



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: 29 October 2025

Our Ref: IDAS17/11
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Matthew Birney
c/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Email: admin@urbansync.com.au

Dear Sir/Madam

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 approved by Torres Shire Council in full, subject to conditions.

Details of the decision are as follows:

DATE OF DECISION

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

APPLICATION DETAILS

Application No:	IDAS17/11
Approval Sought:	Minor Change to Development Permit for a Material Change of Use
Description of the Development	Accommodation Building
Planning Scheme:	Torres Shire Council Planning Scheme 2022

LOCATION DETAILS

Street Address:	138-140 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP737855

DECISION DETAILS

The original decision date was 20 February 2025, with the original Decision Notice dated 23 February 2018.

Torres Shire Council, on 28 October 2025 decided to issue the following type of approval:

- Minor Change to Development Permit - Material Change of Use (Accommodation Building – 18 Rooms)

Subject to the following:

- (A) Amend the total approved number of rooms from 19 rooms to 18 rooms
- (B) Amend conditions of the approval including deletion of conditions (identified as strike through) and amending conditions (identified bold) - refer Attachment 1.
- (C) All other conditions remain as per original decision notice dated 23 February 2018.
- (D) A notice be issued to the applicant confirming the recalculated Infrastructure Charges for Stage 1 for the amount of \$42,503.75..
- (E) Issue a copy of the decision on the change application to the State Assessment Referral Agency (SARA).

CURRENCY PERIOD

As per the Extension to Currency Period letter dated 15 March 2024, both Stage 1 and Stage 2 lapse 23 February 2026.

ASSESSMENT MANAGER CONDITIONS

Marked up approved change to conditions provided in Attachment 1.

Renumbered and reformatted conditions provided in Attachment 2.

PROPERLY MADE SUBMISSIONS

Not applicable for the minor change application.

REFERRAL AGENCIES

There were no referral agencies as part of this minor change application.

The referral agency for the original approval:

Referral Agency	Referral Matter
State Assessment and Referral Agency (SARA) Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870 Ph: 07 4037 3214 Email: CairnsSARA@dasilgp.qld.gov.au	Sustainable Planning Regulation - Schedule 7, Table 3, Item 1

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Plumbing and Drainage Work
- Development Permit for Building Work.
- Development Permit for Operational Works

OTHER REQUIRMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017

Not Applicable.

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice (Attachment 4)

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the Planning Act 2016 are attached (Attachment 6).

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** – Marked up approved change to conditions imposed by the Assessment Manager
Attachment 2 – Renumbered and reformatted conditions imposed by the Assessment Manager
Attachment 3 – Copy of original Referral Agency Decision Notice
Attachment 4 – Approved Plans
Attachment 5 – Notice about a Decision Notice
Attachment 6 – Extract of Appeal Provisions (*Planning Act 2016*).

MARKED UP APPROVED CHANGE TO CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

STAGE 1

PLANNING			TIMING FOR COMPLIANCE																								
1 The Plans of Development, as noted below are 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 use generally in accordance with: a. The plans, specifications, facts and circumstances as set out in the application submitted to Council; b. The following conditions of approval and the requirements of Council's Planning Scheme; and c. 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.			To be completed prior to commencement of use and to be maintained at all times.																								
Approved Plans 2 The approved Plans of Development are as follows: <table><tr><th>Plan Description</th><th>Reference</th><th>Date</th></tr><tr><td>Site Plan</td><td>-</td><td>Received 07/02/18</td></tr><tr><td>Elevations</td><td>-</td><td>Received 07/02/18</td></tr><tr><td>Ground Floor Plan</td><td>-</td><td>Received 07/02/18</td></tr><tr><td>First Floor Plan</td><td>-</td><td>Received 07/02/18</td></tr><tr><td>Landscape & Staging Plan</td><td>32302-01A</td><td>14/2/18</td></tr></table>				Plan Description	Reference	Date	Site Plan	-	Received 07/02/18	Elevations	-	Received 07/02/18	Ground Floor Plan	-	Received 07/02/18	First Floor Plan	-	Received 07/02/18	Landscape & Staging Plan	32302-01A	14/2/18						
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Staging 3 Stage 1 comprises of: - Building 1 as shown on the approved plans; - All vehicle access and carparking areas; - Service entry and bin storage; and - Landscaping, fencing and outdoor recreation areas.																											
4 Development is to occur sequentially over two stages, commencing with Stage 2 as detailed on the approved plan.			To be maintained at all times.																								

PLANNING		TIMING FOR COMPLIANCE
Built Form and Amenity		
5	The applicant/owner must submit a plan detailing the construction materials and colours specific to the external appearance of the development for Compliance Assessment. The plan will be assessed against Council's Policies and Guidelines.	To be completed prior to the issuing of a Development Permit for Building Works.
6	The development and construction of any building must comply with the minimum set back distances in accordance with the Building Code of Australia and/or the Queensland Development Code including the provision of fire rated walls where necessary.	To be completed prior to commencement of use and to be maintained at all times. At all times
7	Building height must not exceed a maximum height of 2 storeys and 8.7m above natural ground level.	To be completed prior to the issuing of a Development Permit for Building Works At all times
Landscaping Plan		
8	All landscaping works must be installed and maintained in accordance with the approved plans. Landscaped areas adjoining the parking area must be protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar obstruction <i>**note** condition moved to Stage 2 as part of minor change</i>	Prior to commencement of use and to be maintained at all times.
9	Verges Footpaths must be fully grassed.	Prior to commencement of use and To be maintained at all times.
Environmental		
10	The applicant/owner shall be responsible for the complete removal and destruction of any noxious weed or plants existing on the land the subject of the Development Permit.	To be completed prior to commencement of use and to be maintained at all times.
11	Machinery and construction and landscape materials brought from the mainland or from the Torres Strait Protected Zone must comply with the General Biosecurity Obligation (GBO) which requires that all persons who deal with biosecurity matter or a carrier, if they know or ought reasonably to know that it poses a biosecurity risk, to take all reasonable and practical measures to prevent or minimise the risk.	Prior to the commencement of the use and to be maintained at all times.
Electricity		
12	The applicant/owner must submit satisfactory evidence from Ergon Energy that: a. Electricity is available to the approved development; or b. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Telecommunications		
13	The applicant/owner must submit satisfactory evidence from telecommunications authorities that: a. Telecommunication services are available to the approved development; or b. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.	Prior to the issuing of a Development Permit for Building Works.

PLANNING	TIMING FOR COMPLIANCE
Noise and Lighting	
14 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 2019 1998.	To be completed prior to commencement of use and to be maintained at all times.
15 Ensure external lighting does not create a light nuisance inside the adjacent dwellings.	To be completed prior to commencement of use and to be maintained at all times.
Fences	
16 Provide fencing to the site boundaries generally in accordance with the approved plans including: 1.8m high double paling fence along the full length of the western (side), northern (rear) and eastern (side) boundaries of the site; 1.5m high paling fence along the Douglas Street frontage of the site at the service entry and to screen the bin hide. <i>**note** condition moved to Stage 2 as part of minor change</i>	Prior to the issuing of a Development Permit for Building Works.
Costs	
17 All recoverable unpaid rates, charges and expenses pertaining to the subject land are to be paid in full.	To be completed prior to commencement of use and to be maintained at all times.
Building Certification	
18 A change of building classification (class 1 to class 3) (determine classes and complete) is required to facilitate the change in use. A Private Certifier shall certify any building plans and specifications for all works which shall be submitted in conjunction with an application for Development Permit for Building Works.	Prior to the commencement of use . Issuing of a Development Permit for Building Works.

ENGINEERING	TIMING FOR COMPLIANCE
Engineering Certification	
19 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 a Development Permit for Building Works. and/or Operational Works.	Prior to the issuing of a Development Permit for Building Works.
Internal Driveway	
20 Construction of internal driveways must comply with the is to be to the requirements of the FNQROC Development Manual. Engineering drawings must be submitted for approval by Council's delegated officer . Compliance Assessment against Councils Policies and guidelines.	Prior to commencement of use . the issuing of a Development Permit for Building Works.
21 Vehicle access to and from the site is in accordance with the approved plans . Via the primary driveway (the driveway at the western extent of the site) as shown on the approved plans. The service entry shown on the approved plans is limited to service vehicles only – i.e. refuse collection, maintenance vehicles.	To be completed prior to commencement of use and to be maintained at all times.
Vehicle Parking	
22 Onsite parking spaces must comply with Australian Standard AS2890.1 2004 Parking Facilities – Off Street Car Parking.	To be completed prior to commencement of use and to be maintained at all times.
23 Onsite parking is to be provided generally in accordance with the approved plans, including: 13 covered spaces; 3 uncovered spaces; and 1 covered disabled space.	To be completed prior to commencement of use and to be maintained at all times.
24 The parking must be constructed in accordance with the requirements of the FNQROC Development Manual Council's Development Standards . In particular, all parking,	To be completed prior to commencement of use and to be maintained at all times.

ENGINEERING	TIMING FOR COMPLIANCE
driveway and vehicular manoeuvring areas must be imperviously sealed with a concrete or bitumen finish, drained and line marked.	
Water Supply and Sewerage Works	
25 The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage network to the satisfaction of Council's Delegated Officer. Detailed plans must be submitted with an application for Operational Works.	Prior to the issuing of a Development Permit for Operational Works. Prior to commencement of use
26 All works must be carried out in accordance with the approved plans.	To be completed prior to commencement of use and to be maintained at all times.
Public Utilities	
27 The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.	To be completed prior to commencement of use and to be maintained at all times.
28 Any damage caused to any public utility during the course of construction shall be repaired to ensure it conforms to the Councils Policies and Guidelines relevant to the infrastructure subject to damage.	To be completed prior to commencement of use and to be maintained at all times.
29 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.	To be completed prior to commencement of use and to be maintained at all times.
Construction Management Plan	
30 A construction management plan outlining the proposed works, access and transport methods must be provided to the satisfaction of Council.	Prior to the issuing of a Development Permit for Building Works.
Stormwater	
31 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.	To be completed prior to commencement of use and to be maintained at all times.
32 Stormwater design shall accord to the design and construction standards set down in FNQROC Manual and those of QUDM.	Prior to the issuing of a Development Permit for Operational Works. At all times.
33 Detailed stormwater design plans must be submitted for approval by Council's delegated officer. with an application for Operational Works.	Prior to the issuing of a Development Permit for Building work or commencement of use whichever occurs first. Operational Works.
34 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.	To be completed prior to commencement of use and to be maintained at all times.
Lawful Point of Discharge	
35 All stormwater must be piped to the lawful point of discharge adjacent to Lot 2 on RP737855 (the Court House) and the design and construction must be in accordance with the standards in the FNQROC Manual.	Prior to the issuing of a Development Permit for Building Works.
36 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 Policies and Guidelines.	Prior to the issuing of a Development Permit for Building Works and at all times.
OR	
37 Submit to Council, written agreement from the owners of downstream properties for the discharge of stormwater from the site through the affected properties to a lawful point of discharge.	Prior to the issuing of a Development Permit for Building Works.
Erosion and Sediment Control	

ENGINEERING	TIMING FOR COMPLIANCE
38 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.	During Operational and Building Works and then to be maintained at all times.
39 Plans detailing the methods of controlling erosion and sediment are to be submitted for approval by Council's delegated officer. to Council for a Development Approval in accordance with Council's Policies and Guidelines.	Prior to the issuing of a Development Permit for Building Works.
Operational Works	
40 Prior to construction commencing, Council will require approval of an Operational Works application for the following: • Water Supply and Sewerage Works (Condition 25); • Driveways and Carparking (Conditions 20 and 24) • Stormwater drainage (Condition 33); and • Erosion and Sediment Control plan for access works (Condition 39). This application will need to include plans prepared by a Registered Professional Engineer Queensland in accordance with the FNQROC Manual that are to the satisfaction of Council's Manager Engineering Services. Council will require that one (1) copy of the design drawings be submitted to Council for preliminary assessment. Three (3) copies of the final design are to be submitted to Council for approval prior to the commencement of the works. On completion of the works, the Council shall require a Certificate of Completion from a Registered Professional Engineer and a set of as constructed plans must be deposited at Council's office.	Prior to the issuing of a Development Permit for Building Works.
Refuse Storage	
41 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, bunded and fitted with a bucket trap. An external cold-water tap is to be provided for the facility. <i>**note** condition moved to Stage 2 as part of minor change</i>	To be completed prior to commencement of use and to be maintained at all times.
Water Saving	
42 All toilet devices in the approved development must be fitted with dual flush cisterns and hand basins fitted with flow control valves or similar water control devices to generally restrict flow to 9 litres of water per minute.	To be completed prior to commencement of use and to be maintained at all times.
43 All kitchen and bathrooms fittings in the approved development must 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 tap ware shall not exceed a maximum flow of 9 litres of water per minute. Dishwashers are excluded from this requirement.	To be completed prior to commencement of use and to be maintained at all times.
Costs	
44 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 Policies and Guidelines.	To be completed prior to the commencement of use, unless otherwise specified by conditions of this approval or by a resolution of Council.

STAGE 2

PLANNING			TIMING FOR COMPLIANCE																							
45 The Plans of Development, as noted below are 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 use generally in accordance with: a. The plans, specifications, facts and circumstances as set out in the application submitted to Council; b. The following conditions of approval and the requirements of Council’s Planning Scheme; and c. 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.			To be completed prior to commencement of use and to be maintained at all times.																							
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Staging 47 Stage 2 comprises of: • Building 2 as shown on the approved plans.			At all times.																							
48 Development is to occur sequentially over two stages, commencing with Stage 2 4 and concluding with Stage 1 2. Stage 1 2 is not to commence until all the conditions relating to Stage 2 4 have been complied with.			At all times.																							
Built Form and Amenity																										
49 The applicant/owner must submit a plan detailing the construction materials and colours specific to the external appearance of the development for Compliance Assessment. The plan will be assessed against Council’s Policies and Guidelines.			To be completed prior to the issuing of a Development Permit for Building Works.																							
50 The development and construction of any building must comply with the minimum set back distances in accordance with the Building Code of Australia and/or the Queensland Development Code including the provision of fire rated walls where necessary.			To be completed prior to commencement of use and to be maintained at all times. At all times																							

PLANNING		TIMING FOR COMPLIANCE
51	Building height must not exceed a maximum height of 2 storeys and 8.7m above natural ground level.	To be completed prior to the issuing of a Development Permit for Building Works At all times
Landscaping Plan		
xx	Landscaped gardens must be provided along the Douglas Street frontage, generally in accordance with the approved plan.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Verges		
Xx	Verges must be fully grassed	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Environmental		
52	Machinery and construction and landscape materials brought from the mainland or from the Torres Strait Protected Zone must comply with the General Biosecurity Obligation (GBO) which requires that all persons who deal with biosecurity matter or a carrier, if they know or ought reasonably to know that it poses a biosecurity risk, to take all reasonable and practical measures to prevent or minimise the risk.	Prior to the commencement of the use and to be maintained at all times.
Electricity		
53	The applicant/owner must submit satisfactory evidence from Ergon Energy that: c. Electricity is available to the approved development; or d. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Telecommunications		
54	The applicant/owner must submit satisfactory evidence from telecommunications authorities that: c. Telecommunication services are available to the approved development; or d. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Noise and Lighting		
55	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 2019 1998 .	To be completed prior to commencement of use and to be maintained at all times.
56	Ensure external lighting does not create a light nuisance inside the adjacent dwellings.	To be completed prior to commencement of use and to be maintained at all times.
Fences		
Xx	Provide fencing to the site boundaries generally in accordance with the approved plans including: 1.8m high double paling fence along the full length of the western (side), northern (rear) and eastern (side) boundaries of the site; 1.8m 1.5m high paling fence along the Douglas Street frontage of the site at the service entry and to screen the bin hide.	Prior to the issuing of a Development Permit for Building Works. Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.

PLANNING	TIMING FOR COMPLIANCE
Costs	
57 All recoverable unpaid rates, charges and expenses pertaining to the subject land are to be paid in full.	To be completed prior to commencement of use and to be maintained at all times.
Building Certification	
58 A change of building classification (class 1 to class 3) (determine classes and complete) is required to facilitate the change in use. A Private Certifier shall certify any building plans and specifications for all works which shall be submitted in conjunction with an application for Development Permit for Building Works.	Prior to the issuing of a Development Permit for Building Works. Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.

ENGINEERING	TIMING FOR COMPLIANCE
Internal Driveway	
Xx Construction of internal driveways must comply with the requirements of the FNQROC Development Manual. Engineering drawings must be submitted for approval by Council's delegated officer.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
59 Vehicle access to and from the site is in accordance with the approved plans. Is via the primary driveway (the driveway at the western extent of the site) as shown on the approved plans. The service entry shown on the approved plans is limited to service vehicles only — i.e. refuse collection, maintenance vehicles.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Vehicle Parking	
xx Onsite parking spaces must comply with Australian Standard AS2890.1 2004 Parking Facilities – Off Street Car Parking.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Xx Onsite parking is to be provided generally in accordance with the approved plans.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Xx The parking must be constructed in accordance with the requirements of the FNQROC Development Manual. In particular, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed with a concrete or bitumen finish, drained and line marked.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Water Supply and Sewerage Works	
60 The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage network to the satisfaction of Council's Delegated Officer. Detailed plans must be submitted with an application for Operational Works.	Prior to the issuing of a Development Permit for Operational Works. Prior to commencement of use
61 All works must be carried out in accordance with the approved plans.	To be completed prior to commencement of use and to be maintained at all times.
Public Utilities	
62 The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.	To be completed prior to commencement of use and to be maintained at all times.
63 Any damage caused to any public utility during the course of construction shall be repaired to ensure it conforms to the Councils Policies and Guidelines relevant to the infrastructure subject to damage.	To be completed prior to commencement of use and to be maintained at all times.

ENGINEERING		TIMING FOR COMPLIANCE
64	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.	To be completed prior to commencement of use and to be maintained at all times.
Construction Management Plan		
65	A construction management plan outlining the proposed works, access and transport methods must be provided to the satisfaction of Council.	Prior to the issuing of a Development Permit for Building Works.
Stormwater		
66	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.	To be completed prior to commencement of use and to be maintained at all times.
67	Stormwater design shall accord to the design and construction standards set down in FNQROC Manual and those of QUDM.	Prior to the issuing of a Development Permit for Operational Works. Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
68	Detailed stormwater design plans must be submitted for approval by Council's delegated officer. with an application for Operational Works.	Prior to the issuing of a Development Permit for Operational Works.
Lawful Point of Discharge		
69	All stormwater must be piped to the lawful point of discharge adjacent to Lot 2 on RP737855 (the Court House) and the design and construction must be in accordance with the standards in the FNQROC Manual.	Prior to the issuing of a Development Permit for Building Works.
70	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 Policies and Guidelines.	Prior to the issuing of a Development Permit for Building Works and at all times..
OR		
71	Submit to Council, written agreement from the owners of downstream properties for the discharge of stormwater from the site through the affected properties to a lawful point of discharge.	Prior to the issuing of a Development Permit for Building Works.
Erosion and Sediment Control		
72	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.	During Operational and Building Works and then to be maintained at all times.
73	Plans detailing the methods of controlling erosion and sediment are to be submitted to Council for a Development Approval in accordance with Council's Policies and Guidelines.	Prior to the issuing of a Development Permit for Building Works.
Operational Works		
74	Prior to construction commencing, Council will require approval of an Operational Works application for the following: • Water Supply and Sewerage Works (Condition 60); • Stormwater drainage (Condition 68); and • Erosion and Sediment Control plan for access works (Condition 73). This application will need to include plans prepared by a Registered Professional Engineer Queensland in accordance with the FNQROC Manual that are to the satisfaction of Council's Manager Engineering Services.	Prior to the issuing of a Development Permit for Building Works.

ENGINEERING		TIMING FOR COMPLIANCE
Council will require that one (1) copy of the design drawings be submitted to Council for preliminary assessment. Three (3) copies of the final design are to be submitted to Council for approval prior to the commencement of the works. On completion of the works, the Council shall require a Certificate of Completion from a Registered Professional Engineer and a set of as constructed plans must be deposited at Council's office.		
Refuse Storage		
Xx 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, bunded and fitted with a bucket trap. An external cold-water tap is to be provided for the facility.		Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Water Saving		
75 All toilet devices in the approved development must be fitted with dual flush cisterns and hand basins fitted with flow control valves or similar water control devices to generally restrict flow to 9 litres of water per minute.		To be completed prior to commencement of use and to be maintained at all times.
76 All kitchen and bathrooms fittings in the approved development must 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 tap ware shall not exceed a maximum flow of 9 litres of water per minute. Dishwashers are excluded from this requirement.		To be completed prior to commencement of use and to be maintained at all times.
Costs		
77 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 Policies and Guidelines.		To be completed prior to the commencement of use, unless otherwise specified by conditions of this approval or by a resolution of Council.

ADVICE	
1. This approval, granted under the provisions of the <i>Sustainable Planning Act 2009</i> , shall lapse: • Stage 1: four (4) years from the day the approval takes effect in accordance with the provisions of Section 341 of the <i>Sustainable Planning Act 2009</i>; and • Stage 2: six (6) years from the day the approvals takes effect in accordance with the provision of Section 341 of the <i>Sustainable Planning Act 2009</i>.	
2. The following further Development Permits must be obtained, where required: a. Development Permit for Operational Works b. Development Permit for Building Works c. Development Permit for Plumbing Works.	
3. The applicant/owner must contribute in accordance with Council's Charges Resolution (No.1) 2015 as required under Section 635 of the <i>Sustainable Planning Act 2009</i> . Charges are to be paid in accordance with the Infrastructure Charges Notice (ICN) issued concurrently with the Development Permit. Charges may be subject to escalation in accordance with the resolution and SPA. Payment is required prior to the commencement of use.	
4. 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.	
5. All building works are to be carried out in accordance with the requirements of the Building Code of Australia.	
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. Pursuant to the Building and Construction Industry (Portable Long Service Leave) Act 1991, if the cost of Operational Works exceeds \$80,000, then a portable long service levy is required to be paid. In accordance with Section 77 (1) of the Act, Council is required to sight the approved form issued by the Building and Construction Industry (Portable Long Service Leave) Authority that confirms that the requirements of the Act have been satisfied.	

ADVICE

8. In accordance with the Environmental Protection Regulation 2008, work involving machinery of any description shall only be carried out on site from:
- 6.30am to 6.30pm, Monday to Saturday;
 - With no work on Sundays, Public Holidays and whilst a funeral or tombstone opening is being held in the vicinity of the activity.
- A maximum penalty of \$1,500.00 applies to an offence under these provisions.
9. In accordance with the Environmental Protection (Water) Policy 2009, 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.
10. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
11. In accordance with s.86 of the Building Act 1975, the applicant's building certifier must give the approved building documents to Torres Shire Council within 5 days of approving the application and pay the relevant fee.

RENUMBERED AND REFORMATTED CHANGE TO CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

STAGE 1

PLANNING				TIMING FOR COMPLIANCE	
1. The Plans of Development, as noted below are 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 use generally in accordance with: a. The plans, specifications, facts and circumstances as set out in the application submitted to Council; b. The following conditions of approval and the requirements of Council's Planning Scheme; and c. 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.				To be completed prior to commencement of use and to be maintained at all times.	
Approved Plans					
2. The approved Plans of Development are as follows:				Prior to commencement of use and to be maintained at all times.	
Plan Description		Reference	Version	Date	
Cover Page		1980-SK-00	B	2025.05.07	
Site Plan		1980 – SK-01	D	2025.05.27	
Elevations					
Floor Plan		1980-SK-02	A	2025.05.27	
Landscape & Staging Plan (landscaping along Douglas Street frontage)		32302-01A	14/2/18	Landscape & Staging Plan	
Staging					
3. Development is to occur sequentially over two stages, commencing with Stage 2 as detailed on the approved plan.				To be maintained at all times.	
Built Form and Amenity					
4. The development and construction of any building must comply with the Building Code of Australia and/or the Queensland Development Code including the provision of fire rated walls where necessary.				At all times	
5. Building height must not exceed a maximum height of 2 storeys and 8.7m above natural ground level.				At all times	
6. Verges must be fully grassed.				To be maintained at all times.	

PLANNING	TIMING FOR COMPLIANCE
Environmental	
7. The applicant/owner shall be responsible for the complete removal and destruction of any noxious weed or plants existing on the land the subject of the Development Permit.	To be completed prior to commencement of use and to be maintained at all times.
8. Machinery and construction and landscape materials brought from the mainland or from the Torres Strait Protected Zone must comply with the General Biosecurity Obligation (GBO) which requires that all persons who deal with biosecurity matter or a carrier, if they know or ought reasonably to know that it poses a biosecurity risk, to take all reasonable and practical measures to prevent or minimise the risk.	Prior to the commencement of the use and to be maintained at all times.
Electricity	
9. The applicant/owner must submit satisfactory evidence from Ergon Energy that: a. Electricity is available to the approved development; or b. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Telecommunications	
10. The applicant/owner must submit satisfactory evidence from telecommunications authorities that: a. Telecommunication services are available to the approved development; or b. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Noise and Lighting	
11. 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 2019.	To be completed prior to commencement of use and to be maintained at all times.
12. Ensure external lighting does not create a light nuisance inside the adjacent dwellings.	To be completed prior to commencement of use and to be maintained at all times.
Building Certification	
13. A change of building classification is required to facilitate the change in use.	Prior to the commencement of use.

ENGINEERING	TIMING FOR COMPLIANCE
Engineering Certification	
14. 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 a Development Permit for Building Works.	Prior to the issuing of a Development Permit for Building Works.
Internal Driveway	
15. Construction of internal driveways must comply with the requirements of the FNQROC Development Manual. Engineering drawings must be submitted for approval by Council's delegated officer.	Prior to commencement of use.
16. Vehicle access to and from the site is in accordance with the approved plans.	To be completed prior to commencement of use and to be maintained at all times.

ENGINEERING		TIMING FOR COMPLIANCE
Vehicle Parking		
17. Onsite parking spaces must comply with Australian Standard AS2890.1 2004 Parking Facilities – Off Street Car Parking.		To be completed prior to commencement of use and to be maintained at all times.
18. Onsite parking is to be provided generally in accordance with the approved plans.		To be completed prior to commencement of use and to be maintained at all times.
19. The parking must be constructed in accordance with the requirements of the FNQROC Development Manual. In particular, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed with a concrete or bitumen finish, drained and line marked.		To be completed prior to commencement of use and to be maintained at all times.
Water Supply and Sewerage Works		
20. The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage network to the satisfaction of Council's Delegated Officer.		Prior to commencement of use
21. All works must be carried out in accordance with the approved plans.		To be completed prior to commencement of use and to be maintained at all times.
Public Utilities		
22. The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.		To be completed prior to commencement of use and to be maintained at all times.
23. Any damage caused to any public utility during the course of construction shall be repaired to ensure it conforms to the Council's Policies and Guidelines relevant to the infrastructure subject to damage.		To be completed prior to commencement of use and to be maintained at all times.
24. 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.		To be completed prior to commencement of use and to be maintained at all times.
Construction Management Plan		
25. A construction management plan outlining the proposed works, access and transport methods must be provided to the satisfaction of Council.		Prior to the issuing of a Development Permit for Building Works.
Stormwater		
26. 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.		To be completed prior to commencement of use and to be maintained at all times.
27. Stormwater design shall accord to the design and construction standards set down in FNQROC Manual and those of QUDM.		At all times-
28. Detailed stormwater design plans must be submitted for approval by Council's delegated officer.		Prior to the issuing of a Development Permit for Building work or commencement of use whichever occurs first.
29. 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.		To be completed prior to commencement of use and to be maintained at all times.

ENGINEERING		TIMING FOR COMPLIANCE
Lawful Point of Discharge		
30. 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 Policies and Guidelines.		Prior to the issuing of a Development Permit for Building Works and at all times.
Erosion and Sediment Control		
31. 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.		During Operational and Building Works and then to be maintained at all times.
32. Plans detailing the methods of controlling erosion and sediment are to be submitted for approval by Council's delegated officer.		Prior to the issuing of a Development Permit for Building Works.
Costs		
33. 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 Policies and Guidelines.		To be completed prior to the commencement of use, unless otherwise specified by conditions of this approval or by a resolution of Council.

STAGE 2

PLANNING				TIMING FOR COMPLIANCE
34. The Plans of Development, as noted below are 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 use generally in accordance with: a. The plans, specifications, facts and circumstances as set out in the application submitted to Council; b. The following conditions of approval and the requirements of Council's Planning Scheme; and c. 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.				To be completed prior to commencement of use and to be maintained at all times.
Approved Plans				
35. The approved Plans of Development are as follows:				Prior to commencement of use and to be maintained at all times.
Plan Description		Reference	Version	Date
Cover Page		1980-SK-00	B	2025.05.07
Site Plan		1980 – SK-01	D	2025.05.27
Elevations				
Floor Plan		1980-SK-02	A	2025.05.27
Landscape & Staging Plan (landscaping along Douglas Street frontage)		32302-01A	14/2/18	Landscape & Staging Plan

PLANNING	TIMING FOR COMPLIANCE
Staging	
36. Development is to occur sequentially over two stages, commencing with Stage 2 and concluding with Stage 1. Stage 1 is not to commence until all the conditions relating to Stage 2 have been complied with.	At all times.
Built Form and Amenity	
37. The development and construction of any building must comply with the Building Code of Australia and/or the Queensland Development Code including the provision of fire rated walls where necessary.	At all times
38. Building height must not exceed a maximum height of 2 storeys and 8.7m above natural ground level.	At all times
Landscaping Plan	
39. Landscaped gardens must be provided along the Douglas Street frontage, generally in accordance with the approved plan.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Verges	
40. Verges must be fully grassed	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Environmental	
41. Machinery and construction and landscape materials brought from the mainland or from the Torres Strait Protected Zone must comply with the General Biosecurity Obligation (GBO) which requires that all persons who deal with biosecurity matter or a carrier, if they know or ought reasonably to know that it poses a biosecurity risk, to take all reasonable and practical measures to prevent or minimise the risk.	Prior to the commencement of the use and to be maintained at all times.
Electricity	
42. The applicant/owner must submit satisfactory evidence from Ergon Energy that: a. Electricity is available to the approved development; or b. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Telecommunications	
43. The applicant/owner must submit satisfactory evidence from telecommunications authorities that: a. Telecommunication services are available to the approved development; or b. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
Noise and Lighting	
44. 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 2019.	To be completed prior to commencement of use and to be maintained at all times.

PLANNING	TIMING FOR COMPLIANCE
45. Ensure external lighting does not create a light nuisance inside the adjacent dwellings.	To be completed prior to commencement of use and to be maintained at all times.
Fences	
46. Provide fencing to the site boundaries generally in accordance with the approved plans including: • 1.8m high double paling fence along the full length of the western (side), northern (rear) and eastern (side) boundaries of the site; • 1.8m high paling fence along the Douglas Street frontage of the site at the service entry and to screen the bin hide.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Building Certification	
47.A change of building classification is required to facilitate the change in use.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.

ENGINEERING	TIMING FOR COMPLIANCE
Internal Driveway	
48. Construction of internal driveways must comply with the requirements of the FNQROC Development Manual. Engineering drawings must be submitted for approval by Council's delegated officer.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
49. Vehicle access to and from the site is in accordance with the approved plans.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Vehicle Parking	
50. Onsite parking spaces must comply with Australian Standard AS2890.1 2004 Parking Facilities – Off Street Car Parking.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
51. Onsite parking is to be provided generally in accordance with the approved plans.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
52. The parking must be constructed in accordance with the requirements of the FNQROC Development Manual. In particular, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed with a concrete or bitumen finish, drained and line marked.	Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Water Supply and Sewerage Works	
53. The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage network to the satisfaction of Council's Delegated Officer.	Prior to commencement of use

ENGINEERING		TIMING FOR COMPLIANCE
54. All works must be carried out in accordance with the approved plans.		To be completed prior to commencement of use and to be maintained at all times.
Public Utilities		
55. The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.		To be completed prior to commencement of use and to be maintained at all times.
56. Any damage caused to any public utility during the course of construction shall be repaired to ensure it conforms to the Councils Policies and Guidelines relevant to the infrastructure subject to damage.		To be completed prior to commencement of use and to be maintained at all times.
57. 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.		To be completed prior to commencement of use and to be maintained at all times.
Construction Management Plan		
58. A construction management plan outlining the proposed works, access and transport methods must be provided to the satisfaction of Council.		Prior to the issuing of a Development Permit for Building Works.
Stormwater		
59. 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.		To be completed prior to commencement of use and to be maintained at all times.
60. Stormwater design shall accord to the design and construction standards set down in FNQROC Manual and those of QUDM.		Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Lawful Point of Discharge		
61. 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 Policies and Guidelines.		Prior to the issuing of a Development Permit for Building Works and at all times..
Erosion and Sediment Control		
62. 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.		During Operational and Building Works and then to be maintained at all times.
63. Plans detailing the methods of controlling erosion and sediment are to be submitted to Council for a Development Approval in accordance with Council's Policies and Guidelines.		Prior to the issuing of a Development Permit for Building Works.
Refuse Storage		
64. 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, bunded and fitted with a bucket trap. An external cold-water tap is to be provided for the facility.		Demonstrate compliance within six (6) months or as otherwise agreed to by Council, of the minor change approval taking effect.
Costs		
65. 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		To be completed prior to the commencement of use, unless otherwise specified by conditions of this approval or by a resolution of Council.

ENGINEERING	TIMING FOR COMPLIANCE
utilities and services. All works required shall be completed to the satisfaction of Council's Policies and Guidelines.	

ADVICE
1. The following further Development Permits must be obtained, where required: a. Development Permit for Building Works b. Development Permit for Plumbing Works.
2. Charges are to be paid in accordance with the Infrastructure Charges Notice (ICN) issued concurrently with the Development Permit. Charges may be subject to escalation in accordance with the resolution and SPA. Payment is required prior to the commencement of use.
3. 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.
4. All building works are to be carried out in accordance with the requirements of the Building Code of Australia.
5. 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.
6. Pursuant to the Building and Construction Industry (Portable Long Service Leave) Act 1991, a portable long service levy is required to be paid. In accordance with Section 77 (1) of the Act, Council is required to sight the approved form issued by the Building and Construction Industry (Portable Long Service Leave) Authority that confirms that the requirements of the Act have been satisfied.
7. In accordance with the Environmental Protection Regulation 2008, work involving machinery of any description shall only be carried out on site from: 6.30am to 6.30pm, Monday to Saturday; - With no work on Sundays, Public Holidays and whilst a funeral or tombstone opening is being held in the vicinity of the activity. A maximum penalty of \$1,500.00 applies to an offence under these provisions.
8. In accordance with the Environmental Protection (Water) Policy 2009, 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.
9/ This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.
10. In accordance with s.86 of the Building Act 1975, the applicant's building certifier must give the approved building documents to Torres Shire Council within 5 days of approving the application and pay the relevant fee.

ORIGINAL CONDITIONS IMPOSED BY A REFERRAL AGENCY

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



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0717-040921
Council reference: IDAS 17/11
Your reference: 32302

16 November 2017

Chief Executive Officer
Torres Shire Council
PO Box 171
Thursday Island QLD 4875

Att: Diana Russell

Dear Sir / Madam

AMENDED Concurrence agency response—with conditions

Development permit for a material change of use for an accommodation building (19 rooms) on land located at 138 Douglas Street, Thursday Island and described as Lot 1 on RP737855 (Given under section 285 of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning (the department) issued a concurrence agency response under section 285 of the *Sustainable Planning Act 2009* (the Act) on 15 August 2017.

On 25 October 2017, the department received representations from the applicant under section 320(1) of the Act requesting that the department amend its concurrence agency response under section 290(1)(b)(i) of the Act. The department has considered the written representations and agrees to issue an amended concurrence agency response.

Applicant details

Applicant name:	Matt Birney c/- Veris
Applicant contact details:	PO Box 7627 Cairns QLD 4870 m.tessaro@veris.com.au

Site details

Street address:	138 Douglas Street, Thursday Island
Lot on plan:	Lot 1 on RP737855

Local government area: Torres Shire Council

Application details

Proposed development: Development permit for material change of use for an accommodation building (19 rooms)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Short term accommodation building (19 Rooms)	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger **Schedule 7, Table 3, Item 1** — State-controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: material change of use				
Site plan	Matt Birney	17 July 2017 24/10/2017	2.1 Drawing no. 32302-01	-
TMR Layout Plan (669 – 4.02km)	Queensland Government (Department of Transport and Main Roads)	26/07/2017 7/11/2017	TMR17-21890 (500/1136)	A B
Far North Queensland Regional Organisation of	FNQROC	26/11/14	-	C

Councils (FNQROC) Standard Drawing S1015 - Access Crossovers				
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A copy of this response has been sent to the applicant for their information.

For further information, please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 4037 3228 or email joanne.manson@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: Matt Birney c/- Veris, email: m.tessaro@veris.com.au

enc: Attachment 1—Amended conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0717-040921
 Council reference: IDAS 17/11
 Your reference: 32302

Attachment 1—Amended Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
Schedule 7, Table 3, Item 1 – State-controlled road —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Access to the subject land (Lot 1 on RP737855) must be carried out generally in accordance with the following plans: - Site Plan prepared by Matt Birney, dated 17 July 2017, Reference Sheet 2.1. dated 24/10/2017, Drawing No 32302-01 - TMR Layout Plan (669 – 4.02km), prepared by Queensland Government Transport and Main Roads, dated 26/07/2017 7/11/2017, Reference TMR17-21890 (500/1136), Issue A B.	Prior to the commencement of use and to be maintained at all times.
2.	(a) The road access locations are to be located at TMR road chainages 3.93km LHS and 3.96km LHS generally in accordance with TMR Layout Plan (669 – 4.02km), prepared by Queensland Government Transport and Main Roads, dated 26/07/2017 7/11/2017, Reference TMR17-21890 (500/1136), Issue A B. (b) Road access works comprising of a sealed entry and exit property access must be provided at the road access locations. (c) The road access works must be designed and constructed in accordance with Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1015 - Access Crossovers, dated 26/11/14, Revision C.	(a) At all times. (b) and (c) Prior to the commencement of use.
3.	(a) The permitted road access location is restricted to vehicles not exceeding a single body truck as detailed in TMR Layout Plan (669 – 4.02km), prepared by Queensland Government Transport and Main Roads, dated 26/07/2017 7/11/2017, Reference: TMR17-21890 (500/1136), Issue A B. (b) The road access locations are restricted to entry and exit only, as detailed in TMR Layout Plan (669 – 4.02km), prepared by Queensland Government Transport and Main Roads, dated 26/07/2017, Reference: TMR17-21890 (500/1136), Issue A.	(a) and (b) At all times.
4.	Signage, indicating 'no entry' is to be installed at the 'exit only' road access location in accordance with the Department of Transport and Main Roads' <i>Manual of Uniform Traffic Control Devices</i>.	Prior to the commencement of use.
5-4.	Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.	At all times.

Our reference: SDA-0717-040921
Council reference: IDAS 17/11
Your reference: 32302

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To maintain the safety and efficiency of the state-controlled road generally.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
- To ensure the development achieves the performance outcomes in the relevant State Development Assessment Provisions (version1.10).

Our reference: SDA-0717-040921
 Council reference: IDAS 17/11
 Your reference: 32302

Attachment 3—Further advice

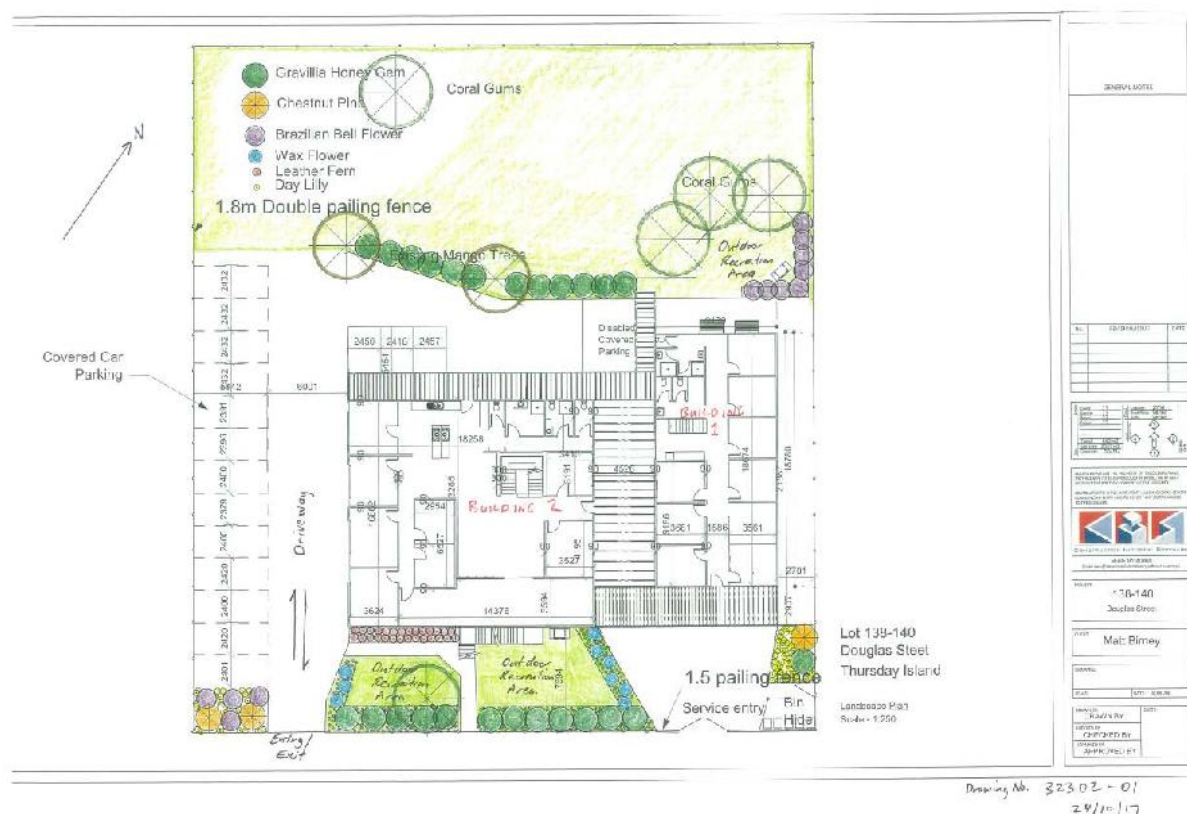
General advice	
Advertising device	
1.	A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road. Note: DTMR has powers under section 139 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.
Further development permits, compliance permits or compliance certificates	
Road access works approval	
2.	Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

Our reference: SDA-0717-040921

Council reference: IDAS 17/11

Your reference: 32302

Attachment 4—Approved plans and specifications



File ref:
T44R:1T 21800 (500 1 528)

Page 8



Notes:

1. SEWERAGE PLAN TO BE ACCORDANCE WITH COUNCIL PREPARED PLAN.
2. STORMWATER:
TO BE DISCHARGED TO COUNCIL APPROVED DISCHARGE POINT.
POSITION OF DOWNPIPES TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF DRAINAGE.
3. RETAINING WALLS:
ALL RETAINING WALLS & EMBANKMENTS ARE TO COMPLY WITH COUNCIL REQUIREMENTS FOR RETAINING WALLS & BANKS FOR RESIDENTIAL SITES.
4. SITE SETOUT:
ALL BOUNDARY CLEARANCES SHOWN ARE TO BE VERIFIED BY BUILDER PRIOR TO SETOUT & PRIOR TO ANY CONSTRUCTION COMMENCING.
ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL REQUIREMENTS.
IT IS RECOMMENDED THAT A LICENSED SURVEYOR OR BE ENGAGED TO SETOUT BUILDING TO ENSURE MINIMUM SETBACKS ARE NOT ENCROACHED ON.
5. CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCEMENT.
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO AS/NZS 3500 AND BCA VOLUME 2 SECTION 3.5.2
125 Quad gutter maximum 40 sq.m of roof contributing to DP in each direction.
150 Quad gutter maximum 60 sq.m of roof contributing to DP in each direction.
Down Pipes (DP) to be Ø90 upvc.
Down Pipe (DP) are to be max. 12m Lineal apart.

Storm Water Pipe Selection

Guide: Pipe Ø Slope Max. Roof Area Contribution.

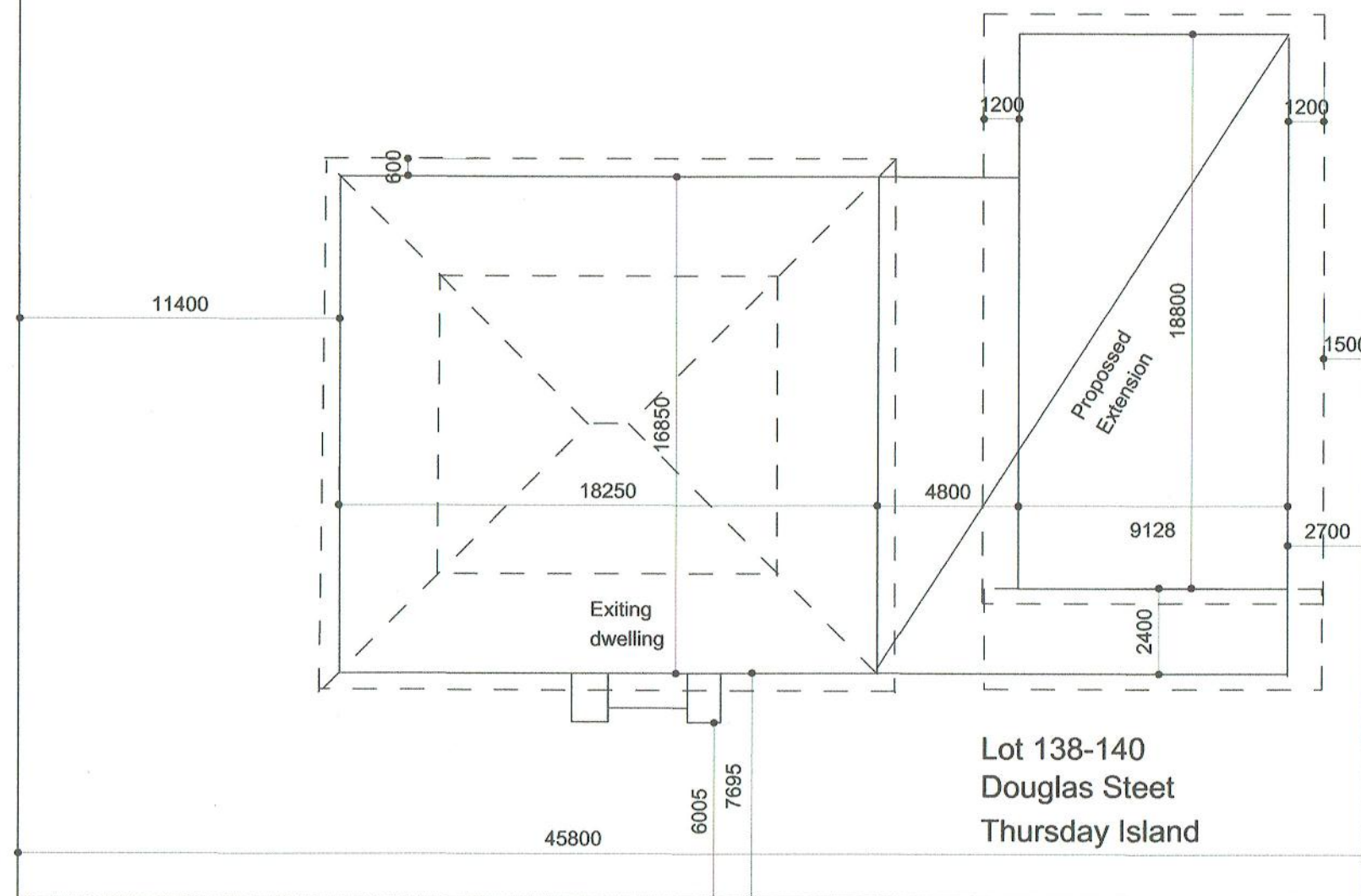
90	1:100	80
100	1:100	100
100	1:60	160
100	1:40	200
150	1:100	346

Connect Storm Water System to legal point of DISCHARGE.

1. KERB ADAPTERS TO STREET (2 max.).
2. Storm water pipe at rear of block.
3. Bubblers to COUNCIL specifications (Council approval required.)

ALL GUTTERS MUST BE DESIGNED TO AS/NZS 3500 3.2

EXISTING
SHED



Lot 138-140
Douglas Steet
Thursday Island

SITE PLAN
Scale - 1:250

1:250

2.1

GENERAL NOTES

No.	REVISION/ISSUE	DATE

Living: ??	Cellars: 2700
Garage: ??	Roof Pitch: varied
Porch: ??	Roof Pitch: varied
Patios: ??	Roof Pitch: varied
Total: 582m2	
Site Area: 2327m2	
Coverage: 582m2	

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.



PROJECT:
138-140
Douglas Street

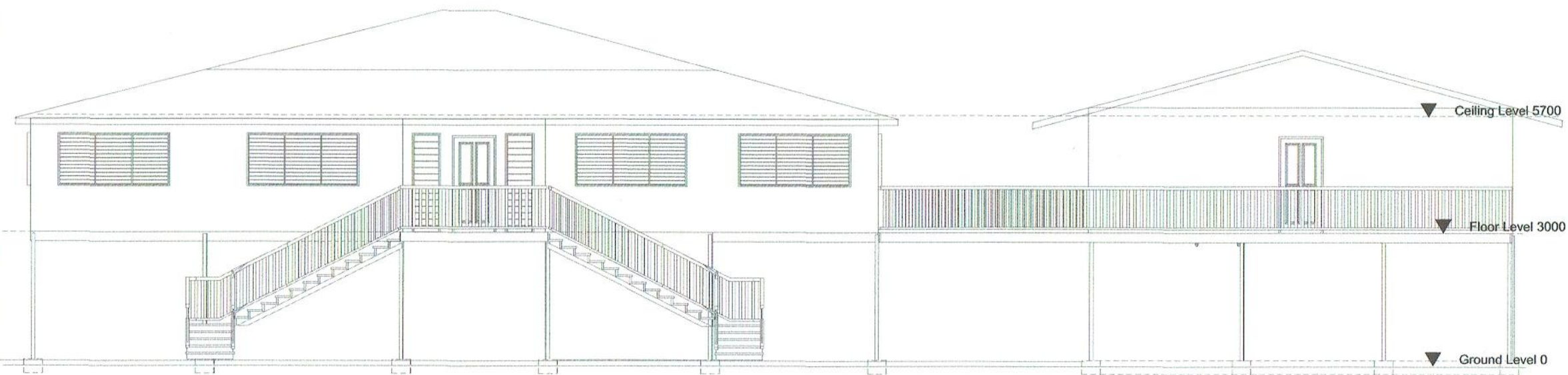
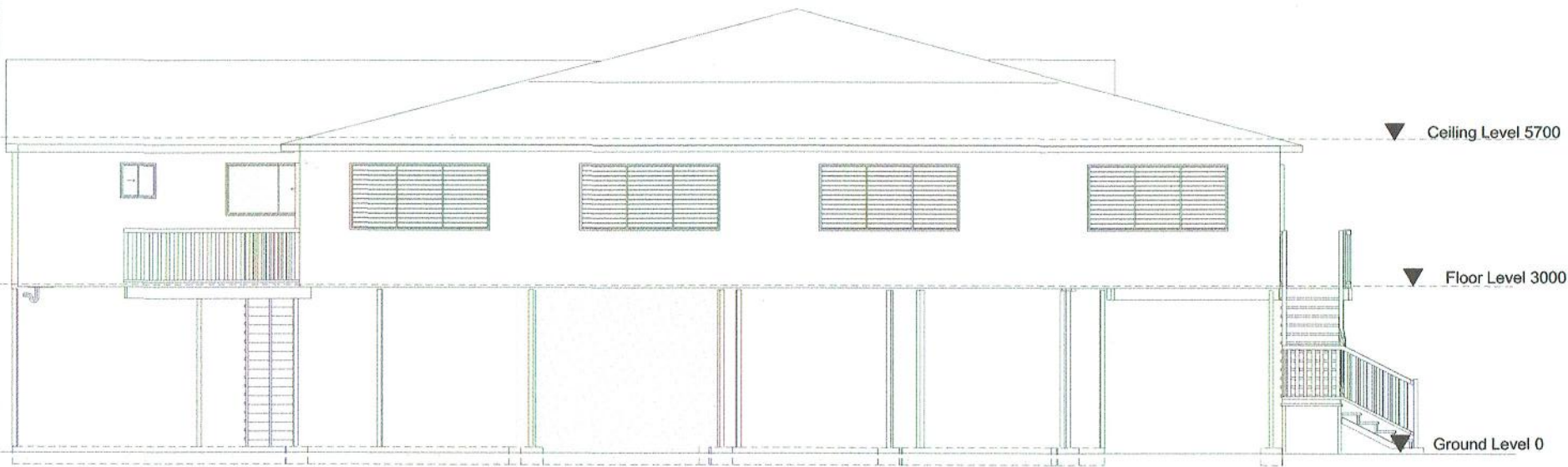
CLIENT:
Matt Birney

DRAWING:
SCALE: DATE: 00/00/00

DRAWN BY: DRAWN BY
CHECKED BY: CHECKED BY
APPROVED BY: APPROVED BY

WIND RATING C2
NAILING & ANCHORING ACCORDING
TO MANUFACTURERS SPECIFICATIONS.
ALL FIXINGS , TIE DOWNS & BRACING
IN ACCORDANCE WITH THE BUILDING
CODE OF AUSTRALIA & AS 1684.3-2006
RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

1 ELEVATION



2 ELEVATION

ROOF FRAMING
SELECTED COLORBOND ROOF SHEETING
FIXED TO MANUFACTURERS SPECIFICATIONS
AND IN ACCORDANCE WITH C2 TIE-DOWN
PROVIDE ALL NECESSARY FLASHINGS , CAPPINGS ,
GUTTERS AND DOWNPIPES , FIXINGS & ACCESSORIES
TO ENSURE A COMPLETELY WATERTIGHT FINISH.

1:100

ELEVATIONS
Scale - 1:100

5.1

GENERAL NOTES

No.	REVISION/ISSUE	DATE

Areas:	Living: ??	Cellins: 2700
	Garage: ??	Roof Pitch: varied
	Porch: ??	Soffit: varied
	Exterior: ??	
Total:	582m2	
Site Area:	2327m2	
Coverage:	582m2	

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TO THE DESIGNER.



CONSTRUCTION INDUSTRY SOFTWARE

Mobile 0412410003
Email don@constructionindustrysoftware.com.au

PROJECT:
138-140
Douglas Street

CLIENT:
Matt Birney

DRAWING:
SCALE: DATE: 00/00/00

DRAWN BY: DRAWN BY	SHEET:
CHECKED BY: CHECKED BY	
APPROVED BY: APPROVED BY	

SMOKE ALARMS TO BE INSTALLED
IN ACCORDANCE WITH CODE OF
AUSTRALIA PART 3.7.2.- SMOKE ALARMS
MUST COMPLY WITH AS 3786.

WIND RATING C2

NAILING & ANCHORING ACCORDING
TO MANUFACTURERS SPECIFICATIONS.

ALL FIXINGS , TIE DOWNS & BRACING
IN ACCORDANCE WITH THE BUILDING
CODE OF AUSTRALIA & AS 1684.3-2006
RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

STORMWATER TO BE DISCHARGED TO
A COUNCIL APPROVED POINT

ALL LINTEL BEAMS TO
BE DESIGNED BY TRUSS
DESIGNER UNO.



**GROUND FLOOR
PLAN**

Scale - 1:125

GENERAL NOTES

No.	REVISION/ISSUE	DATE

Living: 77	Cellars: 2700
Garage: 77	Roof Pitch: varied
Porch: 77	Roof: varied
Patio: 77	Roof: varied
Total: 582m2	
Site Area: 2327m2	
Coverage: 25.02%	

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND
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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE
COMMENCING WORK AND TO REPORT ANY DISCREPANCIES
TO THE DESIGNER.



PROJECT: 138-140
Douglas Street

CLIENT: Matt Birney

DRAWING: SCALE: DATE: 00/00/00

DRAWN BY: CHECKED BY: APPROVED BY: SHEET:

Indicates the position of hard wired SMOKE DETECTOR

WIND RATING C2

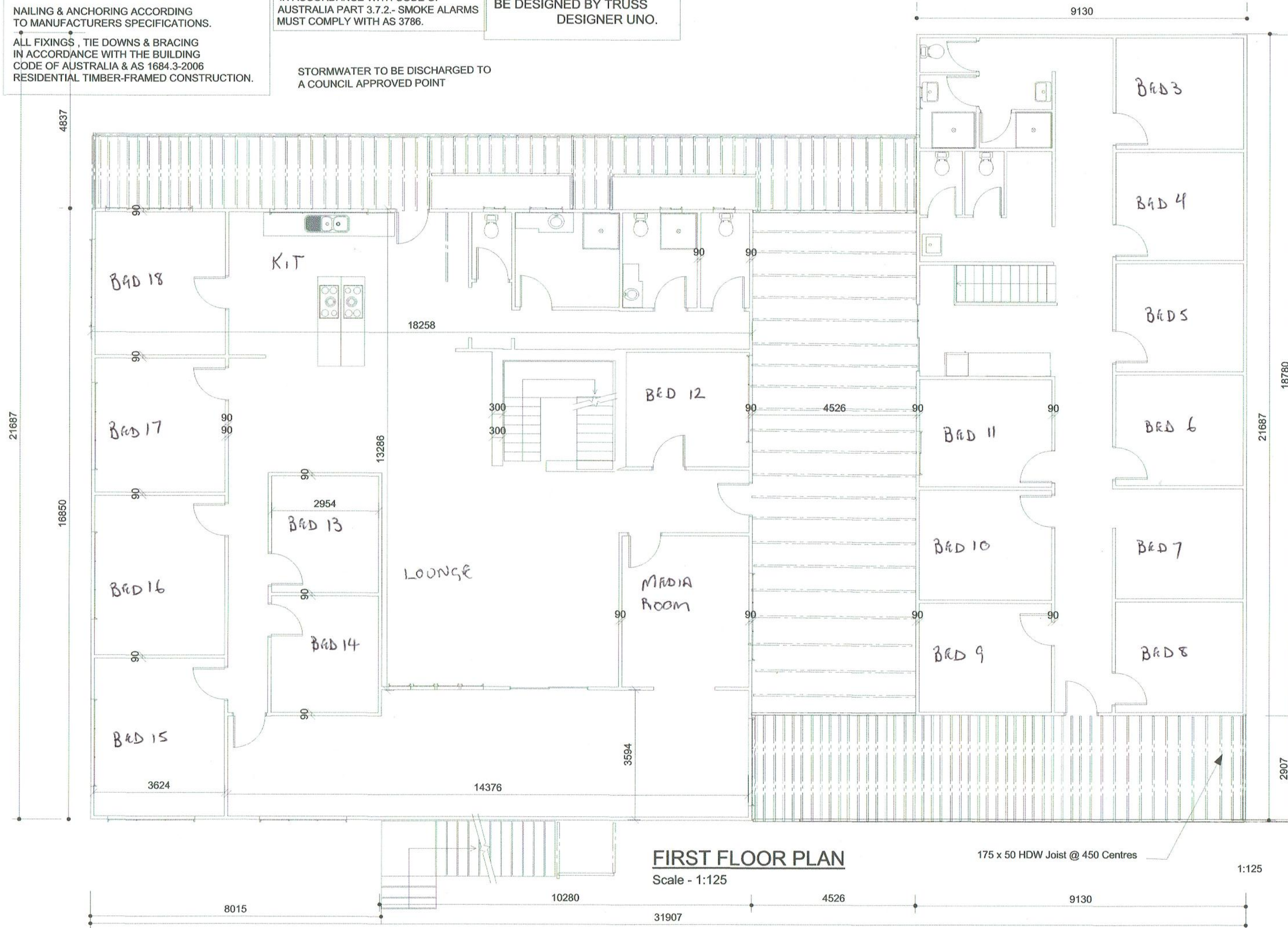
NAILING & ANCHORING ACCORDING TO MANUFACTURERS SPECIFICATIONS.

ALL FIXINGS, TIE DOWNS & BRACING IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA & AS 1684.3-2006 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH CODE OF AUSTRALIA PART 3.7.2.- SMOKE ALARMS MUST COMPLY WITH AS 3786.

ALL LINTEL BEAMS TO BE DESIGNED BY TRUSS DESIGNER UNO.

STORMWATER TO BE DISCHARGED TO A COUNCIL APPROVED POINT



APPROVED PLANS

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

PROPOSED DEVELOPMENT

URBANSYNC

138 DOUGLAS STREET,
THURSDAY ISLAND

SHEET LIST			
1980-SK-00		COVERPAGE	B
1980-SK-01		SITE PLAN	D
1980-SK-02		FLOOR PLAN	A

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Minor Change — Development Permit for Material Change of Use — Accommodation Building

Lot details: Lot 1 RP737855

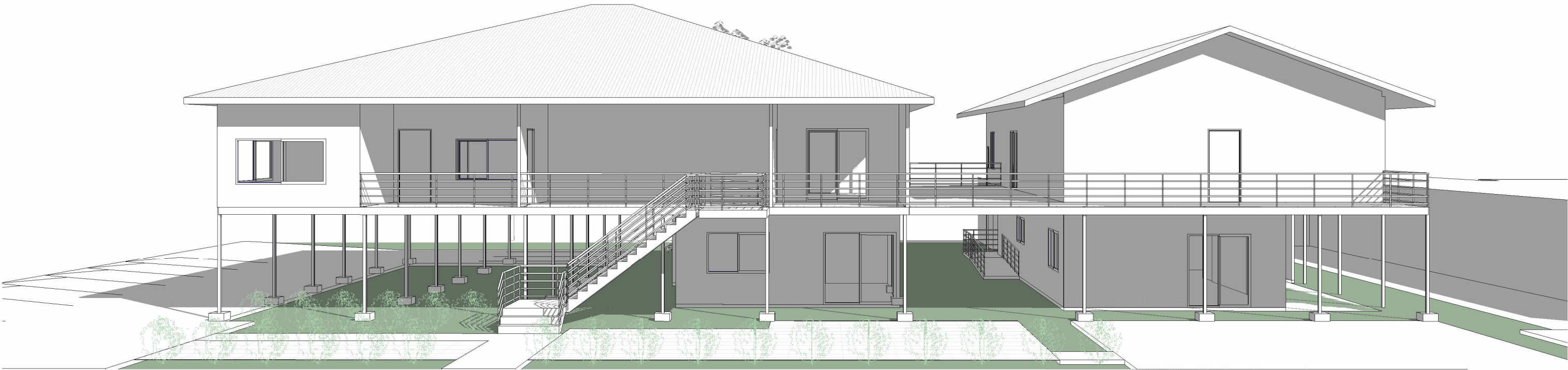
Referred to in Council’s Decision Notice

Approval Date: 28 October 2025

Application Number: IDAS 17/11



www.humacgroup.com.au



PRELIMINARY ONLY

PROPOSED DEVELOPMENT

COVERPAGE

1980-SK-00 | B | 2025.07.28

PROPERTY ADDRESS: 138 DOUGLAS STREET, THURSDAY ISLAND
RP DESCRIPTION: LOT 1 on RP717855
SITE AREA: 2,327m²
LOCAL AUTHORITY: TSC
ZONING: RESIDENTIAL ZONE - PRECINCT 1
AFFECTED OVERLAYS: ??
PROPOSED: SHORT TERM ACCOMMODATION BUILDING (CLASS 1B)
18 ROOMS
16 STANDARD ROOMS
2 DDA COMPLIANT ROOMS

PARKING REQUIREMENTS: REQUIRED
8 CAR PARKS
2 DDA CAR PARKS

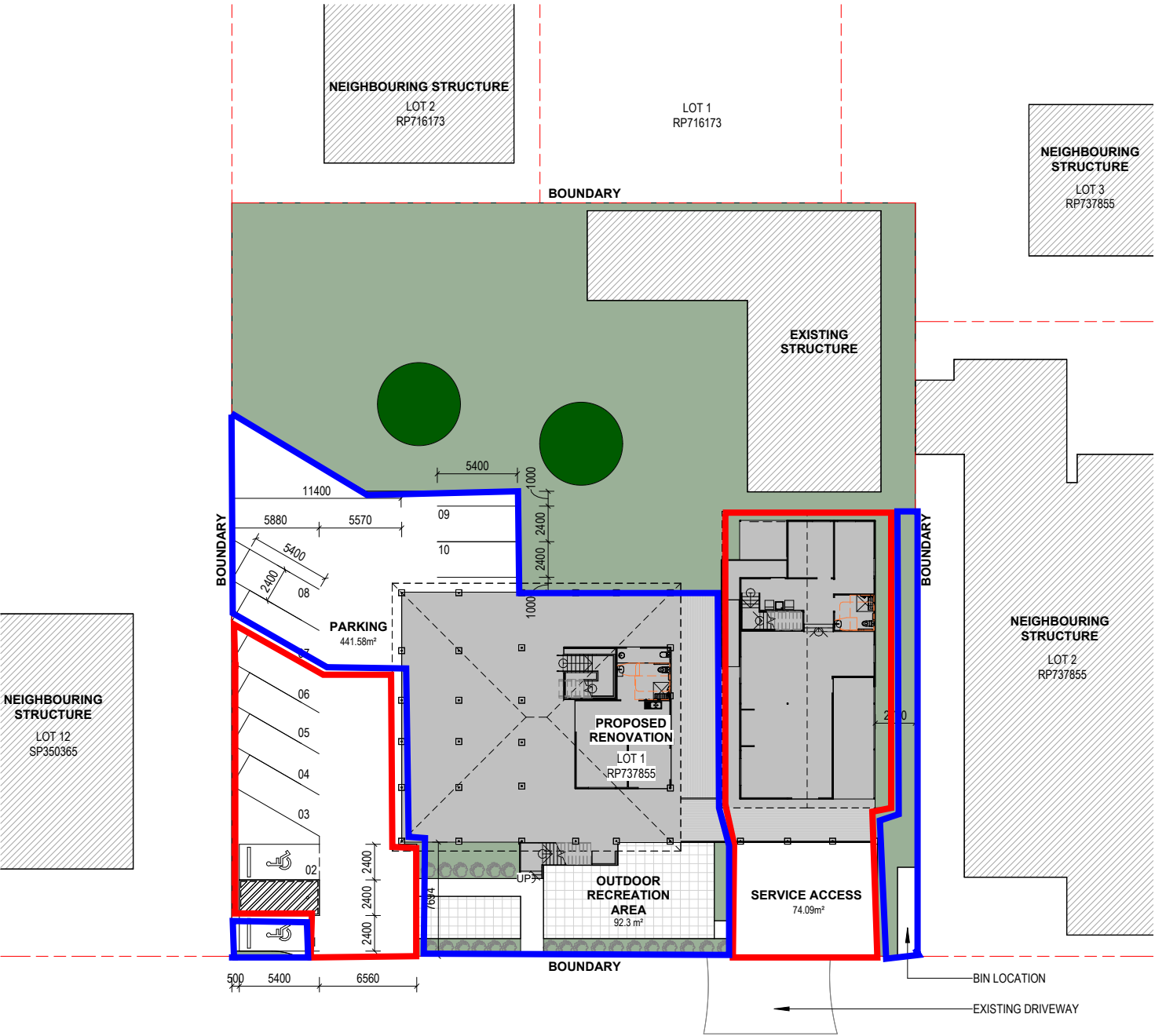
PARKING PROVIDED: 10 SPACES PROVIDED
(INCLUDING 2 DDA CAR PARKS)

SITE COVER: 832.39m² (35%)

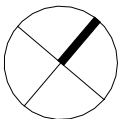
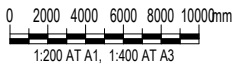
GROSS FLOOR AREA: 779.1m² (33%)

LANDSCAPE AREA: APPROX. 878.93m² (37%)

Stage 2
Stage 1



SITE PLAN
SCALE 1:200 @ A1

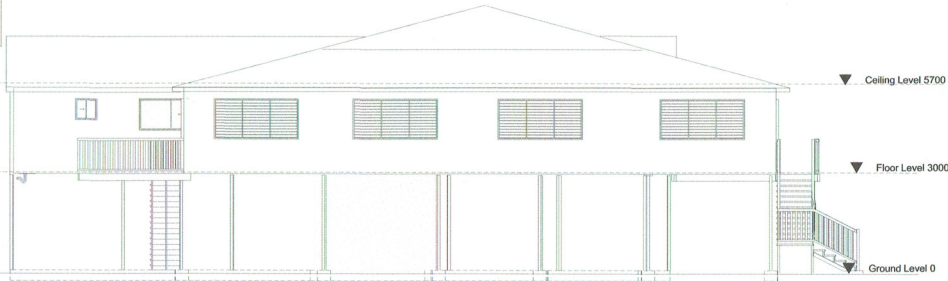


WIND RATING C2

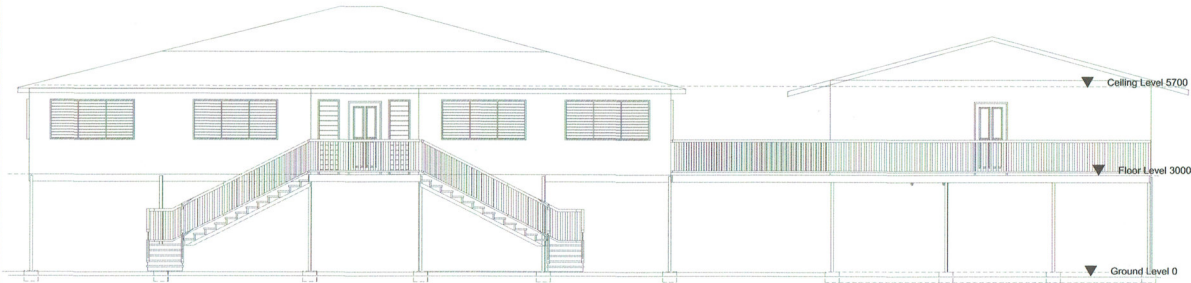
NAILING & ANCHORING ACCORDING
TO MANUFACTURERS SPECIFICATIONS.

ALL FIXINGS, TIE DOWNS & BRACING
IN ACCORDANCE WITH THE BUILDING
CODE OF AUSTRALIA & AS 1684.3-2006
RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

1 ELEVATION



2 ELEVATION



ROOF FRAMING

SELECTED COLORBOND ROOF SHEETING
FIXED TO MANUFACTURERS SPECIFICATIONS
AND IN ACCORDANCE WITH C2 TIE-DOWN

PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS,
GUTTERS AND DOWNPIPES, FIXINGS & ACCESSORIES
TO ENSURE A COMPLETELY WATERTIGHT FINISH.

1:100

ELEVATIONS

Scale - 1:100

5.1

GENERAL NOTES

No.	REVISION/ISSUE	DATE

Unit	mm	Caravan	2700
Shower	mm	Shower	1800
Panel	mm	Panel	1800
Table	mm	Table	1800
Chair	mm	Chair	1800

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TO THE DESIGNER.



Mobile 0812428885
Email dave@constructionindustrysoftware.com.au

PROJECT
138-140
Douglas Street

CLIENT
Matt Birney

DRAWING:

SCALE: DATE: 08/10/2020

DRAWN BY: SHEET:

CHECKED BY:

APPROVED BY:

TORRES SHIRE COUNCIL

DIGITALLY STAMPED APPROVED PLAN

Development Application: Minor Change — Development Permit
for Material Change of Use — Accommodation Building

Lot details: Lot 1 RP737855

Referred to in Council's Decision Notice

Approval Date: 28 October 2025

Application Number: IDAS 17/11

FLOOR AREA	
BREEZE WAY	102.8 m ²
FIRST FLOOR LIVING	414.2 m ²
GROUND FLOOR LIVING	180.4 m ²
RAMP AND LANDING	12.8 m ²
STAIRS	20.2 m ²
VERANDA	48.8 m ²
	779.1 m ²

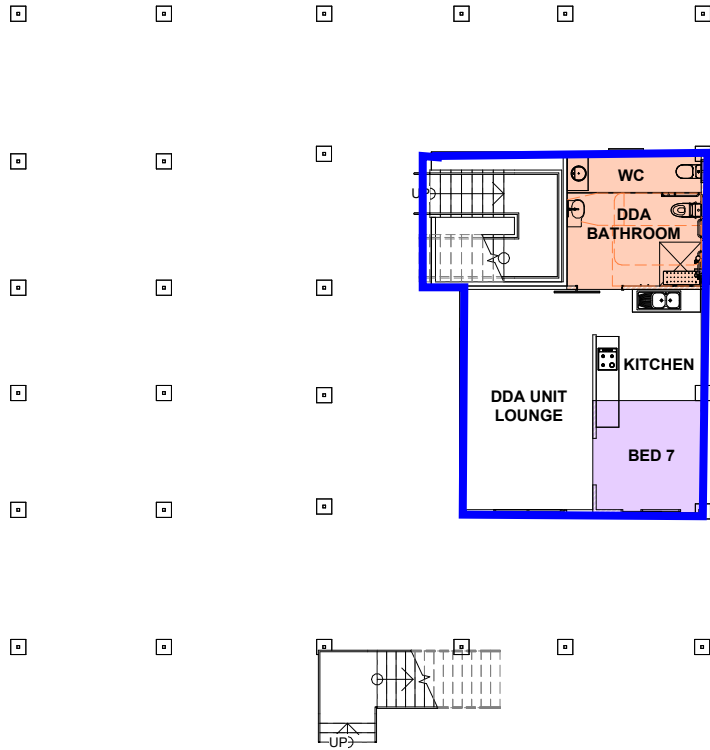
COLUMN LOCATIONS ARE INDICATIVE

BEDROOMS

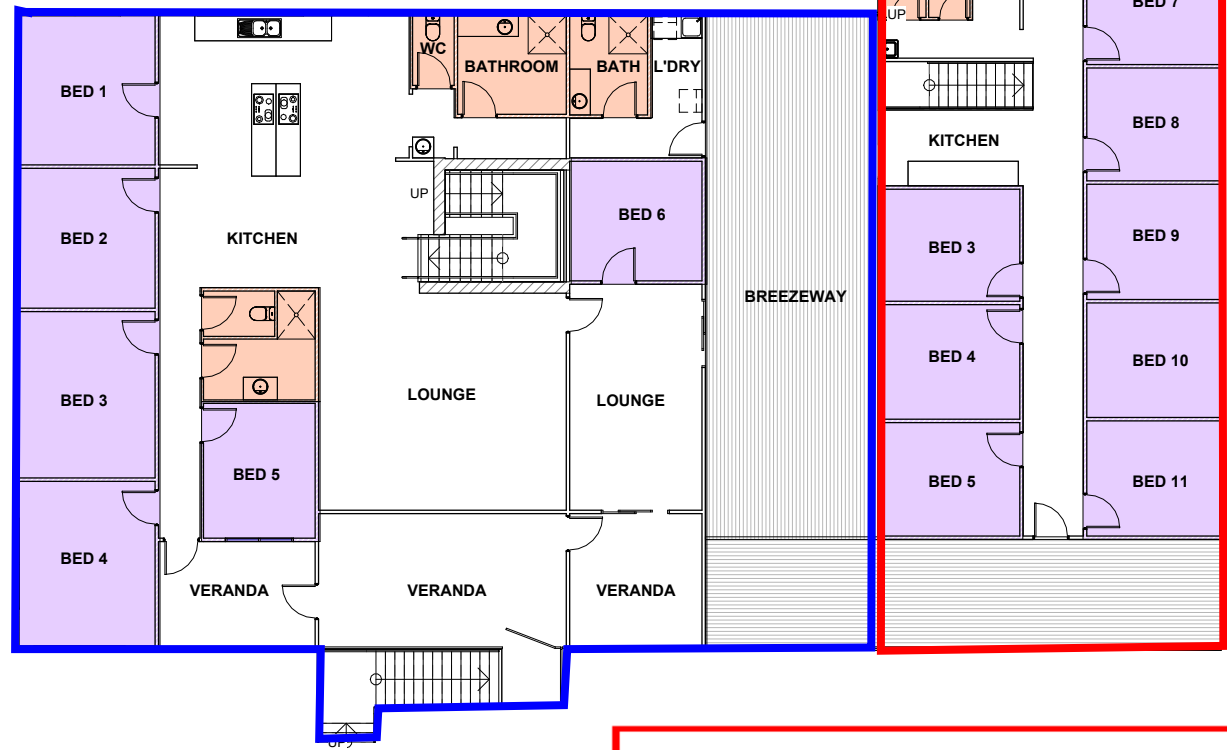
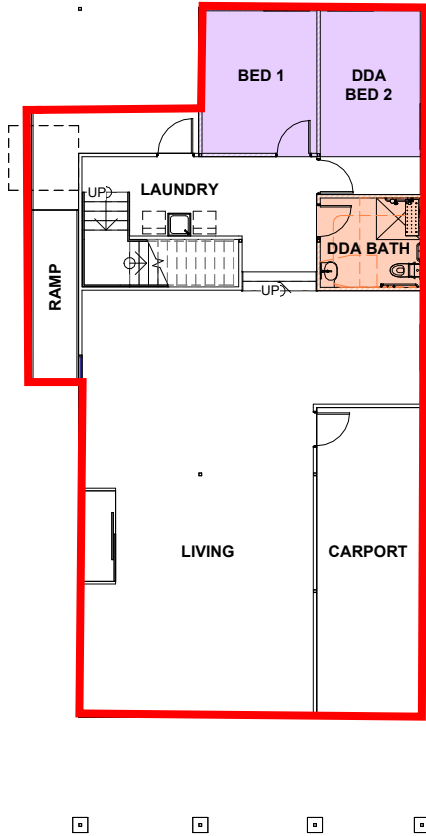
BATHROOMS

Stage 2

Stage 1



GROUND FLOOR PLAN
SCALE 1:100 @ A1



FIRST FLOOR PLAN
SCALE 1:100 @ A1

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

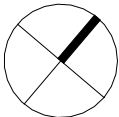
Development Application: Minor Change —Development Permit
for Material Change of Use — Accommodation Building

Lot details: Lot 1 RP737855

Referred to in Council's Decision Notice

Approval Date: 28 October 2025
Application Number: IDAS 17/11

PRELIMINARY ONLY





Minor change notation
Landscape plan only for Douglas
Street frontage.

GENERAL NOTES

No.	REVISION/ISSUE	DATE

1. LINE	77	1. CLOSURE	2700
2. LINE	77	2. CLOSURE	2700
3. LINE	77	3. CLOSURE	2700
4. LINE	77	4. CLOSURE	2700

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THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART
WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE
CONSTRUCTION WORK. ANY DISCREPANCY TO BE
REPORTED TO THE DESIGNER.



PROJECT: 138-140
Douglas Street

CLIENT: Matt Birney

DRAWING:

SCALE:

DATE: 05/10/18

DRAWN BY:

CHECKED BY:

APPROVED BY:

Drawing No. 323 02 - 01A
14/2/18

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Minor Change — Development Permit
for Material Change of Use — Accommodation Building

Lot details: Lot 1 RP737855

Referred to in Council's Decision Notice

Approval Date: 28 October 2025

Application Number: IDAS 17/11

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:	IDAS17/11
Applicant:	Matthew Birney c/ Urban Sync Pty Ltd
Proposal:	Minor Change to Development Permit - Material Change of Use
Description of the Development:	Rooming Accommodation
Street Address:	138-140 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP737855
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022</i>

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Minor Change to Development Permit for Material Change of Use – Rooming Accommodation (18 Rooms)
Date of Decision:	28 October 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):

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 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*.

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

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: 29 October 2025

Our Ref: IDAS17/11
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Matthew Birney
c/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Email: admin@urbansync.com.au

Dear Sir/Madam

**Re-calculation of Infrastructure Charges
Minor Change to Development Permit for Material Change of Use – Accommodation
Building (18 rooms)
138-140 Douglas Street, Thursday Island
Lot 1 RP737855**

I refer to the Change Decision Notice dated 29 October and the original Infrastructure Charges Notice dated 20 February 2018 (copy attached).

I wish to confirm the re-calculated Infrastructure Charges for Stage 1 is **\$42,503.75**. The charges are payable prior to the commencement of use of Stage 1.

The recalculated charges reflect the reduction in the number of bedrooms in Stage 1 from 8 rooms to 7 rooms and applies the original credit/discount of \$28,335.90.

Stage 2 has commenced and the infrastructure charges of \$111,319.45 has been paid.

Should you require any further information, please contact Ed Kulpa, Executive Manager Projects & Design on 4069 1336.

Yours sincerely

Mary Bani
Chief Executive Officer