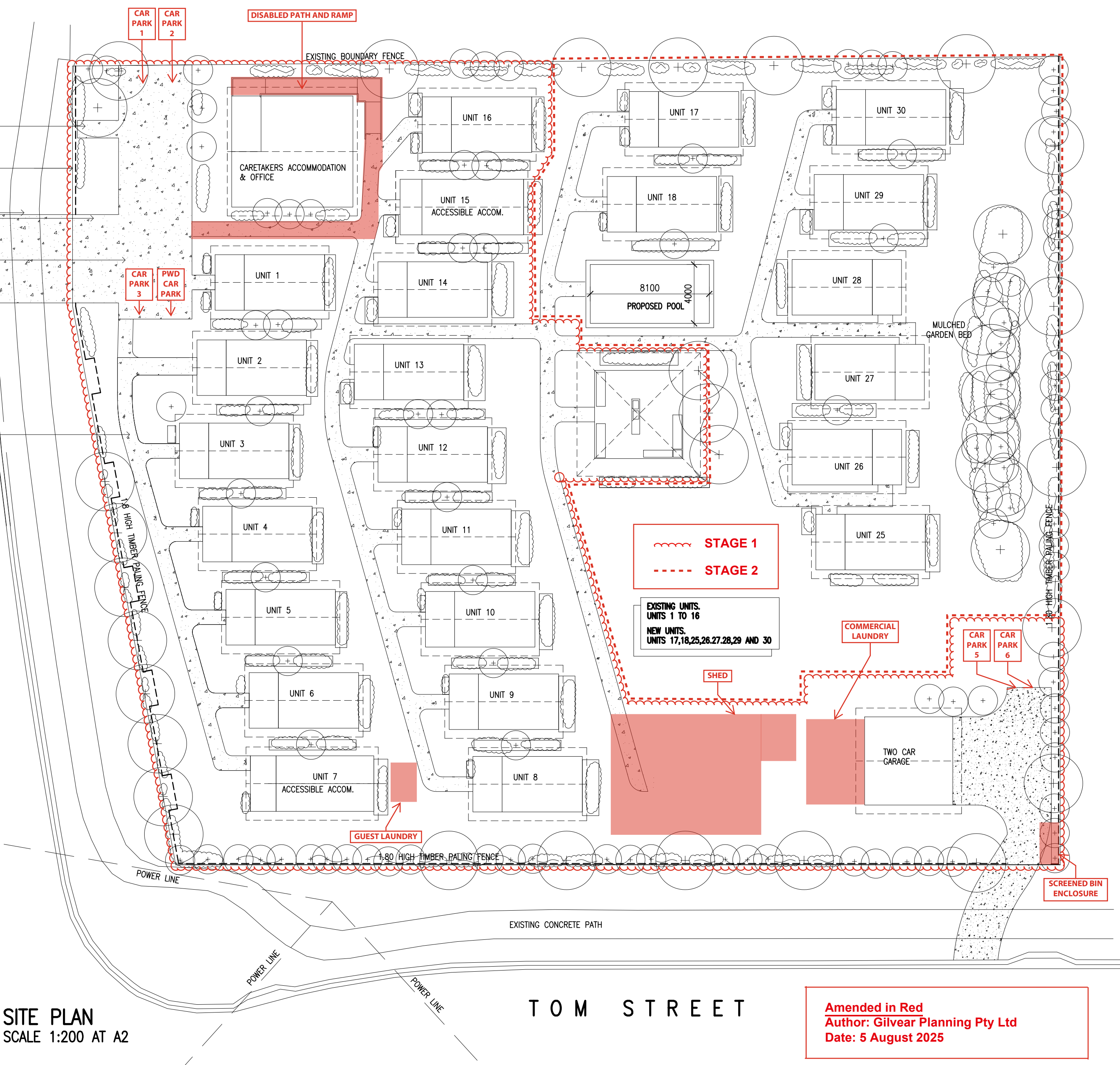
SCREENED REUSE BIN ENCLOSURE

SELECTED HINGED LOCKABLE GATES

DRIVEWAYS 125THK N20 CONC. SL72 MESH CENTRAL, 30mm SAW CUTS AT 4M CRS

CONCRETE DRIVEWAY AND PATHS

PATH 100 THK N20 CONC, SL62 MESH CENTRAL, 25mm SAW CUTS AT 3M CRS



Amended in Red
Author: Gilvear Planning Pty Ltd
Date: 5 August 2025

Davies Design & Drafting Service
B.S.A Number 20877

76 Vellers Road Phone 40592155
Palm Cove 4879 Fax 40592155
Mobile 0408774457
E-mail davies47@bigpond.net.au

CERTIFIED AS
STRUCTURALLY ADEQUATE



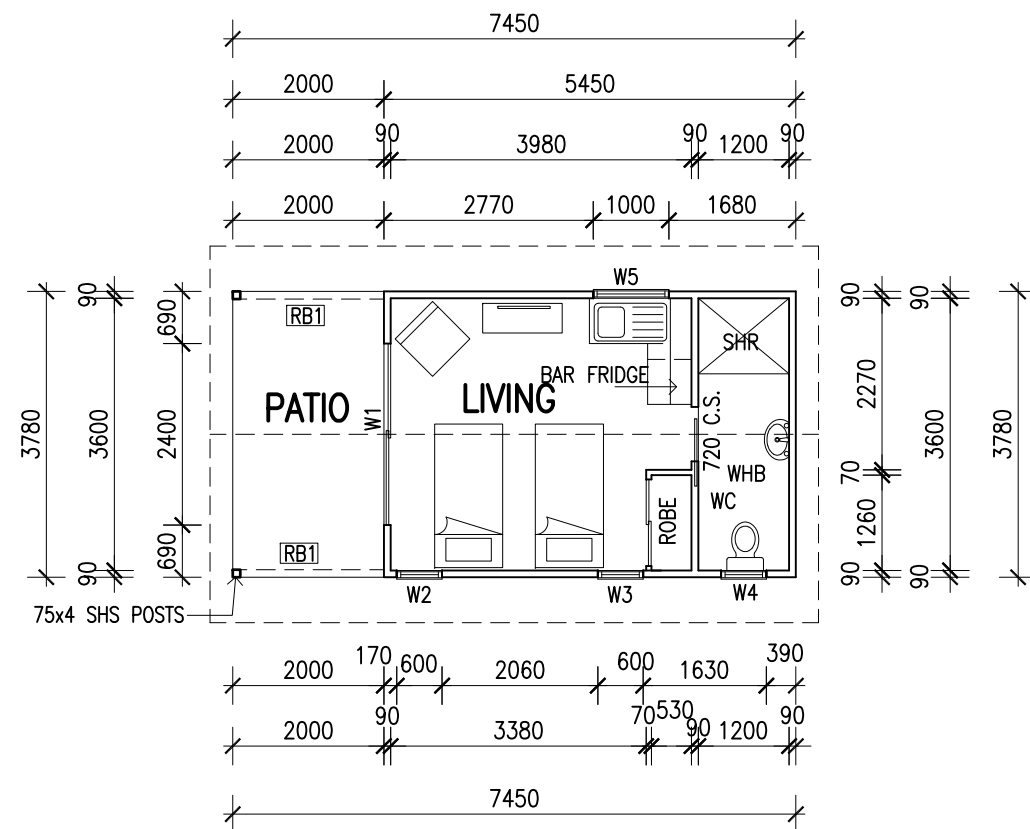
KFB Engineers Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

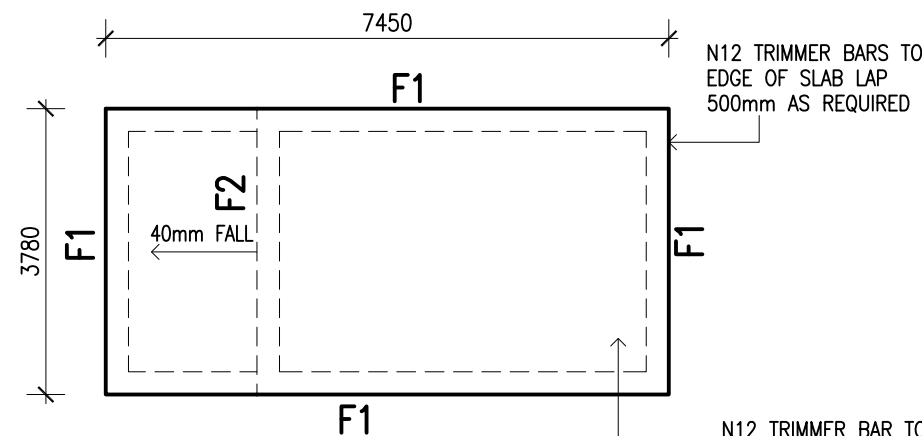
SOMERSET BUILDING CO.

PROJECT:-
PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA- HORN ISLAND

DATE		DETAILS		DRAWN:- CHANNON POLLEY			
F	13 06 24	8 UNITS ADDED		BUILDER: SOMERSET BUILDERS			
G	11 08 24	UNITS 26, 27 & 28 ROTATED		DATE:- OCT 2017		DRAWING No:-	
				ISSUE No:-		001 TOM	
				A	B	C	D
				SHEET No:-			
				3-14			

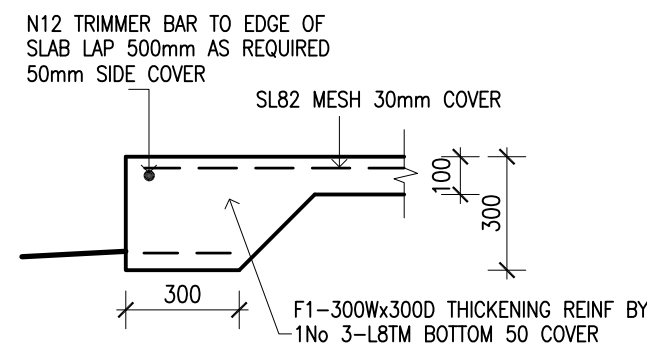


TYP. FLOOR PLAN
ACCOMMODATION UNIT 1:100

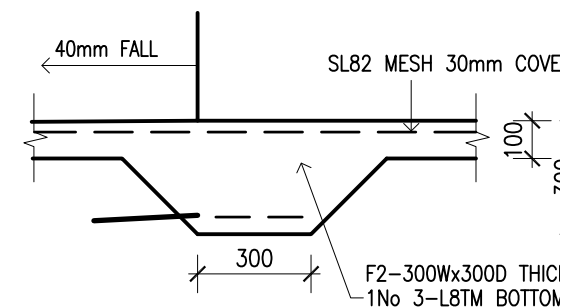


100mm THICK N20 GRADE CONC.SLAB REINF BY SL82 MESH TOP 30 COVER (MINIMUM) LAID ON 200um VISQUEEN OVER MINIMUM 50mm APPROVED COMPACTED SAND FILL TO 95% SRDD

FOOTINGS/SLAB PLAN

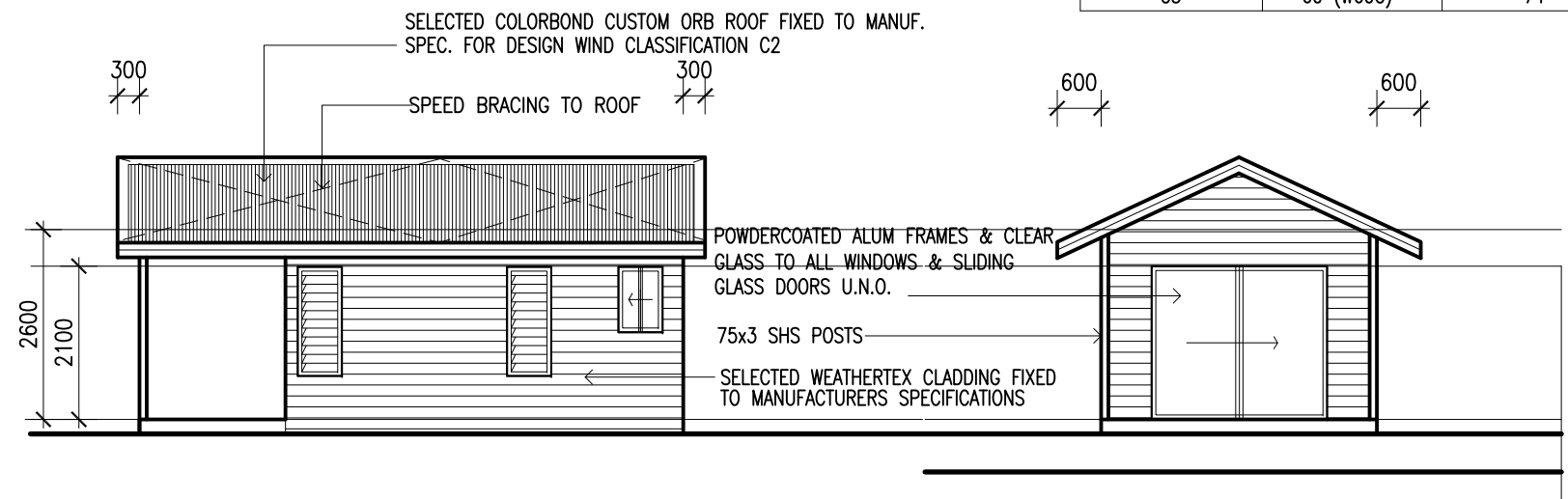


F1 1:20

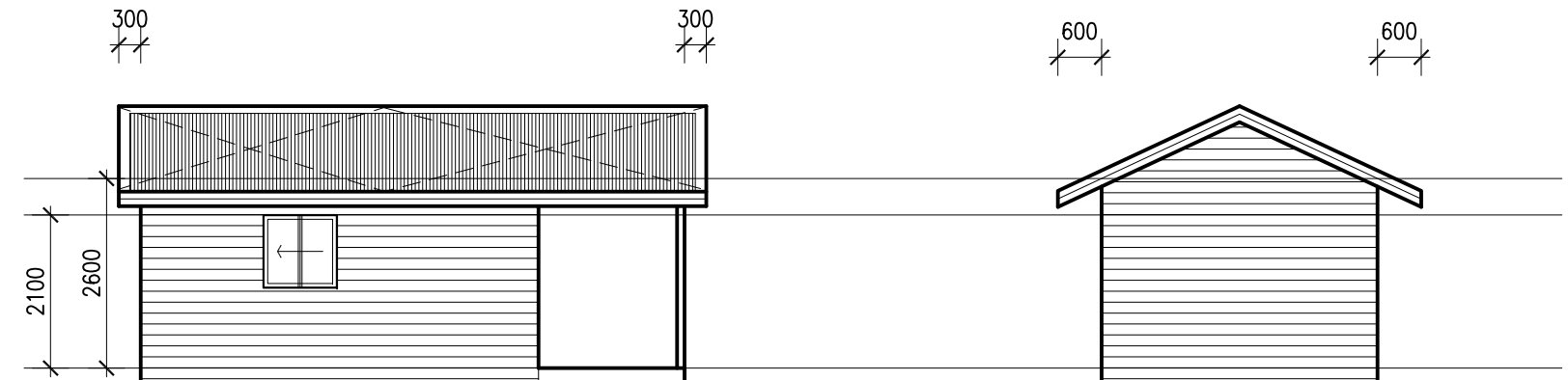


F2 1:20

WINDOW SCHEDULE	
W1	2100Hx2400W SLIDING GLASS DOOR
W2	1000Dx1000W SLIDING WINDOW
W3	900Dx600W SLIDING WINDOW
W4	1500Dx600W LOUVERS
W5	1500Dx600W LOUVERS



TYP. SIDE ELEVATION
ACCOMMODATION UNIT 1:100



TYP. SIDE ELEVATION

TYP. FRONT ELEVATION
ACCOMMODATION UNIT 1:100

MAXIMUM DESIGN GUST WIND SPEED

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED (M/S)	
	PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Minor Change—Development Permit for Material Change of Use— Two stage accommodation building (24 x studio accommodation units) and Caretakers Residence (2 bedrooms)

Lot details: Lot 1 RP846845

Referred to in Council's Decision Notice

Approval Date: 19 August 2025

Davies Design &
Drafting Service
B.S.A Number 20877

B.S.A Number 20877
15 Romanini Court, Brinsmead 4870
Mobile 0408774437
rossdaviesdesigns@gmail.com

**CERTIFIED AS
STRUCTURALLY ADEQUATE**



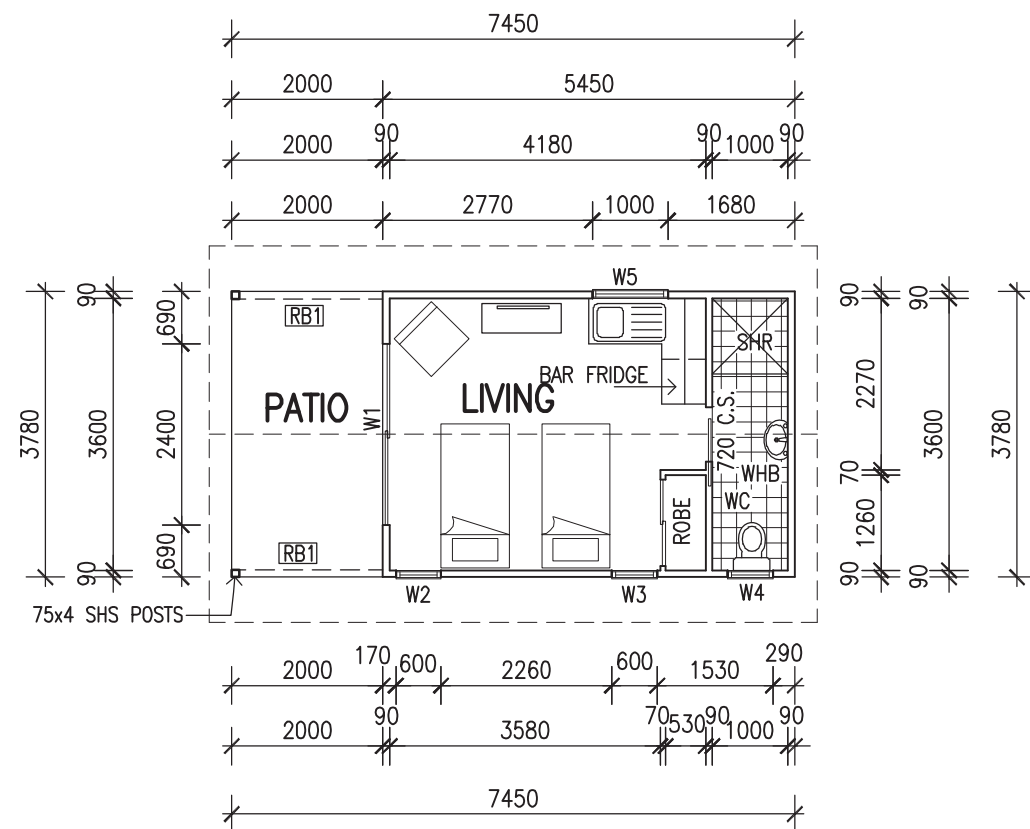
KFB Engineers Civil & Structural
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P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

CLIENT:-
SOMERSET BUILDING CO.

PROJECT:-
**PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA— HORN ISLAND**

DATE	DETAILS	DRAWN:- ROSS DAVIES	
		BUILDER:- SOMERSET BUILDING	
		DATE:- JUNE 2014	DRAWING No:-
		ISSUE No:-	001 TOM
		A	SHEET No:-
			4-14



TYP. FLOOR PLAN
ACCOMMODATION UNIT 1:100

WINDOW SCHEDULE	
W1	2100Hx2400W SLIDING GLASS DOOR
W2	1000Dx1000W SLIDING WINDOW
W3	900Dx600W SLIDING WINDOW
W4	1500Dx600W LOUVERS
W5	1500Dx600W LOUVERS

- * CLEAR GLASS
- * OBSCURE GLASS
- * POWDER-COAT
- * VERIFY SIZE

TORRES SHIRE COUNCIL

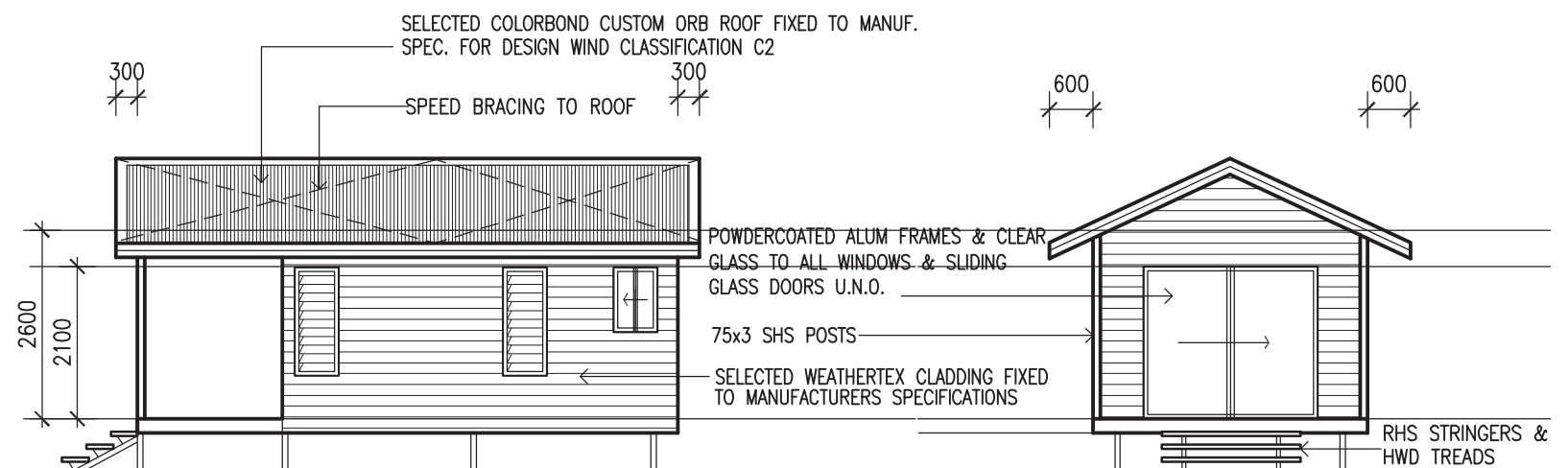
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Lot details: Lot 1 RP846845

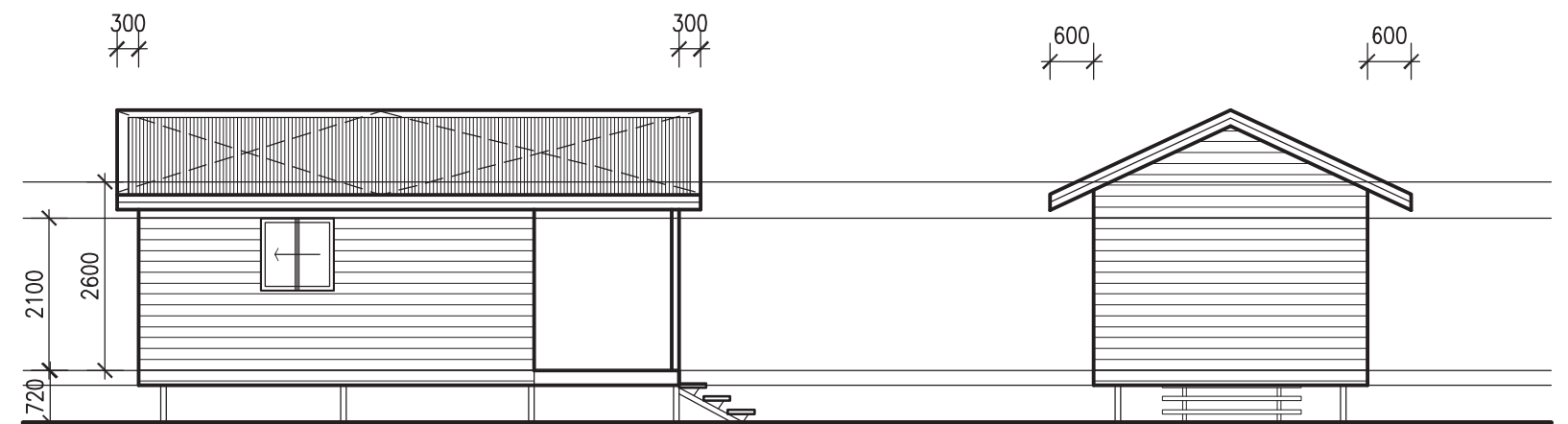
Referred to in Council's Decision Notice

Approval Date: 19 August 2025



TYP. SIDE ELEVATION
ACCOMMODATION UNIT 1:100

TYP. FRONT ELEVATION
ACCOMMODATION UNIT 1:100



TYP. SIDE ELEVATION
ACCOMMODATION UNIT 1:100

TYP. REAR ELEVATION
ACCOMMODATION UNIT 1:100

CARETAKERS ACCOMMODATION
& OFFICE

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED	
	MAXIMUM DESIGN GUST WIND SPEED (M/S)	PERMISSIBLE STRESS
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

Davies Design &
Drafting Service
B.S.A Number 20877

76 Veivers Road Phone 40592155
Palm Cove 4879 Fax 40592155
Mobile 0408774437
E-mail davies47@bigpond.net.au

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STRUCTURALLY ADEQUATE**



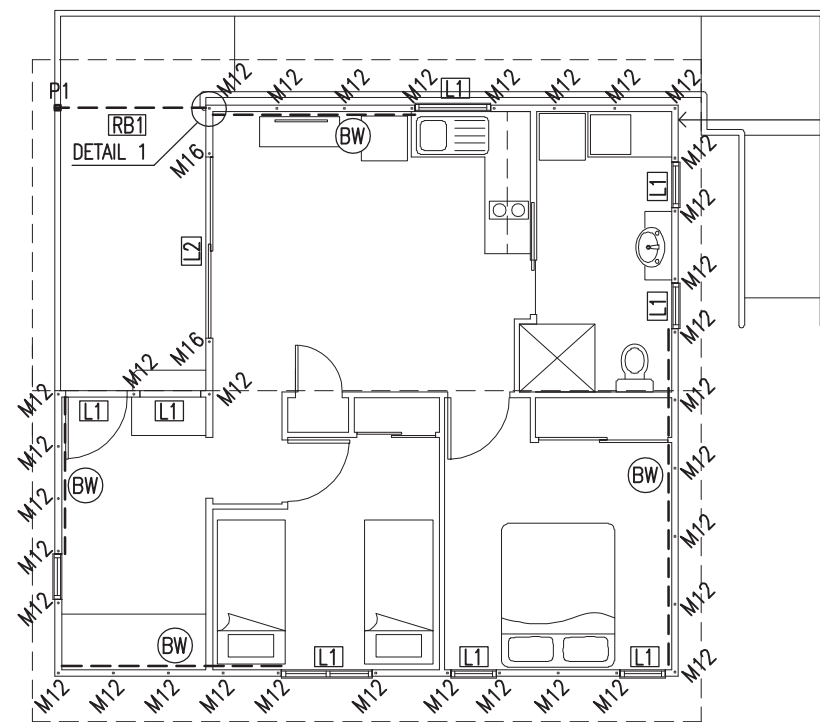
KFB Engineers Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 10/4/19 Signed: [Signature]
Job No: K-2586 RPEQ No: 5711

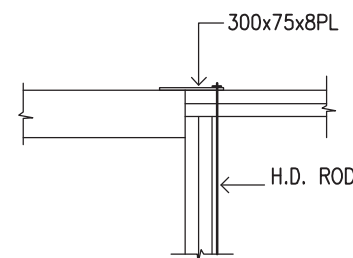
CLIENT:-
SOMERSET BUILDING CO.

PROJECT:-
PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA- HORN ISLAND

DATE		DETAILS		DRAWN:- ROSS DAVIES	
B				BUILDER:-	
C	3/5/18	ACCESSIBILITY RAMP ADDED TO		DATE:- JULY 10	DRAWING No:-
		CARETAKERS ACCOMMODATION & OFFICE		ISSUE No:-	001 TOM
		& RECREATION/ MEETING AREA		A B C D	SHEET No:-
D	3/4/19	ACCESSIBILITY RAMP RELOCATED			4-14



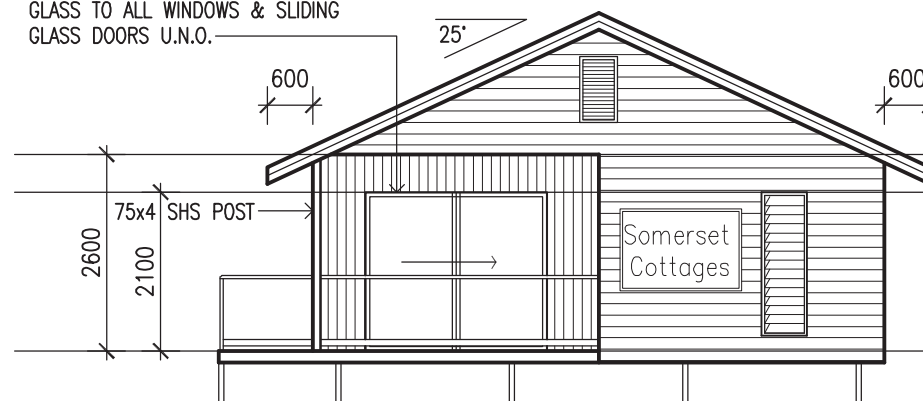
STRUCTURAL PLAN (CARETAKERS ACCOM/OFFICE) 1:100



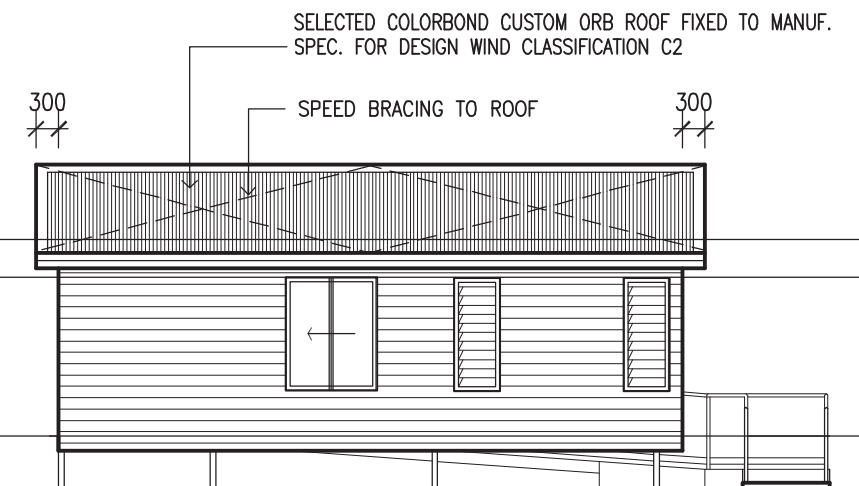
DETAIL 1 (TYPICAL) 1:20

90x35 TRUSS BOTTOM CHORD BLOCKING AT 1200 CRS TO GABLE ENDS. FIX TO TRUSSES WITH 2/75mm BATTEN SCREWS & WITH M12 BOLTS TO WALLS.

POWDERCOATED ALUM FRAMES & CLEAR GLASS TO ALL WINDOWS & SLIDING GLASS DOORS U.N.O.



FRONT ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100



SIDE ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100

- P1 - 75x3 SHS
- L1 - 90x35 MGP12 (H2)
- L2 - 130x45 F14 HYPAN (H2)
- RB1 - 75x3 SHS

- BRACING WALLS
- * PROVIDE 4mm F27 WITH 2.8x30 GALVANI @ 100 CRS AT 1
- * @ 150 CRS AT 1
- * @ 200 CRS AT 1
- * FIX BOTTOM AND TOP ROOF STRUCTURE WHERE WALL IS PERI PROVIDE 100x50 F14 CRS FIXED WITH 2/1
- * WHERE WALL IS PERI WITH 125x75x6 MS / TOP PLATES AND 1-
- * STRAP WALL JUNCTIO WITH 8-2.8x30 GAL
- * USE 6mm VILLABOAR

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Minor Change—Development Permit for Material Change of Use— Two stage accommodation building (24 x studio accommodation units) and Caretakers Residence (2 bedrooms)

Lot details: Lot 1 RP846845

Referred to in Council's Decision Notice

Approval Date: 19 August 2025



REAR ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100



SIDE ELEVATION (CARETAKERS ACCOM/OFFICE) 1:100

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED (M/S)	
	PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

Davies Design & Drafting Service
B.S.A Number 20877

76 Veivers Road Phone 40592133
Palm Cove 4879 Fax 40592155
Mobile 0408774437
E-mail davies47@bigpond.net.au

CERTIFIED AS STRUCTURALLY ADEQUATE



KFB Engineers Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 10/4/19 Signed: [Signature]
Job No: K-2586 RPEQ No: 5711

CLIENT:-
SOMERSET BUILDING CO.

PROJECT:-
**PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA- HORN ISLAND**

DATE		DETAILS		DRAWN:- ROSS DAVIES	
B				BUILDER:-	
C	3/5/18	ACCESSIBILITY RAMP ADDED TO		DATE:- JULY 10	DRAWING No:-
		CARETAKERS ACCOMMODATION & OFFICE		ISSUE No:-	001 TOM
		& RECREATION/ MEETING AREA		A B C D	SHEET No:-
D	3/4/19	ACCESSIBILITY RAMP RELOCATED			10-14

TORRES SHIRE COUNCIL

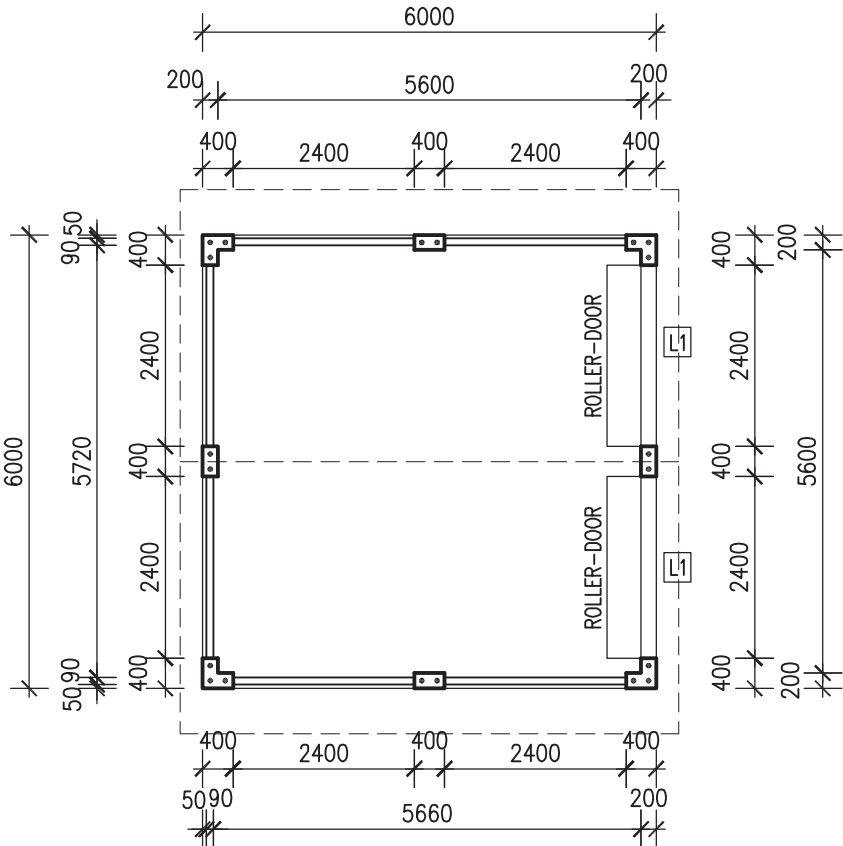
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APPROVED PLAN

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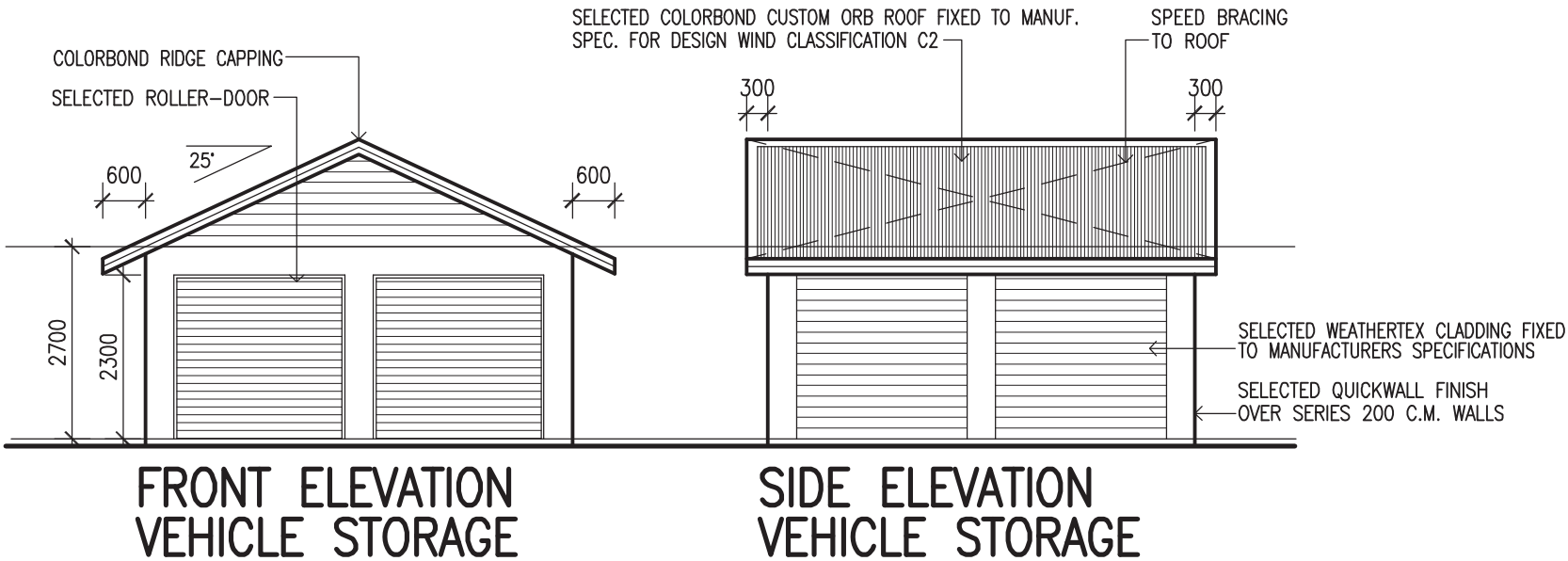
Lot details: Lot 1 RP846845

Referred to in Council's Decision Notice

Approval Date: 19 August 2025



FLOOR PLAN 1:100
VEHICLE STORAGE



FRONT ELEVATION
VEHICLE STORAGE

SIDE ELEVATION
VEHICLE STORAGE

DESIGN WIND SPEED CLASSIFICATION C2
ASSUMED CLASS 'S' SITE CLASSIFICATION

L1 400x200 C.M. LINTEL REINF BY
2-N12 BARS TOP
2-N12 BARS BOTTOM
L8 TIES AT 400 CRS

WALL NOTES
EXTERNAL BLOCKWORK
* SERIES 200 CONCRETE MASONRY
BLOCKWORK
* SELECTED QUICKWALL FINISH
EXTERNAL TIMBER WALLS
* 90x35 MGP12 (H2) STUDS AT 450 MAX CRS
* 45x90 MGP12 (H2) BOTTOM PLATE
* 2-35x90 TOP PLATES
* NOGGING AT MAX. 1350 CRS
* SELECTED WEATHERTEX CLADDING FIXED TO
MANUFACTURERS SPECIFICATIONS
* 6mm THICK VILABOARD TO WET
AREAS

WIND CLASSIFICATION	MAXIMUM DESIGN GUST WIND SPEED (M/S)	
	PERMISSIBLE STRESS	LIMIT STATE
C1	41 (W41C)	50
C2	50 (W50C)	61
C3	60 (W60C)	74

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KFB Engineers Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 10/4/19 Signed: [Signature]
Job No: K-2586 RPEQ No: 5711

CLIENT:-
SOMERSET BUILDING CO.

PROJECT:-
**PROPOSED TEMPORARY ACCOM. AT:
CNR MISKIN & TOM ST'S
WAFAGA- HORN ISLAND**

DATE		DETAILS		DRAWN:- ROSS DAVIES			
B				BUILDER:-			
C	3/5/18	ACCESSIBILITY RAMP ADDED TO		DATE:- JULY 10	DRAWING No:- 001 TOM		
		CARETAKERS ACCOMMODATION & OFFICE		ISSUE No:-			
		& RECREATION/ MEETING AREA		A B C D	SHEET No:- 6-14		
D	3/4/19	ACCESSIBILITY RAMP RELOCATED					



Torres Shire Council

INFRASTRUCTURE CHARGES NOTICE (section 52 and schedule 16 of Planning Act 2016)

DATE:	22 August 2025															
APPLICANT:	Jon Mansfield c/ Gilvear Planning															
APPLICATION:	Development Permit for Material Change of Use – Two stage accommodation building (24 x studio accommodation units) and Caretakers Residence (2 bedrooms) – Stage 1 (16 Accommodation units and Caretakers Residence and Stage 2 (8 Accommodation Units).															
FILE REFERENCE:	ICN IDAS10/03															
DATE OF APPROVAL:	19 August 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>Stage 1 – 16 units and caretakers accommodation</td> <td>n/a – paid</td> <td></td> <td></td> </tr> <tr> <td>Stage 2 – Eight (8) units</td> <td>\$10,956.25 per unit x 8 = \$87,650</td> <td>\$30,677.65</td> <td>\$56,972.35</td> </tr> </tbody> </table>				Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Stage 1 – 16 units and caretakers accommodation	n/a – paid			Stage 2 – Eight (8) units	\$10,956.25 per unit x 8 = \$87,650	\$30,677.65	\$56,972.35
Development Type	Adopted Infrastructure Charge	Credits	Total Charge													
Stage 1 – 16 units and caretakers accommodation	n/a – paid															
Stage 2 – Eight (8) units	\$10,956.25 per unit x 8 = \$87,650	\$30,677.65	\$56,972.35													
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 on RP846845															
SITE ADDRESS	1 Tom Street, Horn 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: Mark Crawley **Signature:**

A handwritten signature in black ink, appearing to read 'Mark Crawley', written over a horizontal line.

DETAILS OF CALCULATION

STAGE 2 - ADOPTED CHARGES FOR EIGHT (8) ACCOMMODATION UNITS

Water Supply

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$3,286.88	CR Table 2.1	\$26,295.04

Sewerage

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$2,739.06	CR Table 2.1	\$21,912.48

Transport

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,643.44	CR Table 2.1	\$13,147.52

Community Facilities and Parks

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$1,095.63	CR Table 2.1	\$8,765.04

Stormwater

Adopted Charges Development Description	Units of Measure	Charge Rate	Reference	Amount
Accommodation Unit	Per suite (with 1 or 2 bedrooms)	\$2,191.24	CR Table 2.1	\$17,529.92

TOTAL ADOPTED CHARGE	\$87,650 (\$10,956.25 x 8)
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CREDIT

CREDIT	Vacant serviced lot credit was not applied in Stage 1.	\$30,677.65
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NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$87,650	\$30,677.65	\$56,972.35

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

TOTAL ADOPTED CHARGE – Stage 2 (eight additional units)	\$56,972.35
--	--------------------

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
