



# TORRES SHIRE COUNCIL

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

P O Box 171  
THURSDAY ISLAND 4875

Telephone (07) 4069 1336  
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Our Reference: IDAS 20/04

16 June 2021

Roman Catholic Trust Corporation for the Diocese of Cairns  
C/- Brazier Motti Pty Ltd  
PO Box 1185  
Cairns QLD 4870  
Email: Gavin.Allwood@braziermotti.com.au

Dear Gavin,

## Decision Notice

*Given under section 63 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 15 June 2021.

Details of the decision are as follows:

### APPLICATION DETAILS

Application No:	IDAS 20/04
Street Address:	120 Douglas Street, Thursday Island
Real Property Description:	Lot 404, 405 and 406 on T2071; Lot 408 on SP243559; and Lot 407 on SP319390
Planning Scheme:	<i>Torres Shire Planning Scheme 2007 (Version Amendment 1 – 19 January 2016)</i>

### DECISION DETAILS

Council, on 15 June 2021, decided to issue the following type of approval:

Development Permit for Material Change of Use – Special Purpose (Extension to Existing Educational Establishment)

### CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

## **ASSESSMENT MANAGER CONDITIONS**

This approval is subject to the conditions in Attachment 1.

## **REFERRAL AGENCIES**

The application required referrals to the State Assessment Referral Agency (SARA) under the following provisions of the *Planning Regulation 2017*:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use within 25 metres of a state-controlled road;
- Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 – Material Change of Use adjoining a Queensland Heritage Place.

This approval is subject to the referral agency conditions in Attachment 3.

## **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 and Drainage Work.

## **PROPERLY MADE SUBMISSIONS**

A review of Council's records has determined no submissions were received.

## **REASONS FOR THE DECISION**

There is a community and economic need for the development, having regard to the following:

- The development is an appropriate use in the Residential zone.
- The development has been subject to a detailed master planning process resulting in a cohesive development for the long-term growth of the school.
- The development achieves the Desired Environmental Outcomes.
- The development will not result in adverse impacts upon the amenity of the locality.
- The development will result in a change to the visual amenity of the site as viewed from surrounding areas however the development will not have a detrimental impact on the visual amenity and character of the area.
- The development complies or can be conditioned to comply with the relevant assessment benchmarks of the Planning Scheme.

## **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



Dalassa Yorkston  
Chief Executive Officer

- Enc. **Attachment 1** – Conditions imposed by the Assessment Manager  
**Attachment 2** – Approved Plans  
**Attachment 3** – Referral Agency Response  
**Attachment 4** – Notice about a Decision Notice  
**Attachment 5** – Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

## ATTACHMENT 1 – CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

### PARAMETERS OF APPROVAL

#### 1. COMPLIANCE WITH CONDITIONS

The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer.

**Timing:** At all times.

#### 2. WORKS – APPLICANT’S EXPENSE

The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.

**Timing:** At all times.

#### 3. INFRASTRUCTURE CONDITIONS

All development conditions contained in this development approval about *infrastructure* under Chapter 4 of the *Planning Act 2016* (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.

**Timing:** At all times

#### 4. WORKS – DEVELOPER RESPONSIBILITY

The Developer must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, it must be repaired immediately.

**Timing:** At all times.

#### 5. WORKS – DESIGN & STANDARD

Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the FNQROC Development Manual and relevant Australian Standards.

**Timing:** At all times.

#### 6. WORKS – SPECIFICATION & CONSTRUCTION

All engineering drawings/specifications, design and construction works must comply with the requirements of the FNQROC Development Manual and relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).

**Timing:** At all times.

### APPROVED PLANS AND DOCUMENTS

#### 7. APPROVED PLANS & DOCUMENTS

Undertake the approved development generally in accordance with the approved plans and documents including any amendments where made in red on the approved plan(s) or document(s):

<b>Title</b>	<b>Plan No.</b>	<b>Revision/Amended</b>	<b>Date</b>	<b>Prepared by</b>
Cover & Drawing List	DA.00	1	30/10/2020	Peddle Thorp
Site Plan – existing facilities	DA.01	1	30/10/2020	Peddle Thorp
Masterplan as proposed upper + lower levels	DA.02	1	30/10/2020	Peddle Thorp
Masterplan showing setbacks + dimensions	DA.03	1	30/10/2020	Peddle Thorp
Early Learning + Student Amenities – upper level	DA.04	1	30/10/2020	Peddle Thorp
Early Learning + Student Amenities	DA.05	1	30/10/2020	Peddle Thorp
Sports Court + Canteen – upper level	DA.06	1	30/10/2020	Peddle Thorp
Sports Court + Canteen – showing set-backs + dimensions	DA.07	1	30/10/2020	Peddle Thorp
Main Entrance + Admin – lower level	DA.08	1	30/10/2020	Peddle Thorp
Main Entrance + Admin – showing set-backs + dimensions	DA.09	1	30/10/2020	Peddle Thorp
GLA + Staff Building – lower level	DA.10	1	30/10/2020	Peddle Thorp
GLA + Staff building – showing set-backs + dimensions	DA.11	1	30/10/2020	Peddle Thorp
Elevations – Normandy Street views	DA.12	1	30/10/2020	Peddle Thorp
Elevations – Chester Street views	DA.13	1	30/10/2020	Peddle Thorp
Elevations – views up from church	DA.14	1	30/10/2020	Peddle Thorp
3 Dimensional Views existing + proposed view 1	DA.15	1	30/10/2020	Peddle Thorp
3 Dimensional Views existing + proposed view 2	DA.16	1	30/10/2020	Peddle Thorp

3 Dimensional Views existing + proposed view 3	DA.17	1	30/10/2020	Peddle Thorp
3 Dimensional Views existing + proposed view 4	DA.18	1	30/10/2020	Peddle Thorp
Photo Montages	View 1	undated	undated	Peddle Thorp
Photo Montages	View 2	undated	undated	Peddle Thorp
Photo Montages	View 3	undated	undated	Peddle Thorp
Proposed Drop Off Area on Normanby Street	SK06	1	21/12/20	Peddle Thorp
Heritage Impact Statement	21053	01	14/12/20	Australian Heritage Specialists
Heritage Impact Statement – addendum	Na		11/02/20	Australian Heritage Specialists

**Timing:** At all times.

#### 8 **CONDITIONS OF APPROVAL & APPROVED PLANS**

Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.

**Timing:** At all times.

### **ENGINEERING WORK – STORMWATER DRAINAGE WORKS**

#### 9 **OPERATIONAL WORK – STORMWATER DRAINAGE**

Obtain a Development Permit for Operational Work for Engineering Work (Stormwater Drainage Works).

**Timing:** Prior to the commencement of any Stormwater Drainage works.

#### 10 **STORMWATER MANAGEMENT PLAN**

Submit to Council for endorsement, a detailed site-based stormwater management plan certified by a Registered Professional Engineer of Queensland. In addition to other relevant stormwater quantity and quality management issues, the report must include the following:

- (i) A suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post-developed scenarios;
- (ii) Include detailed engineering plans with details of any new drainage systems, or amendments and upgrading of existing drainage systems to implement the proposed drainage plan.

**Timing:** Prior to or at the same time as a development application for Operational Work.

#### 11 **STORMWATER DRAINAGE WORKS**

Design, construct and maintain all stormwater drainage works for the development generally in accordance with the endorsed stormwater management plan, FNQROC Development Manual, Queensland Urban Drainage Manual (QUDM) and the

provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).

**Timing:** At all times.

## **EROSION AND SEDIMENT CONTROL**

### **12 SUBMIT EROSION & SEDIMENT CONTROL PLAN**

Submit an Erosion and Sediment Control Plan (ESCP) as part of the Operational Works application. The ESCP must:

(i) Demonstrate the release of sediment-laden stormwater is avoided for the nominated design storm and minimised where the design storm is exceeded such that target contaminants are treated to the design objectives of the FNQROC Development Manual.

(ii) Include erosion and sediment control measures that are to be designed and constructed in accordance with the document 'Best Practice Soil and Erosion Control' (IECA 2008).

**Timing:** As specified within the wording of this condition.

### **13 IMPLEMENT EROSION & SEDIMENT CONTROL PLAN**

Implement and maintain the ESCP for the duration of the construction works, and until such time all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted on landscaped etc.).

**Timing:** As specified within the wording of this condition.

## **ENGINEERING WORK – WATER SUPPLY**

### **14 WATER SUPPLY**

Connect the development to Council's reticulated water network.

**Timing:** Prior to commencement of the use and at all times thereafter.

### **15 OPERATIONAL WORKS – WATER SUPPLY**

Obtain a Development Permit for Operational Works for Engineering Work – Water Supply.

**Timing:** Prior to the commencement of any Water Supply Works on site.

### **16 WATER SUPPLY – DESIGN, CONSTRUCTION & MAINTENANCE**

Design, construct and maintain all Water Supply Works generally in accordance with the approved plans, FNQROC Development Manual and the provisions of a Development Permit for Operational Works (Engineering Work – Water Supply).

**Timing:** Prior to commencement of the use and at all times thereafter.

### **17 REDUNDANT WATER INFRASTRUCTURE**

Remove all redundant water supply infrastructure, including but not limited to pipes and connection points.

**Timing:** Prior to commencement of the use.

## ENGINEERING WORK – SEWERAGE INFRASTRUCTURE

- 18 RETICULATED SEWERAGE NETWORK**  
Connect the development to Council's reticulated sewerage network.  
**Timing:** At all times.
- 19 OPERATIONAL WORKS – SEWAGE INFRASTRUCTURE**  
Obtain a Development Permit for Operational Works for Engineering Work – Sewage Infrastructure.  
**Timing:** Prior to commencement of any sewerage works onsite.
- 20 SEWERAGE WORKS – DESIGN CONSTRUCTION & MAINTENANCE**  
Design, construct and maintain all sewerage works generally in accordance with the approved plans, FNQROC Development Manual and the provisions of a Development Permit for Operational Works (Engineering Work – Sewage Infrastructure).  
**Timing:** Prior to commencement of the use and at all times thereafter.
- 21 REDUNDANT SEWERAGE INFRASTRUCTURE**  
Remove all redundant sewer infrastructure, including but not limited to pipes and connection point.  
**Timing:** Prior to commencement of use.

## ENGINEERING WORK - CAR PARKING AND ACCESS

- 22 OPERATIONAL WORK – PARKING & ACCESS**  
Obtain a Development Permit for Operational Work for Engineering Works - Parking and Access Works.  
**Timing:** Prior to the commencement of any car parking or access works.
- 23 ON-SITE CAR PARKING**  
Design, construct and maintain all car parking and access works generally in accordance with the approved plans, FNQROC Development Manual, AS2890-1: 2004 Parking facilities – Off-street car parking, Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Parking and Access Works).  
**Timing:** At all times.
- 24 VEHICULAR ACCESS**  
Design, construct and maintain the approved vehicular access, as per the approved plans and documents, in accordance with the FNQROC Development Manual.  
**Timing:** At all times.
- 25 ON-SITE CAR PARKING**  
Provide and retain twelve (14) sealed car parking spaces on-site in accordance with the approved plans and the AS2890-1:2004 Parking facilities – Off-street car parking .  
**Timing:** At all times.

## ENGINEERING WORKS – ROAD WORKS

**26 OPERATIONAL WORK – ROAD WORKS**

Obtain a Development Permit for Operational Work for Engineering work – Road works.

**Timing:** Prior to the commencement of any road works required by this development.

**27 ROAD WORKS – DESIGN & CONSTRUCTION – CHESTER STREET**

- (a) Design and construct the road frontage of Chester Street in accordance with the FNQROC Development Manual, relevant Australian Standards, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works).

**Timing:** Prior to commencement of the use.

- (b) Access must be appropriately designed and signposted allowing for left in and left out vehicle movements only.
- (c) Vehicle access to the site from Chester Street is restricted to bus and service vehicles only. Appropriate signposting must be installed in accordance with the Manual of Uniform Traffic Control Devices.

**Timing:** Prior to commencement of the use and maintained at all times.

**28 ROAD WORKS – DESIGN & CONSTRUCTION – NORMANBY STREET**

- (a) Design and construct the road frontage of Normanby Street in accordance with the FNQROC Development Manual, relevant Australian Standards, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works).

**Timing:** Prior to commencement of the use and maintained at all times.

- (b) The existing carparking spaces located in the road reverse accessed from the northern-most access driveway must be removed. The proposed surface treatment of the access driveway must be detailed in the required Operational Works application.

**Timing:** Prior to commencement of the use and maintained at all times.

- (c) A drop area off area must be provided along the frontage of Normanby Street in accordance with the approved plan of development.

**Timing:** Prior to commencement of the use and maintained at all times.

**29 REINSTATEMENT OF KERB AND CHANNEL**

Any redundant driveway crossovers must be removed, and new kerb and channel reinstated to be consistent with the adjacent kerb and channel provide, where relevant.

**Timing:** At all times.

**30 PEDESTRIAN FOOTPATH – NORMANBY STREET**

Design and construct a concrete pedestrian footpath a minimum width of 1.5 metres within the road frontage of Normanby Street generally in accordance with the approved plan. The pedestrian footpath must provide pedestrian access from the site frontage near the existing northern-most driveway extending to the northern extent of the existing linemarked carparking spaces along Normanby Street. The footpath must be

in accordance with the FNQROC Development Manual and the provisions of a Development Permit for Operational Work (Engineering work – Road works).

**Timing:** Prior to commencement of the use.

## LANDSCAPING

### 31 OPERATIONAL WORK - LANDSCAPING

Submit as part of the first Operational Works application a Landscaping Plan, prepared in accordance with the Torres Shire Planning Scheme, Schedule 7 – Minimum Standards for On-site Landscaping and the FNQROC Development Manual. The extent and location of landscaping must be generally in accordance with the approved plans and documents.

- (a) The existing mature tree located near the proposed new administration building/multi purpose court must be retained.
- (b) The proposed landscaping within the Normanby Street road reserve must be of a suitable species which at their ultimate size provide shade and visual buffer qualities.

**Timing:** As specified within the wording of the condition.

### 32 ESTABLISHMENT OF LANDSCAPING WORKS

Establish, maintain and retain all landscaping generally in accordance with the approved Landscaping Plan. The landscaped areas must be subject to ongoing maintenance and replanting programme (if necessary).

**Timing:** At all times.

## WASTE MANAGEMENT

### 33 WASTE STORAGE

Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums). The waste storage area must be:

- (i) Designed and located to not cause nuisance to neighbouring properties;
- (ii) Screened from any road frontage or adjoining property;
- (iii) Of a sufficient size to accommodate commercial type bins

**Timing:** At all times.

## AMENITY – GENERAL

### 34 AMENITY - GENERAL

Install and maintain suitable screening to all air conditioning and plant and service facilities located on the top or external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.

**Timing:** At all times.

## AMENITY – LIGHT



**35 AMENITY - LIGHTING**

Maintain outdoor lighting to comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting.

**Timing:** At all times

**AMENITY – BUILDING WORKS**

**36 AMENITY – BUILDING WORKS**

Ensure all buildings and structures associated with the development are constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level that does not cause excessive glare and generally consistent with the approved plans of development and supporting material.

**Timing:** At all times.

**AMALGAMATION OF LOTS**

**37 AMALGAMATION OF LOTS**

All lots must be amalgamated to form one (1) title.

**Timing:** Prior to issue of building permit.

**CONSTRUCTION ACTIVITY**

**38 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN**

The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will:

- (i) Traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding area;
- (ii) Best practice waste management strategies during the construction phase; and
- (iii) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment and stormwater run-off.

**Timing:** Prior to commencement of construction and at all times during construction and earthworks.

**ADVISORY NOTES**

1. This approval, granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with the relevant provision s85 of the Planning Act 2016.
2. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.

3. Infrastructure Charges must be paid to Council as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the *EPBC Act* can be obtained from the Department of Agriculture, Water and the Environment website <https://www.environment.gov.au/epbc/about>
11. 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*.

**ATTACHMENT 2 – APPROVED PLANS**

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

**ATTACHMENT 3 – REFERRAL AGENCY RESPONSE**

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

## ATTACHMENT 4 – NOTICE ABOUT A DECISION NOTICE

### NOTICE ABOUT A DECISION NOTICE

In accordance with section 63(4) and (5) of the *Planning Act*

#### DESCRIPTION OF THE DEVELOPMENT

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<b>Application number:</b>	IDAS 20/04
<b>Property description:</b>	120 Douglas Street, Thursday Island (Lot 404, 405 and 406 on T2071, Lot 408 on SP243559, and Lot 407 on SP319390)
<b>Approval sought:</b>	Development Permit for Material Change of Use
<b>Description of the development:</b>	Special Purpose (Extension to existing Educational Establishment)
<b>Decision:</b>	Approved with conditions
<b>Decision date:</b>	15 June 2021

#### APPLICABLE ASSESSMENT BENCHMARKS

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<b>Planning Scheme:</b>	Torres Shire IPA Planning Scheme (17 July 2007) <ul style="list-style-type: none"><li>• Desired Environmental Outcomes</li><li>• Residential Zone Code</li><li>• Special Management Areas Code</li></ul>
<b>State Planning Policy (SPP):</b>	Cultural Heritage Natural Hazard Risk and Resilience – Flood Hazard Area Transport Infrastructure – State-controlled Road Strategic Airports and Aviation Facilities – Wildlife Hazard Buffer Areas and Aviation Facility
<b>Planning Regulation 2017:</b>	The application triggered a referral under the Regulation for the following: <ul style="list-style-type: none"><li>• Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use within 25 metres of a State-controlled Road; and</li><li>• Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 – Material Change of Use adjoining a Queensland Heritage Place.</li></ul>

## **PUBLIC NOTIFICATION**

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The application was publicly notified from 8 February 2021 to 26 February 2021 in accordance with the requirements of section 18 of the Development Assessment Rules. A review of Council's records has determined that no submissions had been received.

## **REASONS FOR THE DECISION**

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

- The development is an appropriate use in the Residential zone.
- The development has been subject to a detailed master planning process resulting in a cohesive development for the long-term growth of the school.
- The development achieves the Desired Environmental Outcomes.
- The development will not result in adverse impacts upon the amenity of the locality.
- The development will result in a change to the visual amenity of the site as viewed from surrounding areas however the development will not have a detrimental impact on the visual amenity and character of the area.
- The development complies or can be conditioned to comply with the relevant assessment benchmarks of the Planning Scheme.

**ATTACHMENT 5 – EXTRACT OF APPEAL PROVISIONS**

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

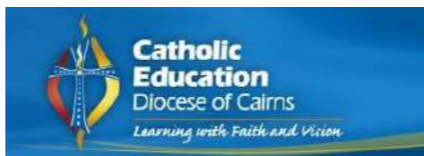


# DRAWING LIST

No.	Title
DA.00	Cover + Drawing List
DA.01	SITE PLAN - existing facilities
DA.02	MASTERPLAN as proposed - upper + lower levels
DA.03	MASTERPLAN showing set-backs + dimensions
DA.04	EARLY LEARNING + STUDENT AMENITIES - upper level
DA.05	EARLY LEARNING + STUDENT AMENITIES - showing set-backs + dimensions
DA.06	SPORTS COURT + CANTEEN - upper level
DA.07	SPORTS COURT + CANTEEN - showing set-backs + dimensions
DA.08	MAIN ENTRANCE + ADMIN - lower level
DA.09	MAIN ENTRANCE + ADMIN - showing set-backs + dimensions
DA.10	GLA + STAFF BUILDING - lower level
DA.11	GLA + STAFF BUILDING - showing set-backs + dimensions
DA.12	ELEVATIONS - Normandy Street views
DA.13	ELEVATIONS - Chester Street views
DA.14	ELEVATIONS - views up from church
DA.15	3 DIMENTIONONAL VIEWS - existing + proposed - view 1
DA.16	3 DIMENTIONONAL VIEWS - existing + proposed - view 2
DA.17	3 DIMENTIONONAL VIEWS - existing + proposed - view 3
DA.18	3 DIMENTIONONAL VIEWS - existing + proposed - view 4



**PEDDLE THORP**  
architecture | interiors | health | planning



OLOSH DA APPLICATION

COVER & DRAWING LIST

A3  
1

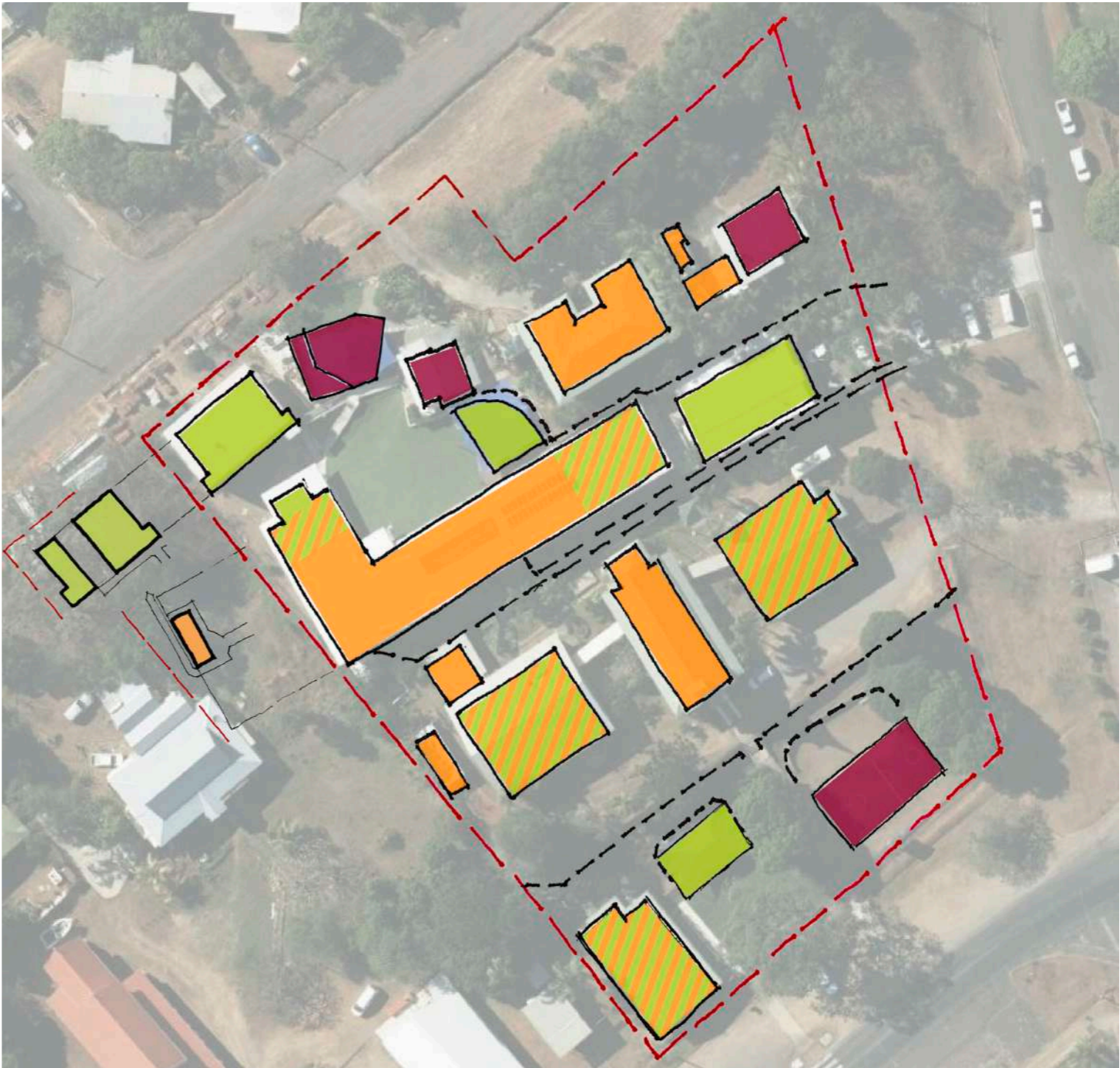
Date  
30/10/2020  
DRAWING NO.  
**DA.00**



# SITE PLAN existing facilities

A visual survey of existing facilities on Thursday Island has been carried out to determine those that were more recently constructed and meeting the immediate needs of the school as opposed to those that were at the end of their useful life and inadequate in their current form.

The highlighted plan shown below helps indicate those areas of the campus that more or less likely to undergo change in the short to medium term.



- NEW OR RECENT FACILITY, MEETING CURRENT NEEDS
- RECENTLY REFURBISHED FACILITY, MEETING SHORT TERM/CURRENT NEEDS
- ADEQUATE FACILITY, NEEDING REFURBISHMENT AT SOME POINT
- INADEQUATE FACILITY, DIFFICULT TO REFURBISH, END OF USEFUL LIFE.





# MASTERPLAN as Proposed

## Buildings

1. New Entry and Administration Building below Sports Court (85)
2. Refurbished Administration (150)
3. Part refurbished/new GLA breakout spaces
4. New Early Learning with Prep Multi-Purpose and GLA (Y1) around Covered Area (60)
5. New student Amenities
6. New Covered Lunch area (125)
7. New Canteen (52)
8. New Multi-Purpose Sports Court (785)
9. New PE Store (25)

## Infrastructure

10. Roadway and on-site Staff Parking for 12 cars
11. Extended vehicle Drop Off Area on Norman by Street
12. Provide new pedestrian friendly main entry point
13. Create 2 new on-site designated PWD car park spaces
14. Create new bus parking bays including access and deliveries

## Open Space

15. New shaded seating and pathway to Main Entry
16. New Entry steps and meet + greet area
17. Landscaped tiered seating and access stairs
18. Minor Courtyard play space enhancements
19. New Prep Play Area
20. New Sensory Play Areas
21. New Adventure Play Area
22. New Discovery Play Area

<b>New Build</b>		<b>Paved/Gravel Area</b>		<b>Grassed Area</b>	
<b>Refurbed Existing</b>		<b>**</b>		<b>Trees</b>	
<b>Existing</b>		<b>**</b>		<b>Landscaped Play Area</b>	





# MASTERPLAN

## Buildings

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19. New Prep Play Area
20. New Sensory Play Areas
21. New Adventure Play Area
22. New Discovery Play Area





C H E S T E R   S T R E E T

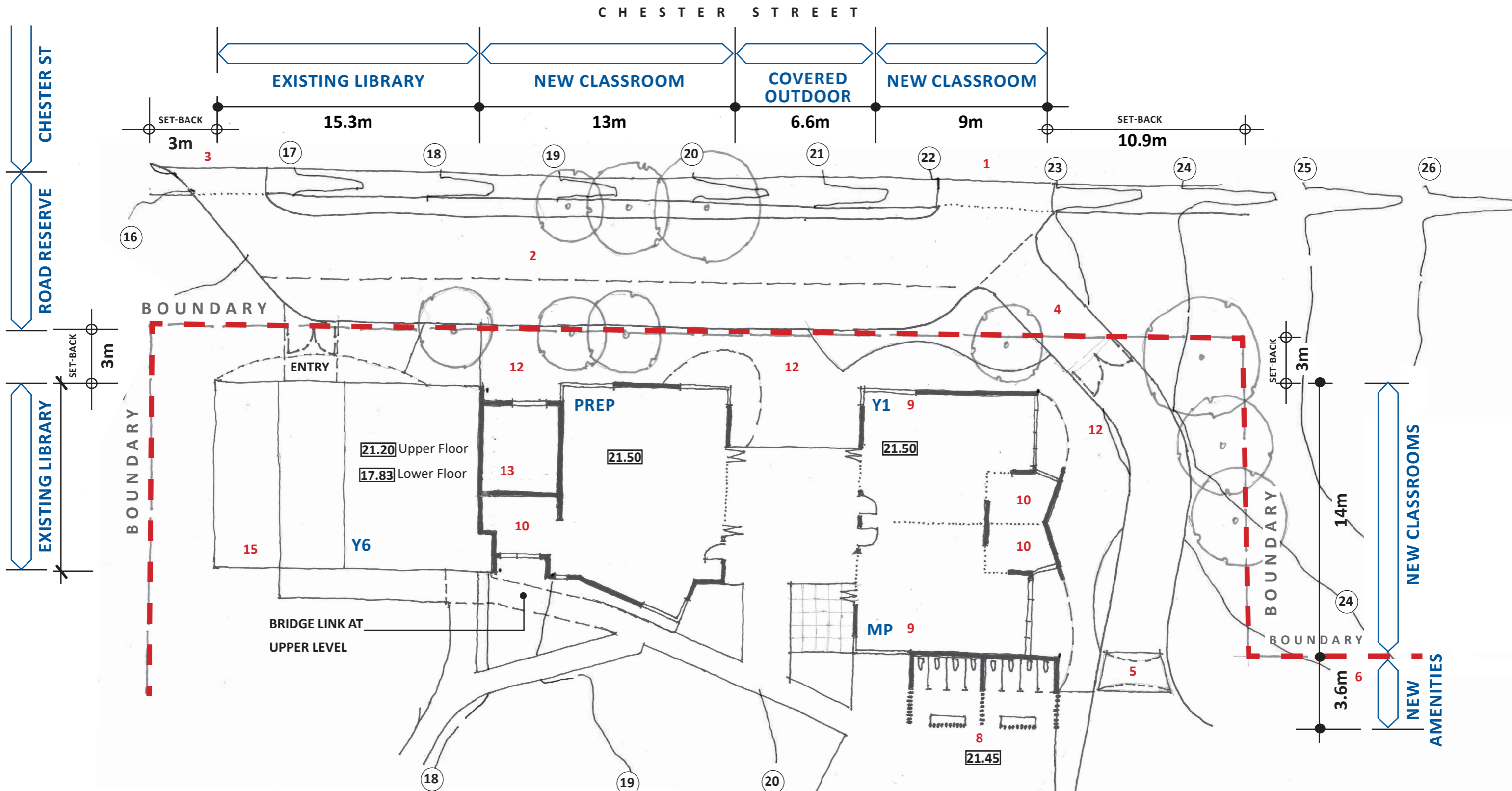


**KEY**

- |  |  |                                    |
|--|--|------------------------------------|
| 1. New Vehicle Entry off Chester Street          | 6. Adventure Play Area                         | 11. Covered Veranda Area           |
| 2. Bus Parking + Vehicle drive through (one way) | 7. Access to Covered Lunch Area + Sports Court | 12. Outdoor Play Areas             |
| 3. New Vehicle Exit to Chester Street            | 8. New Student Amenities                       | 13. Prep Store                     |
| 4. Service Access Road                           | 9. New Learning Spaces                         | 14. Existing GLA (Library over)    |
| 5. Traffic Calming                               | 10. Breakout Spaces                            | 15. Existing Stores (Library over) |

ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)





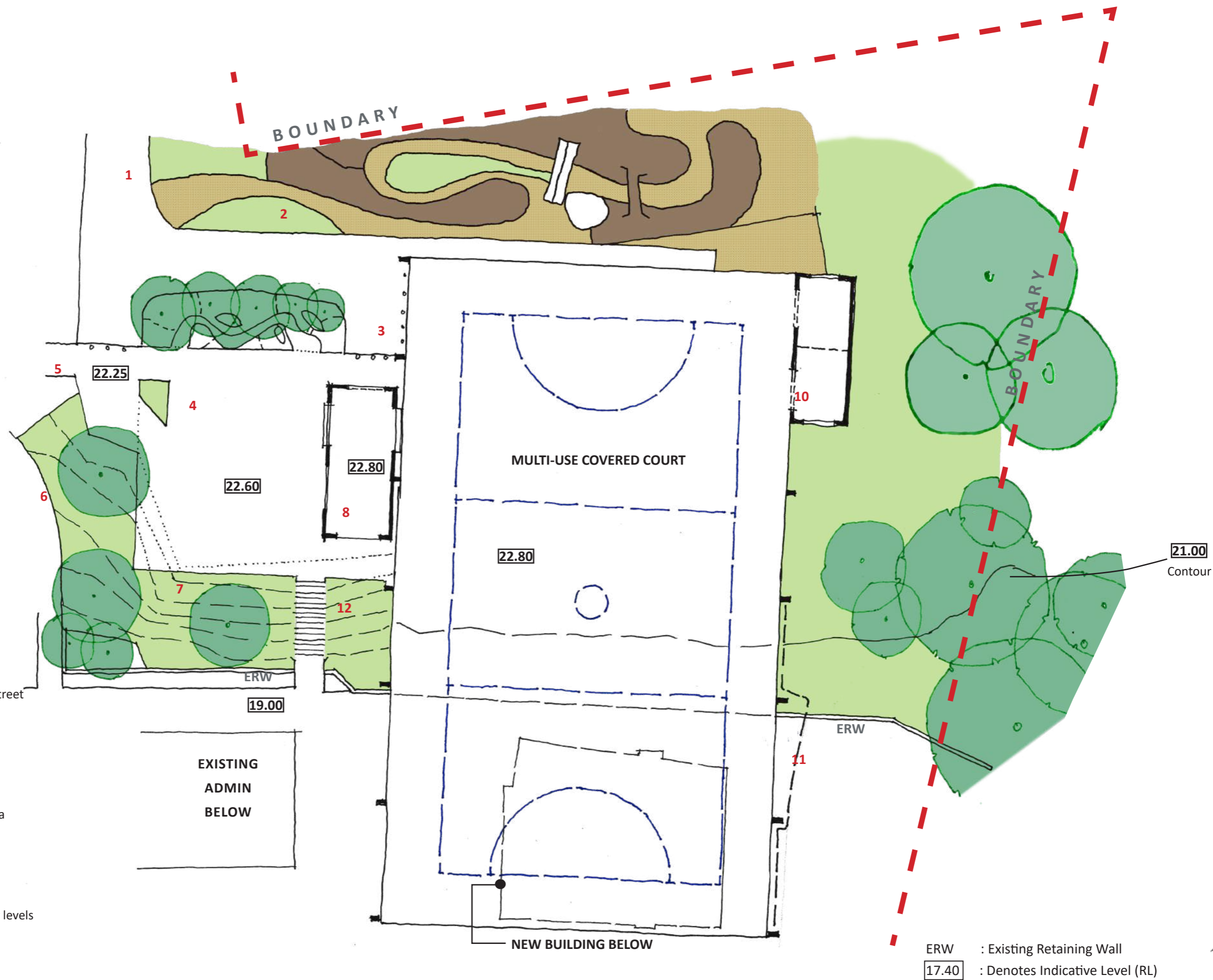
**KEY**

- |  |  |                                    |
|--|--|------------------------------------|
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| 2. Bus Parking + Vehicle drive through (one way) | 7. Access to Covered Lunch Area + Sports Court | 12. Outdoor Play Areas             |
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| 4. Service Access Road                           | 9. New Learning Spaces                         | 14. Existing GLA (Library over)    |
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- (21) : Contour Line + Level  
 ERW : Existing Retaining Wall  
 [17.40] : Denotes Indicative Level (RL)



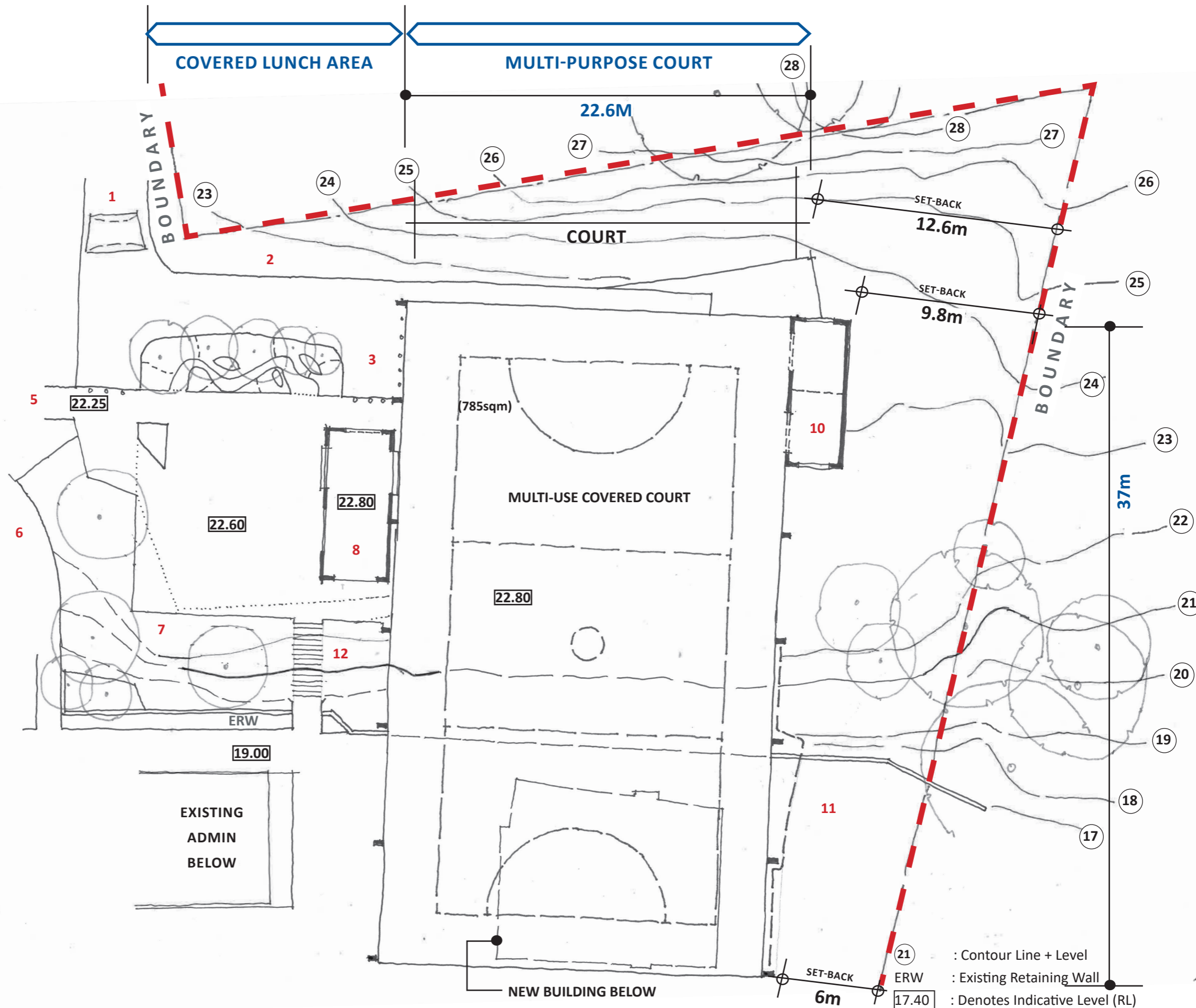




- KEY**
- 1. New Service Road from Chester Street
  - 2. Adventure Play Area
  - 3. Deliveries
  - 4. Covered Lunch Area
  - 5. To Amenities + Early Learning
  - 6. Existing Ramp
  - 7. New Tiered Seating / Grassed Area
  - 8. New Canteen
  - 9. New MP Sports Court
  - 10. PE Store
  - 11. Entry Statement
  - 12. Steps Down + Link to mid- upper levels
  - 13. New Entrance and Admin below
  - 14. Existing Admin below

ERW : Existing Retaining Wall  
 [21.00] : Denotes Indicative Level (RL)



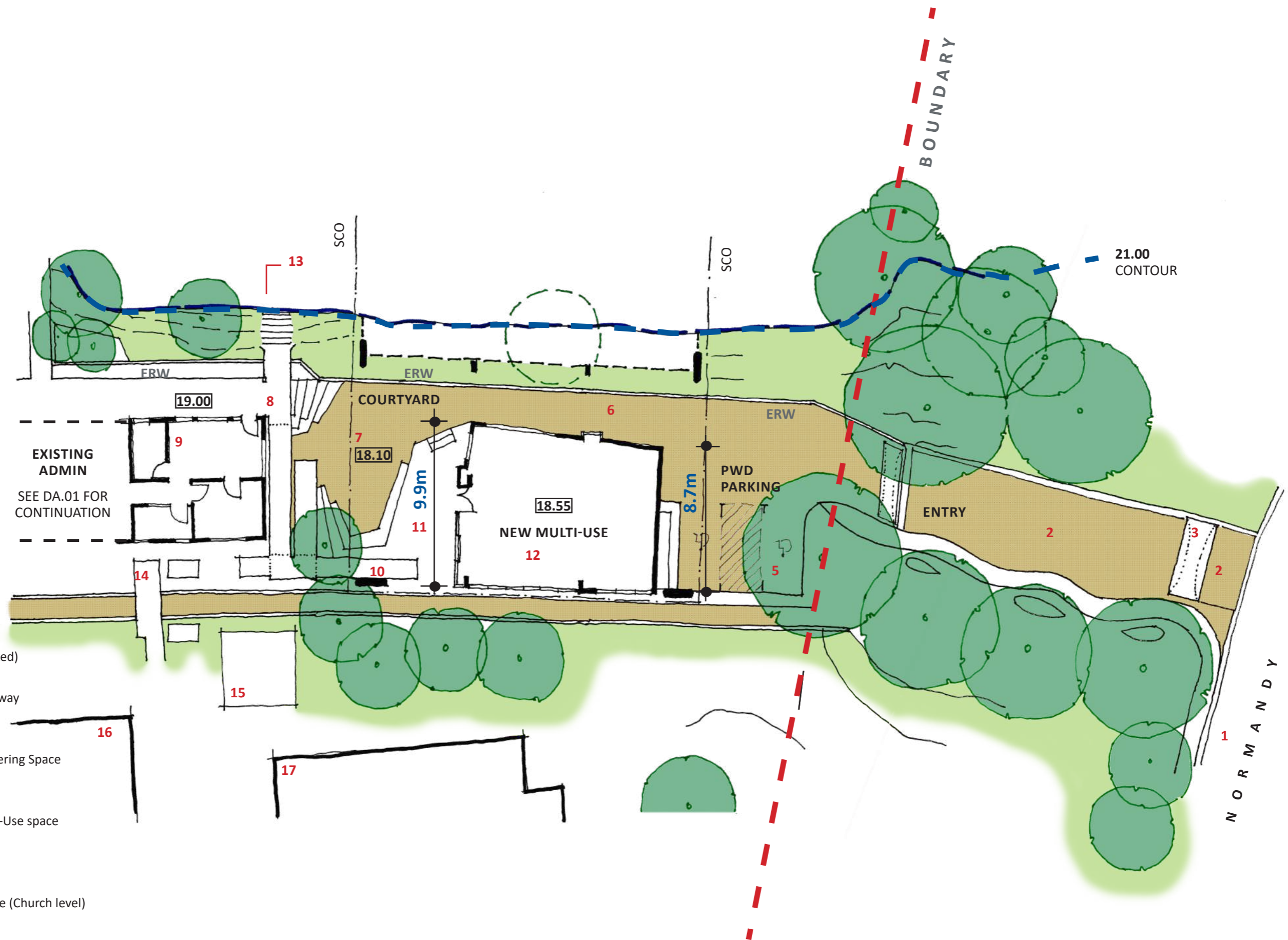


**KEY**

- 1. New Service Road from Chester Street
- 2. Adventure Play Area
- 3. Deliveries
- 4. Covered Lunch Area
- 5. To Amenities + Early Learning
- 6. Existing Ramp
- 7. New Tiered Seating / Grassed Area
- 8. New Canteen
- 9. New MP Sports Court
- 10. PE Store
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- 12. Steps Down + Link to mid- upper levels
- 13. New Entrance and Admin below
- 14. Existing Admin below

(21) : Contour Line + Level  
 ERW : Existing Retaining Wall  
 (17.40) : Denotes Indicative Level (RL)



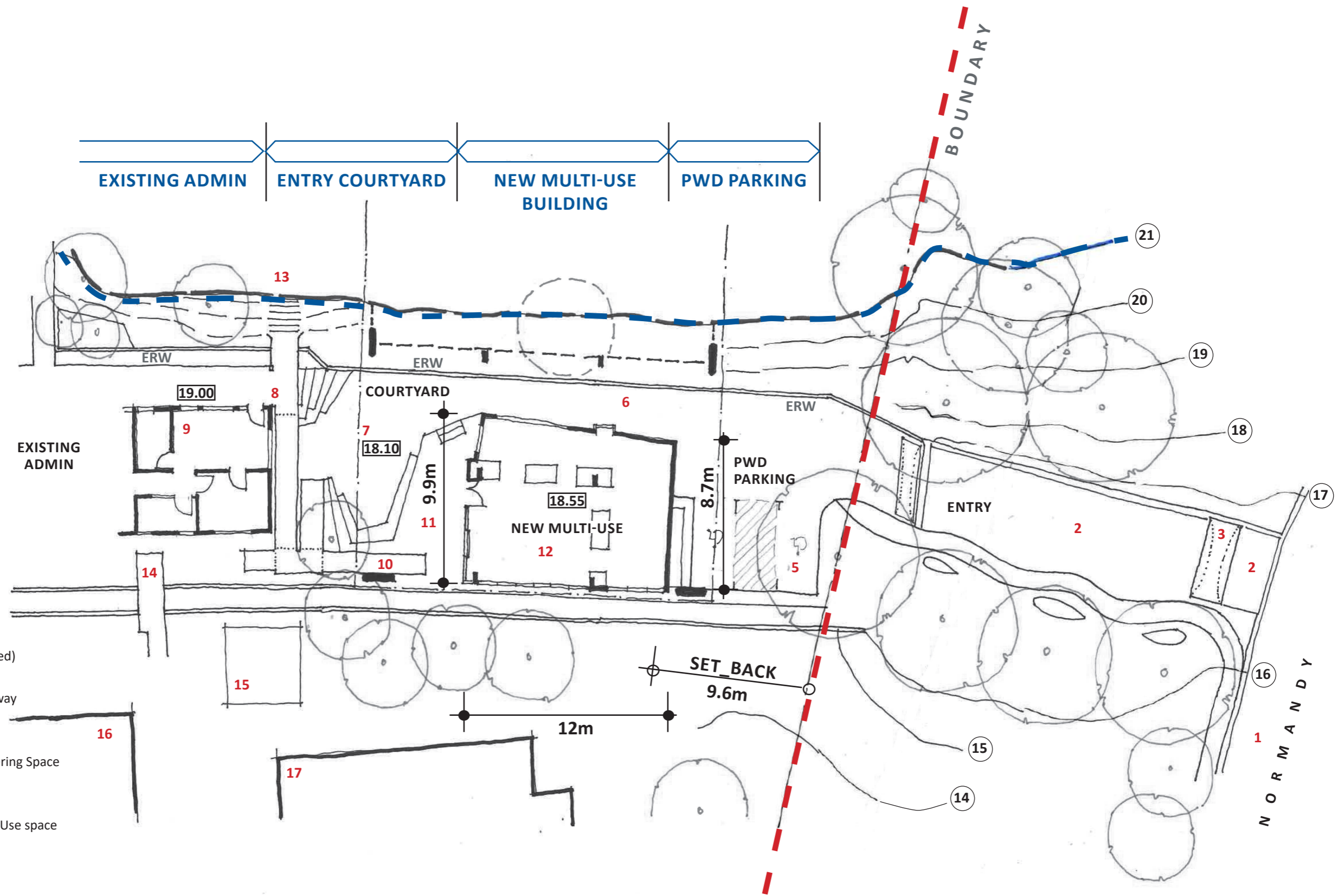


- KEY**
- 1. Stop Drop Go Area
  - 2. Vehicle Access Road (restricted)
  - 3. Traffic Calming
  - 4. New Landscaped entry pathway
  - 5. PWD Parking
  - 6. Entry Walkway
  - 7. New Entry Courtyard / Gathering Space
  - 8. Main Entry
  - 9. Reception (refurbished)
  - 10. New ramp up to new Multi-Use space
  - 11. Covered External area
  - 12. New Admin
  - 13. Steps + Link to upper level
  - 14. Steps down to lower terrace (Church level)
  - 15. Bell Tower
  - 16. Church
  - 17.. Staff Accommodation

ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)





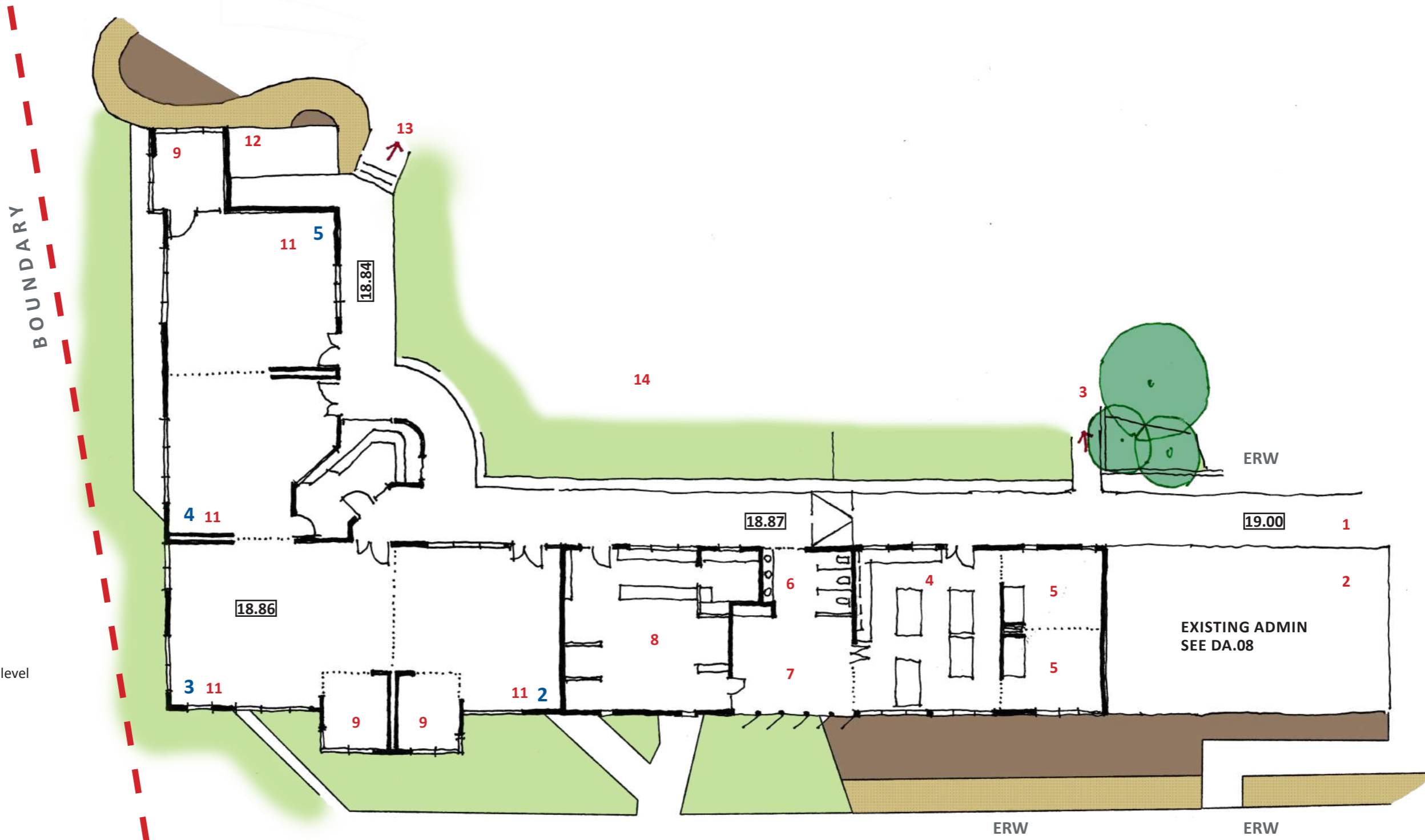


**KEY**

- 1. Stop Drop Go Area
- 2. Vehicle Access Road (restricted)
- 3. Traffic Calming
- 4. New Landscaped entry pathway
- 5. PWD Parking
- 6. Entry Walkway
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- 16. Church
- 17. Staff Accommodation

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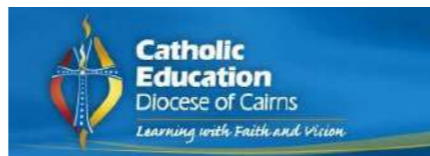
**KEY**

- 1. Main Entry
- 2. Reception + Admin
- 3. Existing Ramp up to upper level
- 4. Staff Workroom
- 5. Multi-Purpose Space
- 6. New Staff Amenities
- 7. Staff Outdoor Area
- 8. Staffroom
- 9. Break Out Spaces (Boss)
- 10. Acoustic 'Pod' Multi-use
- 11. General Learning Area
- 12. Existing Staff Amenities
- 13. Access to Library and upper level
- 14. Existing Outdoor Play Area

ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)



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 architecture | interiors | health | planning



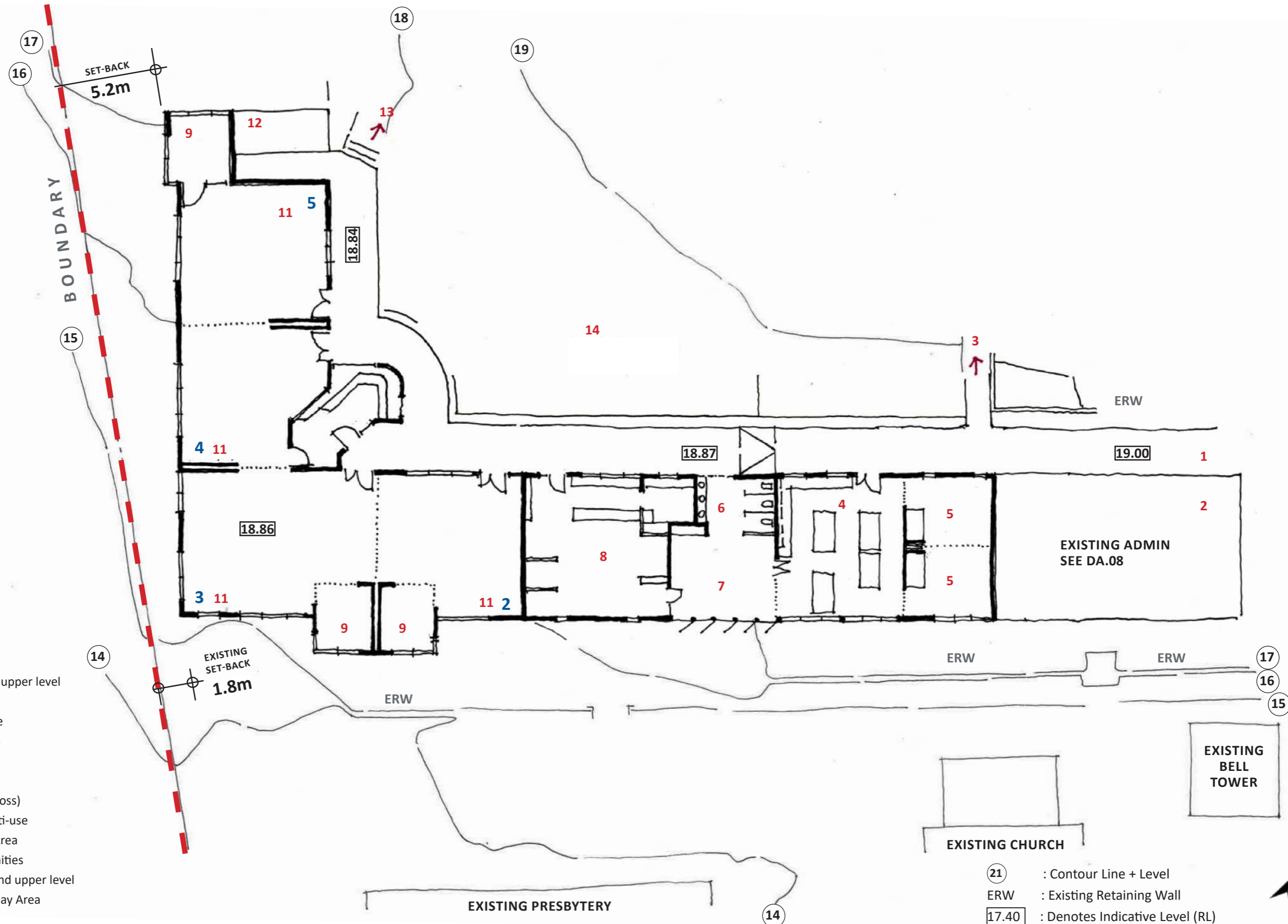
OLOSH DA APPLICATION

GLA + STAFF BUILDING  
 lower level

A3  
 1

Date  
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 DRAWING NO.  
**DA.10**

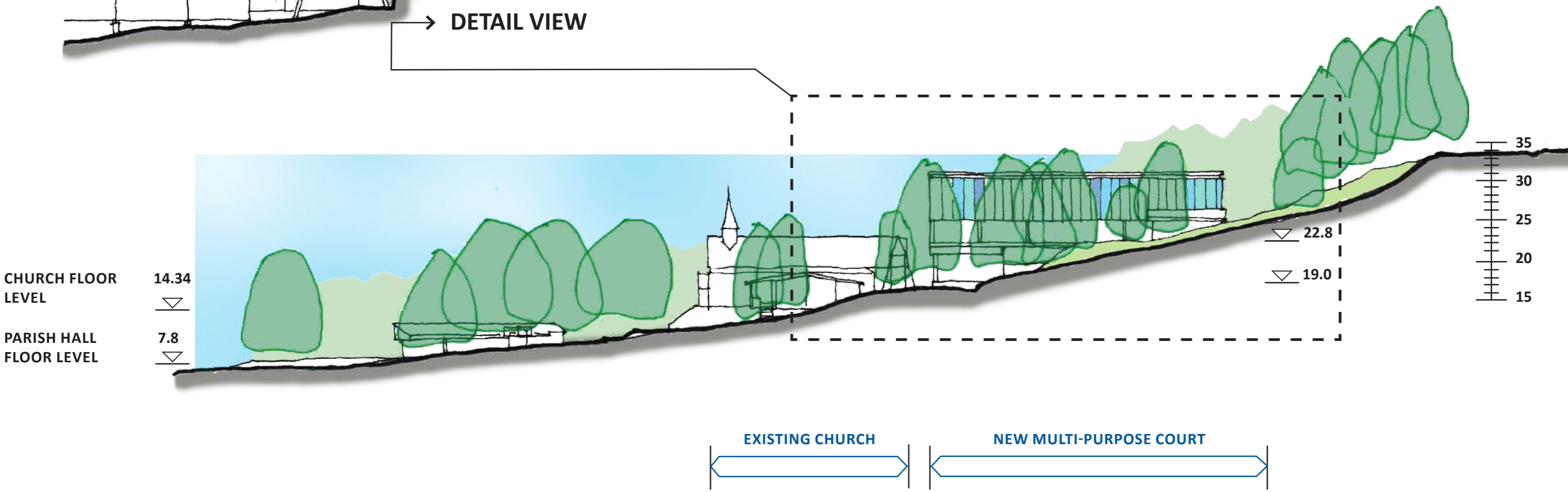
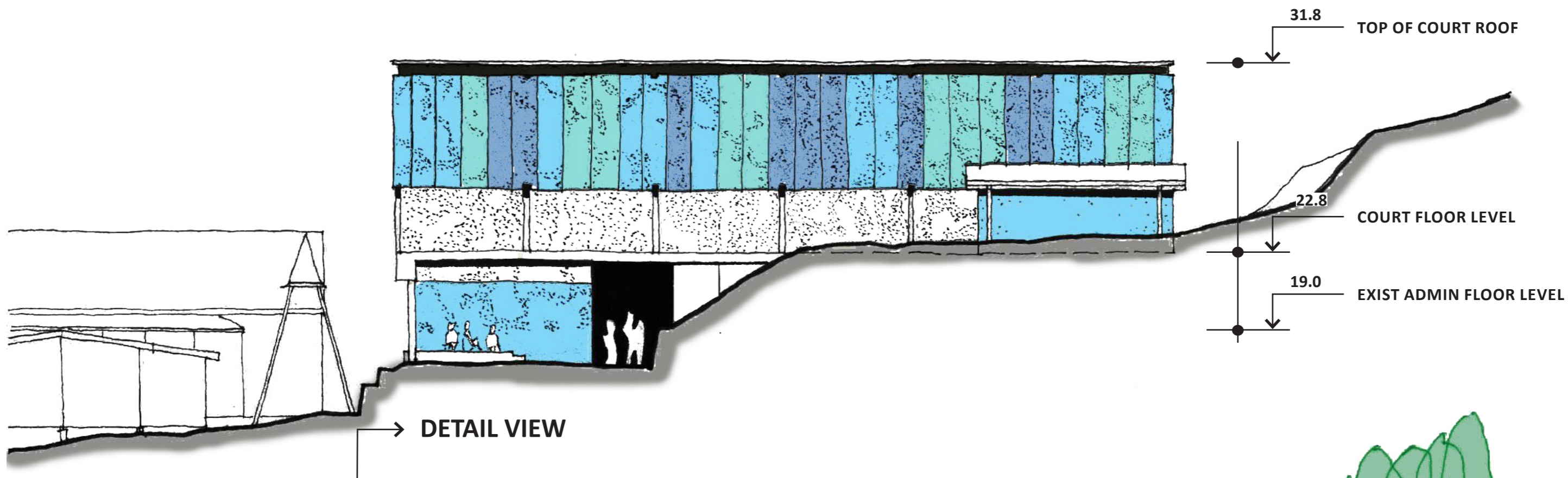




**KEY**

- 1. Main Entry
- 2. Reception + Admin
- 3. Existing Ramp up to upper level
- 4. Staff Workroom
- 5. Multi-Purpose Space
- 6. New Staff Amenities
- 7. Staff Outdoor Area
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- 11. General Learning Area
- 12. Existing Staff Amenities
- 13. Access to Library and upper level
- 14. Existing Outdoor Play Area

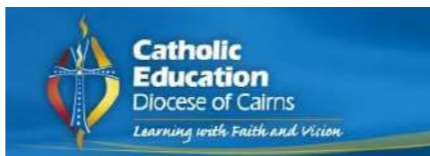
- (21) : Contour Line + Level
- ERW : Existing Retaining Wall
- [17.40] : Denotes Indicative Level (RL)



**SECTION VIEW Normandy Street**



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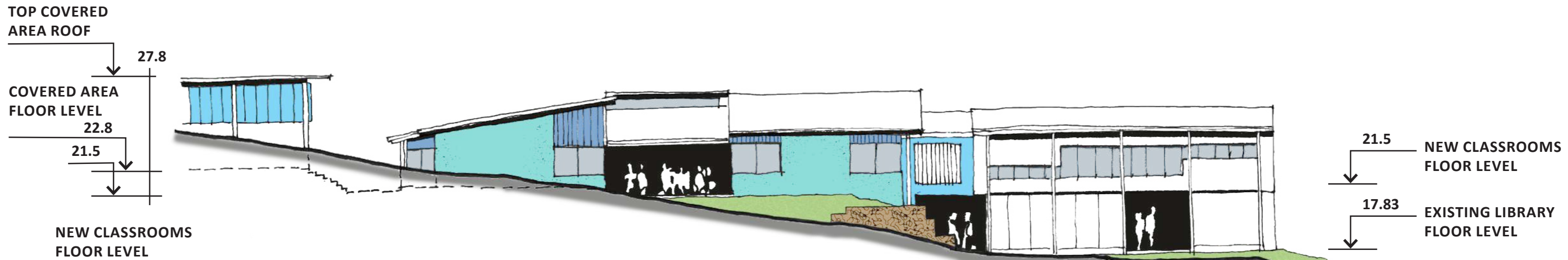
OLOSH DA APPLICATION

ELEVATIONS  
Normandy Street view

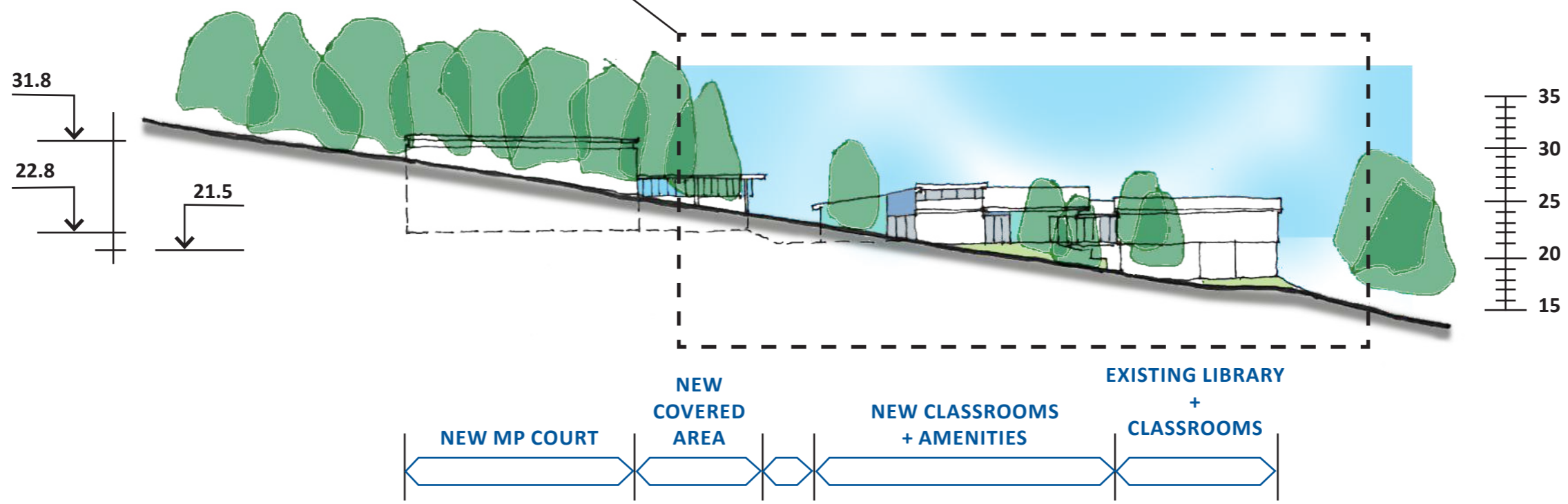
A3  
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**DA.12**

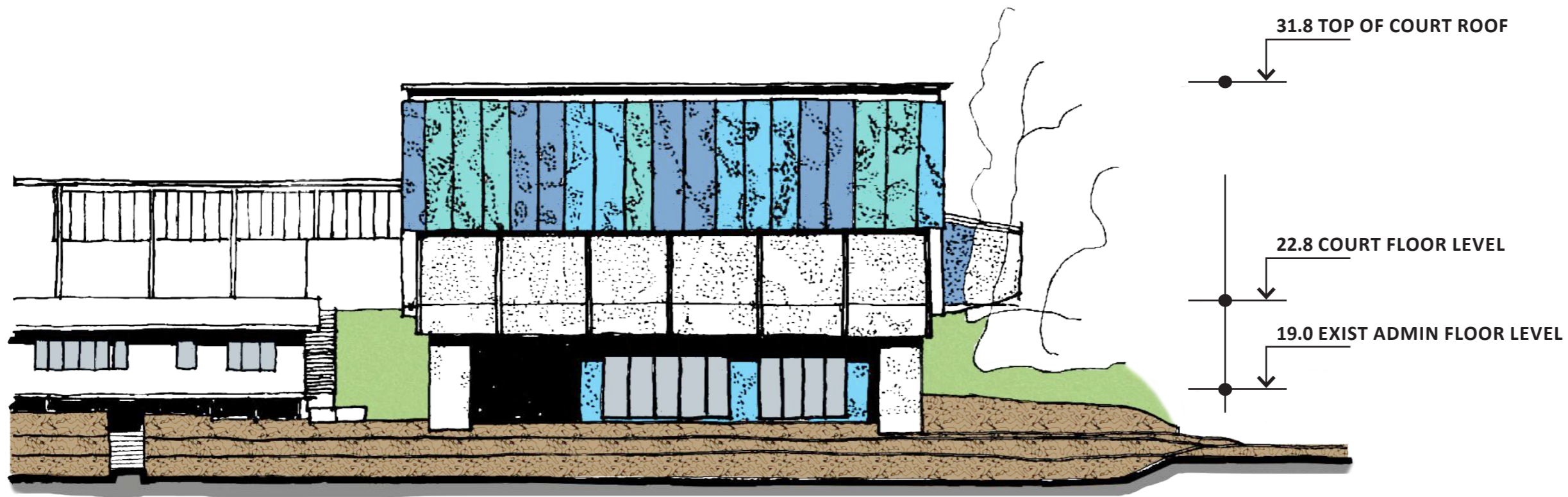




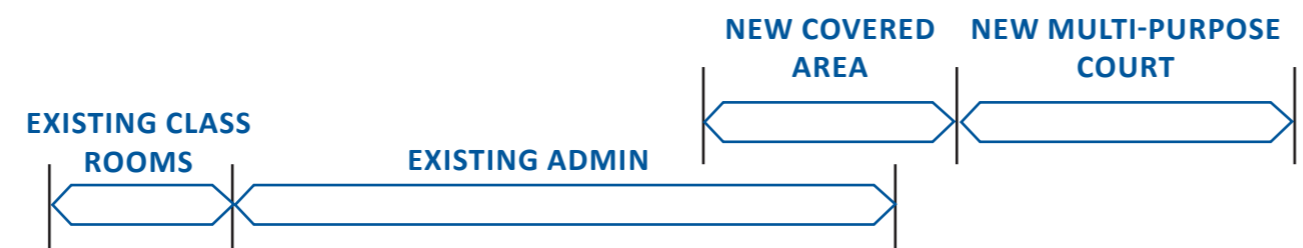
→ DETAIL VIEW



SECTION VIEW from Chester Street



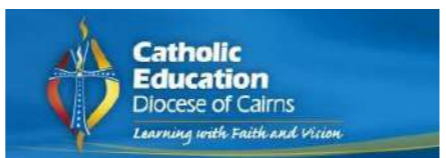
→ DETAIL VIEW



SECTION VIEW up from Church



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OLOSH DA APPLICATION

ELEVATIONS  
view up from Church

A3	Date 30/10/2020
1	DRAWING NO. <b>DA.14</b>





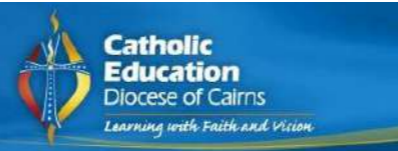
VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing



VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed



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architecture | interiors | health | planning



OLOSH DA APPLICATION

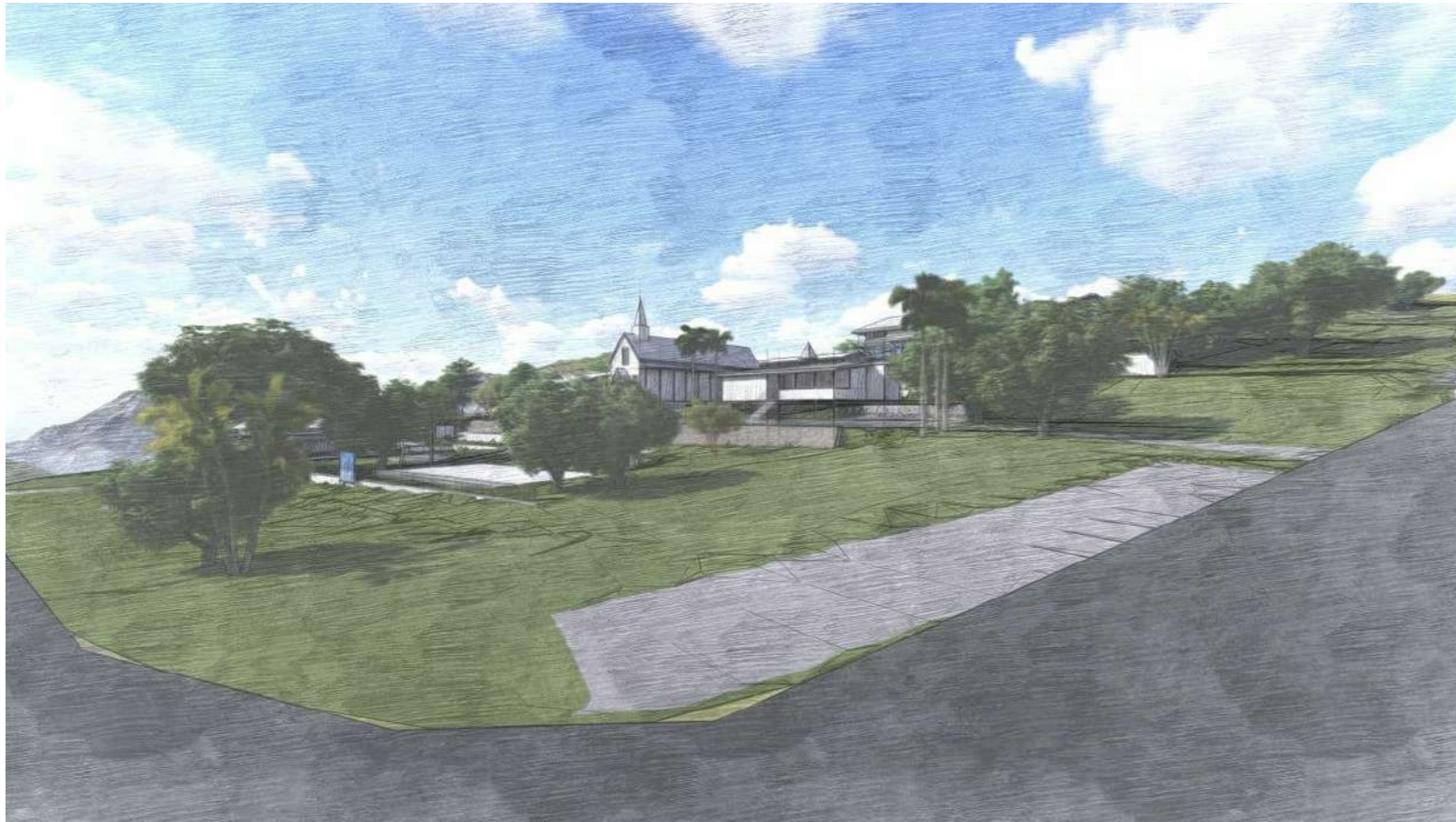
3 DIMENTIONONAL VIEWS  
existing + proposed  
view 1

A3

1

Date  
30/10/2020  
DRAWING NO.  
**DA.15**





VIEW 2 LOOKING UP FROM CORNER of DOUGLAS STREET and NORMANBY STREET Existing

VIEW 2 LOOKING UP FROM CORNER of DOUGLAS STREET and NORMANBY STREET Proposed





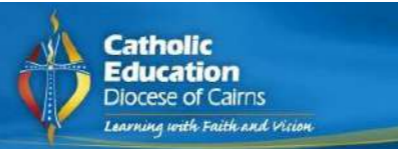


VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed



**PEDDLE THORP**  
architecture | interiors | health | planning



OLOSH DA APPLICATION

3 DIMENSIONAL VIEWS  
existing & proposed  
view 3

A3

1

Date  
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DRAWING NO.  
**DA.17**



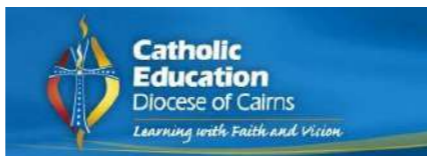


VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed



**PEDDLE THORP**  
 architecture | interiors | health | planning



OLOSH DA APPLICATION

3 DIMENSIONAL VIEWS  
 existing & proposed  
 view 4










A3

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

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**DA.18**





- KEY**
-  NEW TREES
  -  EXISTING TREES
  -  EXISTING PALMS
  -  NEW PAVED ENTRY DRIVEWAY
  -  NEW BENCH SEAT
  -  NEW GARDEN BED
  -  NEW FOOTPATH
  -  NEW SPEED TABLES AND RAISED PEDESTRIAN CROSSING
  -  BOUNDARY LINE

- NOTES:**
- 1, NEW MULTI-PURPOSE SPORTS COURT
  - 2, NEW ENTRY AND ADMINISTRATION BUILDING BELOW SPORTS COURT
  - 3, 2 NEW ON-SITE DESIGNED PWD CAR PARK SPACES
  - 4, NEW PEDESTRIAN FRIENDLY MAIN ENTRY POINT

-  EXISTING LINE OF KERB
-  PROPOSED LINE OF KERB
-  EXTEND VEHICLE DROP OFF AREA TO HATCHED AREA

**1 SITE PLAN**  
1 : 200



View 1 – Before



View 1 – After





View 2 – Before



View 2 After







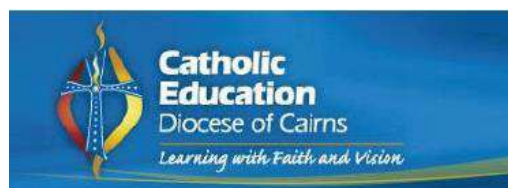


# Our Lady of the Sacred Heart

## Upgrade to School Facilities

### Heritage Impact Statement

For Diocese of Cairns  
December 2020



Australian Heritage Specialists Pty Ltd

Contact details are:

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Director

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#### Document Verification

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Document Title	Our Lady of the Sacred Heart: Upgrade to School Facilities HIS
File Location	Projects/21053 THURSDAY ISLAND Our Lady of the Sacred Heart/Reporting
Client	Diocese of Cairns

#### Version history

Revision	Date	Nature of revision	Prepared by	Authorised by
00	08/12/2020	Draft for review	JP	BG
01	14/12/2020	Final report for issue	JP	BG





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# 1 Introduction

## 1.1 Background

Catholic Education, Diocese of Cairns are proposing a variety of upgrades to school facilities at Our Lady of the Sacred Heart (OLSH) School on Thursday Island (TI). Included in this upgrade of facilities is the construction of a new multi-purpose sports court.

OLSH School Complex is located on various allotments (see Figure X below). Included within the School's footprint is the OLSH Church (and associated parish building – see figure X below). The OLSH Church is a State heritage listed building (QHR: 601287) and was constructed on Thursday Island in c.1901. It is the second Sacred Heart church, replacing an earlier c.1885 church. The church was established by French and Italian priests of the Mission of Our Lady of the Sacred Heart who had arrived on the island in October 1884.

As the church is a State heritage place, under the *Planning Regulation 2017* and *Guideline: State Development Assessment Provisions - State Code 14 Queensland Heritage*, the MCU application associated with the construction of a new multi-purpose sports court will trigger an assessable development as development on land adjoining a State heritage place.

Australian Heritage Specialists Pty Ltd (AHS) have therefore been commissioned by the Diocese of Cairns to review the proposed works and assist in the lodgement of a Development Application (DA) for heritage matters to the Department of Environment and Science (DES) as concurrence agency. Any application for development on land adjoining a State heritage place must include a Heritage Impact Statement (HIS) to meet relevant compliance obligations. The application is to be lodged under the provisions of the *Queensland Heritage Act 1992* (QHA), prior to any works commencing to manage State heritage matters.

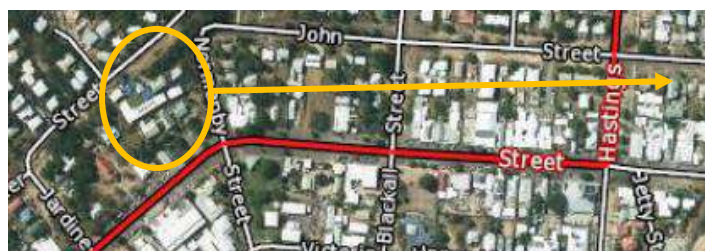
This report has been prepared in accordance with the abovementioned statutory guidelines, as well as the *Australian ICOMOS Burra Charter 2013* (Burra Charter) and James Semple Kerr's *The Conservation Plan* (7<sup>th</sup> ed.)

## 1.2 Study Area

The Study Area comprises:

**Table 1:** Study Area Details (AHS 2020)

Item	Description
Address	120 Douglas Street, Thursday Island
Description	Our Lady of the Sacred Heart Church
LGA	Torres Strait Island Regional Council
Heritage Status	State Heritage (QHA: 601287)
Property Description	L.404 T2071



**Figure 1:** Broader Study Area [orange].







**Figure 2:** Broader Study Area [orange] and the OLSH Church [red] and Queensland Heritage Register (QHR) Boundary [blue]. Note that the QHR boundary (L.404 T2071) does not encompass the entire church, missing the northern portion of the building. The proposed multi-purpose sports building will be constructed on lots 406 T2071 and 407 T2071.



Figure 3: QHR Boundary (DES, 2006).

### 1.3 Report Structure

The management of cultural heritage values in any site requires specialist care, attention and consultation. This HIS therefore describes:

- What is significant about the place (Section 2).
- Description of the proposed works and why it is required (Section 3).
- Heritage Impact Statement, including management measures to be implemented (Section 4).

### 1.4 Existing Reports

The following reports have been utilised for the preparation of this report.

- QHR entry for the place (QHR: 601287).
- Conservation Study (Michael Gunn, 2000).
- Detailed Fabric Investigation (Michael Gunn, 2004).
- Queensland's Heritage Grant Program 2006-2007 Expression of Interest Report (2007).

### 1.5 Dates and Personnel

The AHS Project Team (Ben Gall and Julia Piagno) attended site and undertook investigations on 25 November 2020.

The following personnel provided input into the development of this report:

- Benjamin Gall (AHS), Principal Cultural Heritage Consultant and Managing Director.
- Julia Piagno (AHS), Senior Cultural Heritage Consultant.
- Shane Watson (Diocesan Project and Property Services).
- Paul Whittle (Peddle Thorp Architects).

### 1.6 Glossary of Terms

**Table 2:** Glossary of Terms (AHS 2020)

Abbreviation	Definition
AHS	Australian Heritage Specialists
Burra Charter	ICOMOS Australian Burra Charter for the Conservation of Heritage Places
CMP	Conservation Management Plan
DES	Department of Environment and Science
HIS	Heritage Impact Statement
LGA	Local Government Area
QHA	<i>Queensland Heritage Act 1992</i>
QHR	Queensland Heritage Register
SoW	Scope of Works
TSRC	Torres Strait Regional Council

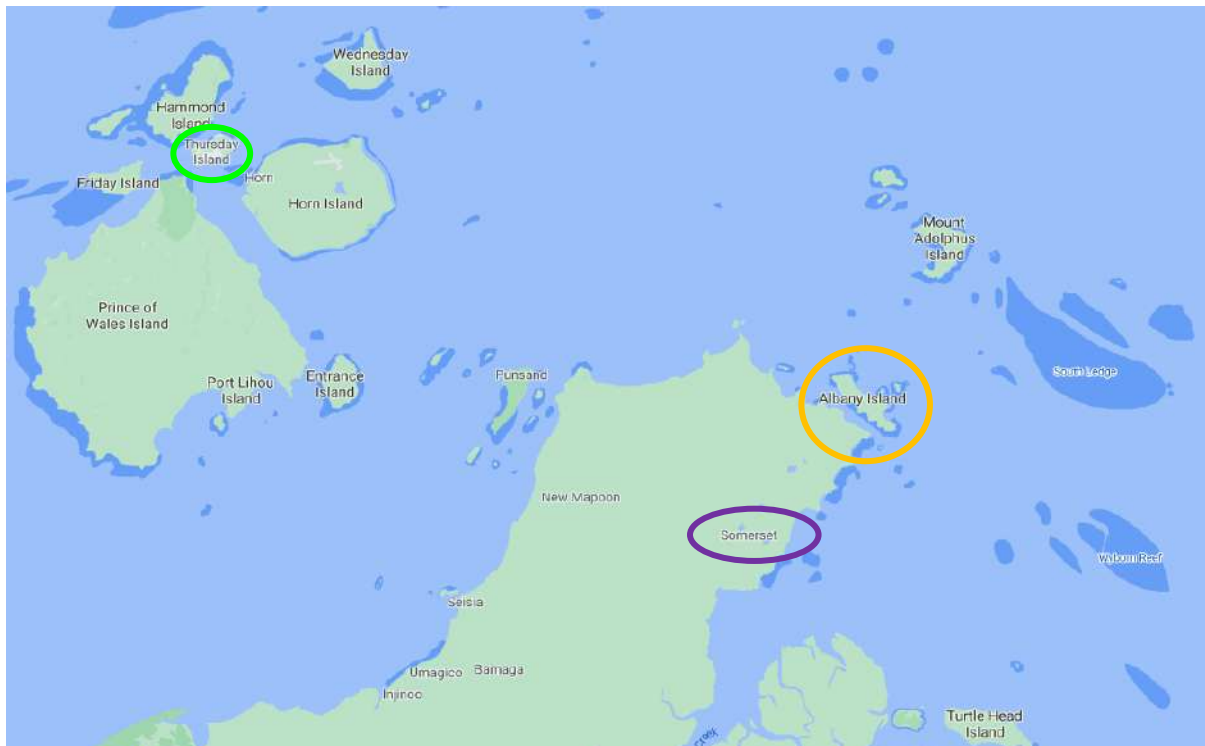
## 2 Review of Significance

### 2.1 Historical Background

The following is a very brief historical overview of the OLSH Church. This section is not intended to be a detailed history of the place but has been summarised to provide relevant information for the management of the site's heritage significance.

#### 2.1.1 Early European Settlement of Thursday Island

Before Thursday Island was settled, the first place of European settlement in the Torres Strait was Somerset which was south-east of the Cape York tip. It was proposed by Queensland Governor, Sir George Bowen, that a port be established at Cape York to create a permanent European presence in the region. Somerset port was then established and occupied from 1864 to 1877. However, an unforeseen disadvantage of this location was the hazardous tidal channel between Albany Island and Somerset. It was decided in 1875, by both the British and Queensland governments, to make Thursday Island a port which had a much safer and deeper anchorage on its southern side (Queensland Places, 2020).



**Figure 4:** Snapshot of the tip of Australia and some of the surrounding islands of the Torres Strait (Google Maps, 2020). Somerset [purple], Albany Island [orange], and Thursday Island [green] have been highlighted to aid an understanding of the abovementioned history.

In 1877, Port Kennedy on Thursday Island was settled. In 1879, the Government Resident was given control of all the islands in the Torres Strait. By 1880, a direct steamship service began from England to Australia and went via the Torres Strait (Queensland Places, 2020). By 1884, Port Kennedy has emerged as the principal port for cargo and passengers being transported to Normanton, and was the hub of the pearl shell and beche-de-mer (sea cucumber) fisheries in the Torres Strait (QHR: 601287).



By 1885, two hotels were erected on Thursday Island which could attend to travellers' needs. In this same year, a customs house was built, and land sales began on the island which allowed the European population to grow (Queensland Places, 2020).

### 2.1.2 Establishment of Our Lady of the Sacred Heart on Thursday Island

The Mission of Our Lady of the Sacred Heart was founded in the 1860s in France by Fr. Louis André Navarre, Dean of Bourges. In 1869, the Mission was approved of as a religious congregation by the Holy See. Then in 1881, Pope Leo XIII requested that the Sacred Heart Fathers established a mission in New Guinea (QHR: 601287).

The Mission in New Guinea was to act as a base in the region. It was decided that the Torres Strait would serve as a convenient location and mid-point that would connect them to their churches in Australia and those that were proposed in New Guinea.

In late October 1884, the first three priests arrived on Thursday Island to set up the Mission of Our Lady of the Sacred Heart. They were Fr. Louis André Navarre, Dr. Ferdinand Hartzler, and Br. Giuseppe de Santis. They were later joined by two more fathers and three young Italian brothers (QHR: 601287).

In January 1885, with land sales occurring, the Father's Navarre and Hartzler purchased allotment 4 of section 4 in Port Kennedy for £6 which was the land on which the church and residences were to be built. The first small Sacred Heart church was erected over the next year. By 1886, the mission had expanded to include several buildings, including a small convent and presbytery (JOL Blog, 2014; QHR: 601287).

In 1886, the first Sisters of Our Lady of the Sacred Heart arrived on Thursday Island. They then started teaching on the verandah of the convent. Eventually a small, purpose-built schoolhouse was erected in c.1900 (OLSH Website, 2020; QHR: 601287).

### 2.1.3 Our Lady of the Sacred Heart Church

There is some conjecture as to whether the present OLSH Church has part of the original 1885 church incorporated into its built form. Nevertheless, by c.1901 the OLSH Church had taken on its present form and appearance.

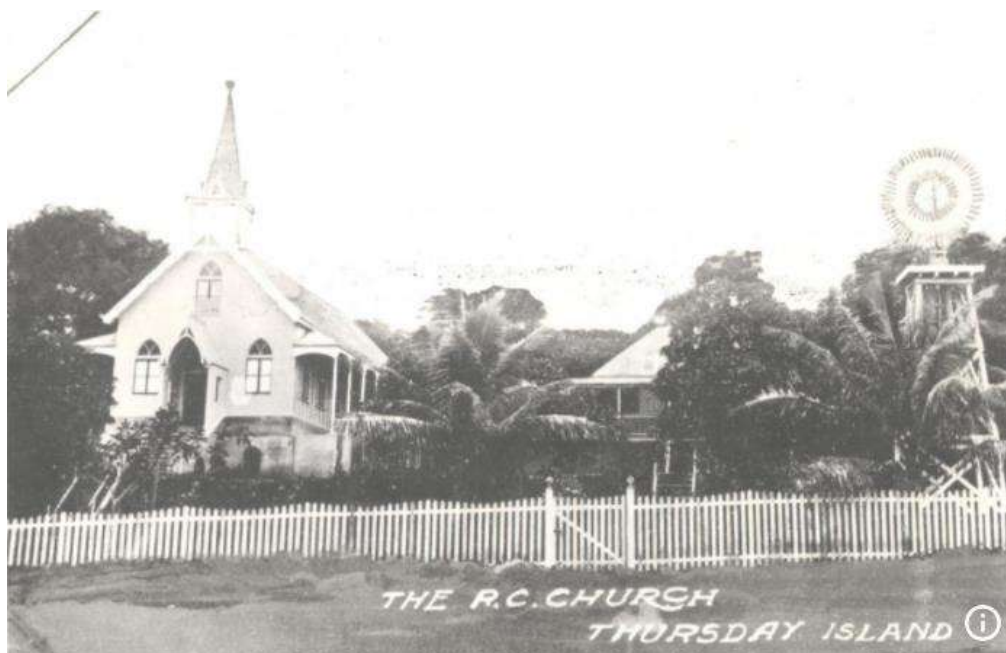


Figure 5: OLSH Church, c.1905 (JOL Blog, 2014).



#### 2.1.4 David Sing

In 1935, Thursday Island local David Sing painted the trompe l'oeil murals on the rear wall of the OLSH Church sanctuary, and also on the front of the altar. David had become a lay missionary at the age of 17 and painted religious works in Catholic church at Thursday Island, Port Moresby, and also Tully (no longer surviving).

David has studied with Australian Painter JS Watkins in Sydney and was influenced by the French Impressionist School before entering the Trappist Order in the United States where he studied at the Chicago Art Institute.

In c.1949, David entered the Carthusian Order in Italy, becoming the first Australian to be ordained into the Order. At this time, he also studied art in Paris and Rome. His paintings soon became an important source of income for the Carthusians and were collected by persons as prominent as Jacqueline Onassis and Patricia Nixon.



**Figure 6:** David Sing's mural in the OLSH Church (AHS, 2020).

In the late 1970s, David also painted portraits of several prominent Australians while visiting Australia. Two of the portraits were entered in the 1977 Archibald Prize competition. In 1978 he also held an exhibition of landscapes, still-life and portraits in Sydney (QHR: 601287).

#### 2.1.5 Our Lady of the Sacred Heart School

The earliest school teachings from Our Lady of Sacred Heart come from the convent verandahs where the Sisters would teach. In c.1900 a purpose-built schoolhouse was constructed at street level on Douglas Street.

The Sacred Heart Sisters, in 1889, also erected the St Henry's Roman Catholic Asylum which offered board and education to children of every race and denomination.



**Figure 7:** Picture of the convent, n.d. (Barry Lamb, 2012: 1).

The Asylum was closed in 1942, reopened briefly in 1948, and then was converted to house the Our Lady of the Sacred Heart School in 1961-1962. At this point the c.1900 school building had been abandoned (later developed as a hall in c.1973).

In 1938, the Sacred Heart Mission in the Torres Strait was transferred from the Vicariate Apostolic of Papua to the Diocese of Darwin. It remained within the Diocese of Darwin until it was transferred to the Diocese of Cairns in 1967. After 1967, the parish was no longer staffed by Sacred Heart priests but by the Cairns Diocesan clergy. Since 1968, the Sacred Heart school on Thursday Island has been run by Sisters of Mercy from Cairns. In c.1973 the new Sacred Heart School was constructed (QHR: 601287).

### 2.1.6 Historic Timeline

The following timeline outlines key dates in the history of the region and of OLSH on Thursday Island. Included in the timeline are any known alterations and change to the OLSH Church building since its construction.

The timeline has largely been taken from the 2000 Conservation Study (Michael Gunn, 2000) but has been added to where necessary.

**Table 3:** Glossary of Terms (AHS 2020; Michael Gunn, 2000).

Date	Description
1864	Somerset established on Cape York as official northern government settlement.
1872	Torres Strait Islands annexed to Queensland. Port Kennedy on Thursday Island recommended to replace Somerset.
1877	Most northern post of the Queensland Government moved to Port Kennedy on Thursday Island.
1881	Pope Leo XIII requests the Sacred Heart Fathers to established a mission in New Guinea.
1884	Sacred Heart missionaries (French and Italian) arrived at Thursday Island with the aim of establishing a mission and OLSH base.
1885	Land purchased. The first small church and spacious residence built (it is believed the residence is the current Presbytery).
1886	Sisters of OLSH arrive on Thursday Island. A small convent is built on the western side of the church.
1887	The first Australian Sister arrives to teach, enabling the Sisters to open a school on an enclosed verandah of the convent.
Late-1880s	The Sisters established a hospital.
c.1889	St Henry's Roman Catholic Asylum established.
1893	Quetta Anglican Church built on adjoining site.
c.1900	Purpose-built school established.
c.1900-1901	The present (2 <sup>nd</sup> ) OLSH Church built replacing the earlier building. The interior was lined in hessian and newsprint that was painted over with murals.
c.1906	Larger convent was built.
c.1920s	The vestry is added to the northern end of the church.
c.1927-31	The original hessian and painted newsprint is removed from the sanctuary wall and altar. David Sing paints murals on the sanctuary wall and altar.
1955	Original hessian and painted newsprint removed from the side walls. Walls are painted. Steel tie wires and rods are introduced to counteract the outwards lean of the walls. Timber braces also introduced.
1973	New purpose-built school erected. The former c.1900 school is developed as a hall.
1980	Teacher's residence is built.
1983	Flat-iron spire of OLSH Church replaced with a fibreglass copy as the first phase of a centenary renovations programme. Timber bracing removed and the church was painted internally and externally. The presbytery and convent roofs are rebuilt.
1992	OLSH Church roof was reclad in Colorbond steel.
c.2010	The painted timber confessional that was located at the rear of the nave, to the right of the main entrance, was removed.



### 2.1.7 Aerial Timeline

Note: Aerial imagery for Thursday Island was limited and majority were too pixelated/poor resolution for use.



**Figure 8:** 1973 Aerial (QImagery, 2020).



**Figure 9:** 1997 Aerial (QImagery, 2020).

## 2.2 Physical Description

Note: The following Physical Description has been summarised from the QHR entry for the place, with additional information provided from AHS's inspection on 25 November 2020.

### 2.2.1 Broader Site

The Church is located in Douglas Street and was constructed on a slope leading up the east-west ridge which runs the length of the island. The OLSH Church sits within the broader precinct which includes the Presbytery, Our Lady of the Sacred Heart School, and Teacher's Residence.



**Figure 10:** Broader Site indicating the Church amongst the School Precinct and Parish (Queensland Globe, 2020)

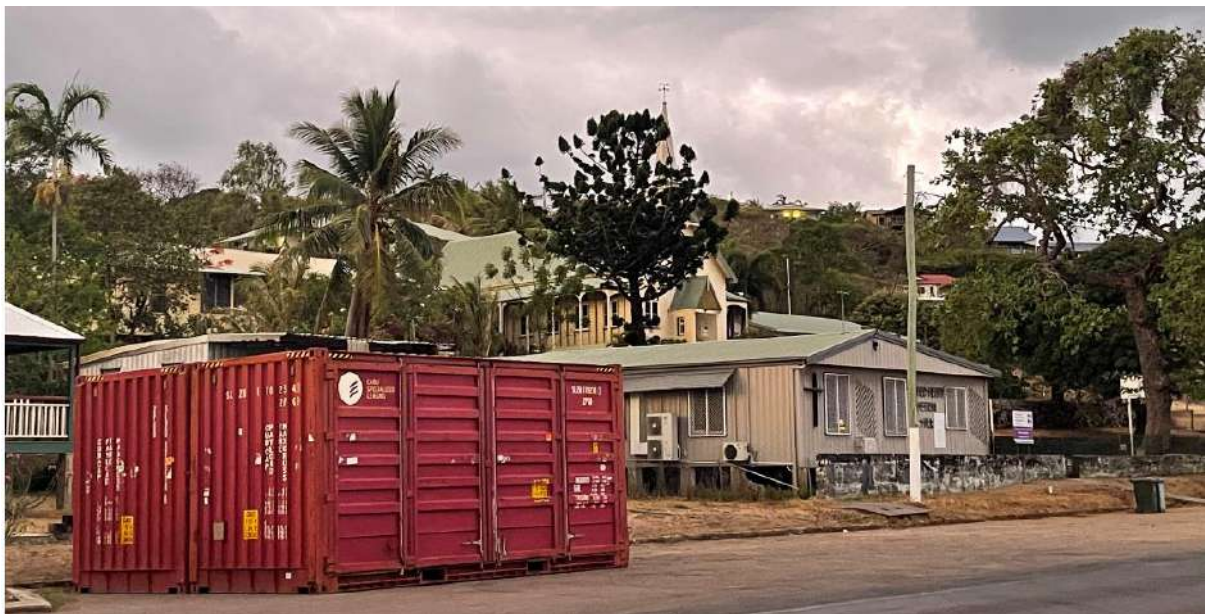


## 2.2.2 Views and Vistas

The OLSH Church is sited prominently in Douglas Street, facing south towards the ocean. From the water approach, the OLSH Church remains a prominent element in the Thursday Island townscape, with the mountains and surrounding buildings as a backdrop.



**Figure 11:** View from the entrance of OLSH Church, overlooking Douglas Street at out to the ocean (AHS, 2020).



**Figure 12:** View of the church from south-west of Douglas Street (AHS, 2020).





**Figure 13:** View of the church from Douglas Street (AHS, 2020).



**Figure 14:** View of Thursday Island coming in on the ferry (AHS, 2020). Note that although the church [green arrow] stands out, it is also blended in with other buildings terraced across the island and the view is partly obscured by trees.



### 2.2.3 OLSH Church

The OLSH Church is a timber building situated on concrete foundations with a gabled roof clad with galvanised iron. The building is rectangular in shape [no transepts] with a small front porch and side verandahs, and rear vestry. The timber frame is lined with single-skin chamferboards on the side walls, but the front wall, which is exposed to the weather, is clad with a contemporary chamferboard external to the frame. The vestry has been clad externally with fibrous-cement sheeting. The church is raised above the ground on concrete piers, and the undercroft is enclosed with concrete walling, accessed via a small iron-gated archway.



**Figure 15:** OLSH Church entrance (AHS, 2020). **Figure 16:** OLSH Church eastern side (AHS, 2020).

The front elevation faces south-east, and is distinguished by a fibre-glass spire (a copy of the original). The centrally located front door, the windows either side of the door, and the window in the gable infill, all have Gothic arches. Similarly shaped windows are located along each side wall. All the casement windows are multi-paned and have bright red and blue glass in the arch infill, and the windows and french doors nearest the sanctuary also have large panels of green glass. One of the front windows has panes of bright yellow glass.

The grounds are terraced with rubble stone retaining walls. Four flights of concrete steps lead from the lower terrace to the upper terrace and up to the front door of the church.

Internally, the building comprises one large rectangular space divided into nave and sanctuary, with chamferboard ceiling and walls. At the rear of the nave above the front entrance is a choir loft, accessed from a staircase in the southern corner. The choir loft has a decorative cast iron railing. On either side of the nave, close to the sanctuary, is a set of french doors opening onto the side verandahs.

The floors are of timber which have had carpet laid through the aisle and entrance area. The sanctuary floor is raised about 60cm above the nave floor and accessed by two steps running the width of the floor. The railing which once separated sanctuary from nave has been removed. The sanctuary has a fine carved timber altar. The whole of the rear wall of the sanctuary, as well as the front of the altar, remains lined with David Sing's trompe l'oeil murals. Above the altar in the rear wall is a circular window with painted glass. Two doors in the rear wall, one either side of the altar, lead to the vestry at the rear. The rear vestry retains original c.1920s partitioning, cupboards and moveable heritage items. The windows of the vestry are sash windows instead of casement.



Figure 17: Interior of the church facing the sanctuary and altar at the north-west end (AHS, 2020).

### 2.3 Significance of the Place

The Our Lady of the Sacred Heart Church is entered on the Queensland Heritage Register as provided below (See Appendix C for full listing).

Table 4: Statement of significance, OLSH Church (QHR: 601287):

Cultural Heritage Significance	
<b>Criterion A</b>	Our Lady of the Sacred Heart Church at Thursday Island, erected in the late 19th century, survives as important evidence of early European missionary activity in the Torres Strait. It also offers important evidence of the development of the island as the hub of the Torres Strait and gateway to New Guinea in the late 19th century.
<b>Criterion C</b>	The place has potential to reveal valuable information about the early work of Thursday Island-born artist, David Sing, who achieved international status with his traditionalist oil paintings.
<b>Criterion D</b>	The building remains substantially intact and is a good example of a late 19th century timber church with decorative Gothic elements and [less commonly] side verandahs. It retains many early fittings and fixtures, including the choir loft, pews, altar, decorative fretwork, the 1930s painted trompe l'oeil murals on the sanctuary wall and altar, and statuary which integrates with the wall mural to re-inforce the three-dimensional effect.
<b>Criterion E</b>	The exterior with its decorative verandahs, porch and spire is aesthetically pleasing, and the place is a prominent landmark in the Thursday Island townscape. The place has a strong and special religious significance with a mainly islander community for cultural and spiritual reasons.



## Cultural Heritage Significance

<b>Criterion G</b>	The place has a strong and special religious significance with a mainly islander community for cultural and spiritual reasons.
<b>Criterion H</b>	It has a close association with the work in the Torres Strait and New Guinea of the Order of Our Lady of the Sacred Heart, a Catholic congregation founded in France in the 1860s, and in particular with their founder, Fr Louis André Navarre; and with the early work of artist David Sing.

## 2.4 Hierarchy of Significant Elements

The OLSH Church is comprised of a number of discrete elements. Not all elements of a heritage place will contribute equally to its cultural heritage significance. Different components make a different relative contribution. These elements are graded with relative levels of significance according to the extent in which they demonstrate and contribute to the significance of the place as defined within the statement of significance provided in the heritage Citation (QHR Statement of Significance).

Best practice initiatives to assess relative levels of significance generally operated under a five or six-tiered system for State heritage places. The hierarchy of significant elements for the OLSH Church is guided by the following criteria:

**Table 5:** Criteria for hierarchy of significance (AHS, 2020).

<b>Grading</b>	<b>Description</b>
Exceptional	Rare or outstanding element, exhibiting a high degree of intactness or other such quality(s) and is interpretable to a high degree, although alteration or degradation may be evident.
High	Featuring a high degree of original or early fabric or demonstrative of a key part of the place's significance, with a degree of alteration which does not unduly detract from that significance
Moderate	Altered or modified elements. Elements with some heritage value which contribute to the overall significance of the place.
Low	Difficult or unable to be interpreted, not an important function, subject to high alteration, potentially detracting from the significance of the place.
None	The element does not contribute to or detract from the significance of the place.
Intrusive	Damaging the site's overall significance, an aspect of the site's significance and/or significant fabric.

The proposed works are development on land adjoining a State heritage place and are not occurring on the Church site itself. Therefore, significant fabric and elements within the Church will not be directly impacted by the upgrades to school facilities and have therefore not been assessed in detail (the CMP however breaks down each individual element of the Church and site).

The significant elements that have been assessed in detail are significant views and vistas that are impacted by the proposed development, specifically the development of the multi-purpose sports building.

### 2.4.1 Significant Views and Vistas

The following section outlines the views and vistas that were assessed during the site inspection. These views and vistas have been given a significance grading in accordance with the abovementioned criteria.

(Please see over)



Location of Viewsheds Assessed



Figure 18: Location of viewsheds assessed (Queensland Globe, 2020, modified by AHS, 2020).



**View A**



**Figure 19:** View A from the intersection of Douglas and Normanby Streets (AHS, 2020).

**View B**



**Figure 20:** View B from Douglas Street facing north (AHS, 2020).



**View C**



**Figure 21:** View C from Normanby Street (AHS, 2020).

**View D**



**Figure 22:** View D from Normanby Street and school driveway (AHS, 2020).



**View E**









**Figure 23:** View E from the top of Normanby Street looking towards the church and school (AHS, 2020).

**View F**



**Figure 24:** View F looking towards Thursday Island. Image taken from ferry approaching the island (AHS, 2020).

**Table 6:** Hierarchy of Significant Views (AHS, 2020).

Viewshed	Thumbnail	Grading	Description
<b>View A</b>		High	View A of the OLSH Church from the intersection of Douglas and Normanby Street is the most significant viewshed associated with the Church. The present view of the Church from this location has remained largely unaltered since its construction. From this spot, the Church remains to be seen as a prominent and imposing structure within the Douglas Street streetscape and is the first location where the Church can be admired in great detail. This view is therefore regarded to have high significance.
<b>View B</b>		Low	View B has been obstructed from the construction of the Sacred Heart Mission Hall (utilised as a kindergarten) and the planting of trees in the vicinity of the Church.  In association with OLSH Church, this view is regarded as having low heritage significance. However, it should also be noted that this location provides significant views to the Quetta Memorial Church Hall along Douglas Street (QHR: 602168).
<b>View C</b>		Moderate	View C is regarded to have moderate heritage significance. The viewshed from Normanby Street to the Church has remained relatively intact and contributes <i>some</i> level of significance by providing a view of the Church and its setting. The Church remains visible and its spire a prominent feature rising above the trees. However, the view is obscured by powerlines, tree plantings and the school residence.
<b>View D</b>		None	View D is of no heritage value. The view of the Church does not add or enhance the place's significance as has been obstructed by tree plantings.
<b>View E</b>		None	View E is of no heritage value as the view to the Church is completely obstructed by the slope of the ground and surrounding vegetation.
<b>View F</b>		Moderate	View F is of moderate heritage value. The addition of buildings has led to some decrease in the prominence of the Church from the ocean.



### 3 Project Description

#### 3.1 Reason for Proposed Works

The OLSH School is seeking to upgrade their facilities, to allow for increased capacity of learning spaces, improvement to staff areas and to the main entrance of the school, an enhanced teaching environment for staff and students, and to ensure that students have access to an adequate sports facility that is all-weather proof, will provide a space for student to play and learn, and can facilitate full-court basketball or indoor soccer games.

#### 3.2 Proposed Scope of Work

The Masterplan proposed for OLSH School includes the following Scope of Works:

##### Buildings:

1. New entry and administration building below the propose sports court.
2. Refurbishment to the interior of current administration areas
3. New General Learning Area (GLA) spaces.
4. New student amenities.
5. New covered lunch area.
6. New canteen.
7. New multi-purpose sports court.

##### Infrastructure:

8. Roadway and on-site staff parking for 12 cars.
9. Extended vehicle drop-off area on Normanby Street.
10. Provide new pedestrian friendly main entry point.
11. Create two (2) new on-site designated PWD car park spaces.
12. Create new bus parking bays including access and deliveries.

##### Open Space:

13. New shaded seating and pathway to main entry.
14. New entry steps and meet + greet area.
15. Landscaped tiered seating and access stairs.
16. Minor courtyard play space enhancements.
17. New Prep play area.
18. New sensory play areas.
19. New adventure play area.
20. New discovery play area.

Please see over for Drawing Number DA.02 (Peddle Thorp, 2020) which indicates the location of the overall proposed works.

Key elevations and drawings are also provided within this report. For the full DA drawing package, please see Appendix A.

# MASTERPLAN as Proposed

## Buildings

1. New Entry and Administration Building below Sports Court (85)
2. Refurbished Administration (150)
3. Part refurbished/new GLA breakout spaces
4. New Early Learning with Prep Multi-Purpose and GLA (Y1) around Covered Area (60)
5. New student Amenities
6. New Covered Lunch area (125)
7. New Canteen (52)
8. New Multi-Purpose Sports Court (785)
9. New PE Store (25)

## Infrastructure

10. Roadway and on-site Staff Parking for 12 cars
11. Extended vehicle Drop Off Area on Norman by Street
12. Provide new pedestrian friendly main entry point
13. Create 2 new on-site designated PWD car park spaces
14. Create new bus parking bays including access and deliveries

## Open Space

15. New shaded seating and pathway to Main Entry
16. New Entry steps and meet + greet area
17. Landscaped tiered seating and access stairs
18. Minor Courtyard play space enhancements
19. New Prep Play Area
20. New Sensory Play Areas
21. New Adventure Play Area
22. New Discovery Play Area

<b>New Build</b>		<b>Paved/Gravel Area</b>		<b>Grassed Area</b>	
<b>Refurbed Existing</b>		<b>**</b>		<b>Trees</b>	
<b>Existing</b>		<b>**</b>		<b>Landscaped Play Area</b>	







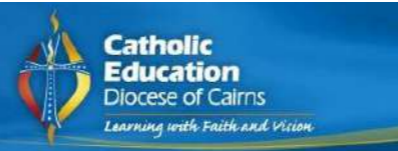
VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing



VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed



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architecture | interiors | health | planning



OLOSH DA APPLICATION

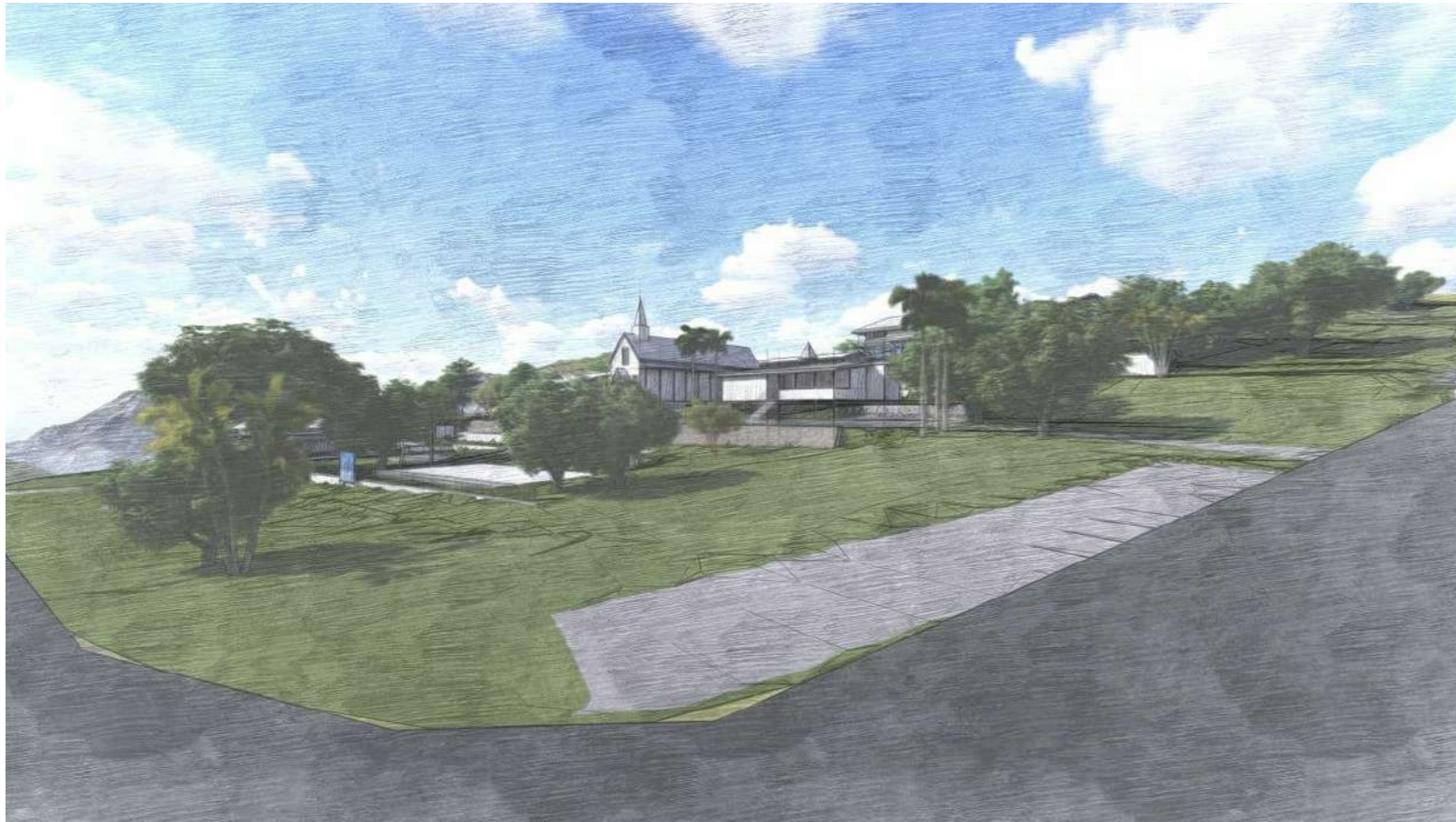
3 DIMENTIONONAL VIEWS  
existing + proposed  
view 1

A3

1

Date  
30/10/2020  
DRAWING NO.  
**DA.15**





VIEW 2 LOOKING UP FROM CORNER of DOUGLAS STREET and NORMANBY STREET Existing

VIEW 2 LOOKING UP FROM CORNER of DOUGLAS STREET and NORMANBY STREET Proposed





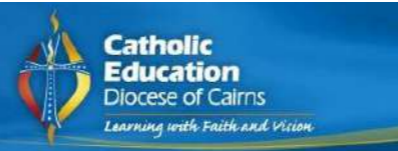


VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed



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OLOSH DA APPLICATION

3 DIMENSIONAL VIEWS  
existing & proposed  
view 3

A3

1

Date  
30/10/2020  
DRAWING NO.  
**DA.17**



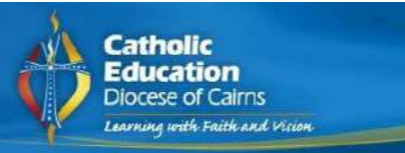


VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed



**PEDDLE THORP**  
 architecture | interiors | health | planning



OLOSH DA APPLICATION

3 DIMENSIONAL VIEWS  
 existing & proposed  
 view 4

A3

1

Date  
 30/10/2020  
 DRAWING NO.  
**DA.18**



## 4 Heritage Impact and Management

### 4.1 Overall Guidance

OLSH Church has significance to the State of Queensland as an example of a late 19<sup>th</sup> century that survives as evidence of early European missionary activity in the Torres Strait. It also demonstrates the development of the island as the Queensland Government's hub in the region. OLSH Church has strong and special religious and social associations with the Thursday Island community and remains an important landmark within the island's townscape.

OLSH church was entered on the Queensland Heritage Register (QHR) on 7 December 1998.

#### 4.1.1 Conservation Approach

The overall approach developed by the project is in accordance with the *Burra Charter*. The key conservation principals considered by the project are:

- Places of cultural significance must be conserved for present and future generations.
- Respect existing fabric, uses, associations and meanings.
- Fabric may define spaces and views which form part of the significance of the place.
- Visual setting, including views to and from a place, or along a cultural route, contributes to its cultural significance and distinctive character.
- Uses qualified and experienced personnel.
- Do as much as necessary but as little as possible.

### 4.2 Impact Assessment

Based upon the Project Description this assessment responds directly to the significance of the place, particularly significant views and vistas outlined in Section 2.4.2. This impact assessment should be read in conjunction with proposed schedule of works (Section 3.2).

Peddle Thorp's Masterplan site plan was overlaid in Google Earth against the four allotments that make up the site, in order to best assess which works were directly adjoining the QHR boundary.



**Figure 25:** Masterplan site place overlaid against boundaries. The QHR boundary is indicated in **blue** and OLSH church in **purple** (Google Earth, 2020; Peddle Thorp, 2020; modified by AHS, 2020).

Of the overall Masterplan Scope of Works, the only works adjoining the QHR boundary are the following:

1. New GLA breakout spaces.
2. Internal refurbishment of administration areas.
3. New multi-purpose sports court (part only on L.406).

#### 4.2.1 New GLA Breakout Spaces

The new GLA breakout spaces will be located approximately 30m north-west of the Church and will be hidden from view. View of this space is only accessed by walking around the corner of the Presbytery, and the space itself is tucked away between the school building and the back of the Presbytery (see Figures 26-27). Therefore, the proposed GLA breakout spaces will not have any visual or direct impact on the OLSH Church.



**Figure 26:** Rear of Presbytery building. School building proposed for new GLA spaces indicated with **green arrow** (AHS, 2020).



**Figure 27:** School building proposed for new GLA spaces (AHS, 2020). Approximate location of GLA spaces in **green**.

#### 4.2.2 Internal Refurbishment of Administration Area

Internal refurbishments of administration areas will have no visual or direct impact on the OLSH Church.

#### 4.2.3 New Multi-Purpose Sports Court

The new multi-purpose sports court remains the only proposed works that have potential to impact upon the heritage values of the OLSH Church. As the development is adjoining the OLSH Church and does not interfere or physically impact upon any of the Church's fabric, the impacts that the new sports court poses are limited to visual impacts.

**Note:** Should any construction activity provide a vibrational impact over 2mm per second, these impacts should be managed in accordance with Section 4.3 of this report.

#### Heritage Impact

The assessment of the degree of impact made by the proposed works utilises the *ICOMOS Guidance on Heritage Impact Assessment for Cultural World Heritage Properties*. The guideline provides the following grading system for assessing the magnitude of impact to built heritage and historic landscapes.

(See over).



**Table 7: ICOMOS Guide for Assessing Magnitude of Impact (Built and Landscape)**

<b>Impact Grading</b>	<b>Built Heritage</b>	<b>Historic Landscape Attributes</b>	<b>Intangible Cultural Heritage or Associations</b>
<b>Major</b>	Changes to key historic building elements that contribute to the outstanding universal value such that the resource (place) is totally altered. Comprehensive changes to the setting.	Changes to most or all key historic landscape elements, parcels or component extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character and loss of outstanding universal value.	Major changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
<b>Moderate</b>	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
<b>Minor</b>	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
<b>Negligible</b>	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
<b>No Change</b>	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change

**Table 8:** Visual Impact Assessment of New Multi-Purpose Sports Court (AHS, 2020)

Viewshed	Grading	Impact	Description
View A	High	Minor	<p>The visual impact that the new sports court will have on View A is regarded to be minor.</p> <p>Currently the Church’s backdrop includes school buildings, the existing half-court, and the two storey school accommodation buildings on the upper terrace (in line with the upper level to the top of Normanby Street and backing on to Chester Street). The sports court is proposed to replace the existing school accommodation on the upper terrace and the half-court on the terrace immediately below. In essence, the new sports court takes will take up a similar spatial footprint on the allotments as the existing school accommodation and half-court combined, but from a street view, the sports court will be much larger in volume and size, with its height meeting that of the Church’s spire.</p> <p>The mass, and height of the new sports court has the potential to cause a minor visual impact to the Church and surrounding townscape. The proposed elevations developed by Peddle Thorp, indicates that there will be a slight, but noticeable change in the setting of the OLSH Church.</p> <p>Maintaining visual dominance of the OLSH Church upon the hill and tiered landscape is important to the heritage significance of the site. However, the historic landscape character of the OLSH Church site, and Thursday Island’s surrounding terraced topography, has been altered and changed over time as new buildings have been developed in the vicinity of the Church (including the OLSH School buildings). These buildings already present a background and setting to the OLSH Church and have already modified the historic landscape character of the place.</p> <p><u>Key visual links to the front of the OLSH Church will not be negatively impacted by the proposed sports court, and the Church will retain a prominent position in the streetscape and an unobscured view to and from the ocean and Douglas Street.</u></p>
View B	Low	Negligible	As above.
View C	Moderate	Moderate	<p>The visual impact that the new sports complex will have on View C is regarded to be moderate as the appreciation from Normanby Street and the driveway to the school residence and church, provides a better indication of the scale and size of the Church within its setting. From this side profile/elevation, the height and scale of the new sports complex compared to the Church, will be somewhat noticeable.</p> <p>However, as outlined when assessing the heritage significance of View C, the views to the Church are already partly obscured by trees, powerlines, and the school residence. Furthermore, this view is not regarded to only hold moderate heritage significance and is not regarded as a key feature of the heritage place.</p> <p>Although the height of the new sports complex may lightly detract from the protruding Church spire, there is enough distance between the new building and the Church for this impact to be minimal.</p>



<b>Viewshed</b>	<b>Grading</b>	<b>Impact</b>	<b>Description</b>
<b>View D</b>	None	Negligible	As above. View D is also not regarded to hold any heritage value, and therefore modifications to this view will not have any negative impact upon the cultural heritage significance of the Church.
<b>View E</b>	None	No Impact	No Impact as the views to the Church and school are already obscured by vegetation.
<b>View F</b>	Moderate	Minor	The visual impact of the new sports precinct to View F and the cultural significance of the OLSH Church is only minor. As a person approaches Thursday Island on the ferry, there is an increased likelihood for their eye to immediately focus on the new sports building first, as it will be larger in scale than its surrounding buildings and stand out. However, due to various buildings and trees surrounding the OLSH Church, it is presently not commanding as prominent a view from the ocean as it would have historically. As the township of Thursday Island develops into the future, and more structures are placed on the terraced island topography, the Church will blend further and further into its surrounds as it has already.

### 4.3 Heritage Management

The proposed works are being undertaken on land adjoining a place of State heritage value, and therefore the heritage significance of the place must remain protected. The heritage significance of the OLSH Church has been heavily considered through all phases of planning.

#### 4.3.1 Options considered by the project

The proposed upgrades to school facilities and the potential impact the proposal could have on the OLSH Church has undergone a number of options evaluations.

##### Early Option (alongside Douglas Street)

The Project had initially proposed to locate the new multi-purpose sports court down on the existing outdoor basketball court, level with Douglas Street (see Figure 28 below).



**Figure 28:** Lower outdoor basketball court along Douglas Street (AHS, 2020). Indicative proposed location of new multi-purpose sports building indicated in green.

Initial review of this option found that the location of the proposal was not appropriate as it would have a major impact on the church and its setting and its significant views (View A and F particularly) and therefore an alternative location was recommended.

##### Concept Option

A subsequent option was developed in the currently proposed location, which was found to promote a more suitable location and was detailed for community consultation. Subsequent review of heritage matters found that the materiality of the building's external facades could be improved, recommending a change in façade treatment to the south (facing Douglas Street) and east (Normanby Street). These revisions have been included in the design proposal included in this assessment (preferred option).



## Preferred Option

This final concept design, has looked to improve the façade design and materiality of the sports building, and has sought to ensure that the materials used are sympathetic to the surrounds and will allow the new sports complex to blend more seamlessly into the landscape.

**The details of this proposal are included in Appendix A.**

### 4.3.2 Management Measures

The following guidelines and measures (Table 9) should be followed throughout the proposed works at OLSH to meet the overall conservation objectives required by the Project. Recommended measures required to mitigate these activities are highlighted in **Bold**.

**Table 9:** Guidelines and mitigation measures for the Project (AHS 2020)

<b>Guideline</b>	<b>Details</b>
<b>Vibrational Effects</b>	Prior to construction, a vibration assessment should be completed to ensure that the range of potential vibration is modelled to predict any possible harm to the OLSH Church during the construction of the sports building. (The range at which cosmetic damage is considered to potentially occur is 2mm/sec whereby potential harm to a heritage building is possible, meaning that this range should not be exceeded by the project during the course of construction).
<b>Archaeological potential</b>	Manage archaeological potential during construction phases in accordance with s.89-91 of the QHA. Should incidental finds be made during construction, the Archaeological Discovery Protocol (Appendix B) should be implemented, including arrangements for an Archaeologist 'on-call' during the period of works.
<b>Brief Photographic Recording</b>	A <b>Brief Photographic Recording</b> should be undertaken prior to the commencement of work and kept on record at the Diocese of Cairns Archives and OLSH School Archives.
<b>Training</b>	<b>Awareness Training</b> should be programmed for all contractors that are involved with the proposed work undertaken on the site, to ensure that all parties are aware of the conditions in which the works must be completed.
<b>Supervision</b>	<b>Supervision</b> of proposed activities should be completed by a qualified heritage consultant during construction, to ensure that compliance is maintained and in accordance with current statutory obligations.
<b>Further Advice</b>	<b>Ongoing advice</b> from a suitably qualified heritage professional who is experienced with the management of historic buildings should be selected for the Project team prior to the demolition works commencing and to be present during demolition.

## 4.4 Heritage Impact Statement

The Our Lady of the Sacred Church on Thursday Island is of State heritage value and requires careful supervision to ensure the integrity of its heritage values are appropriately maintained for future generations.

Assessment of the proposed works against the significant elements of the place has been completed. The assessment finds:

- The overall significance of the place will not be negatively impacted by these proposed works.
- The works are necessary to ensure that the school students at OLSH school receive equal access to sporting facilities as any other educational institution in Queensland.
- No elements of high/primary heritage significance will be substantially/majorly impacted by these proposed works.

As such, the proposed works to the place are supported from a heritage perspective and should be approved.

## References

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*Torres News*. 15 Oct 2020.



## Appendices

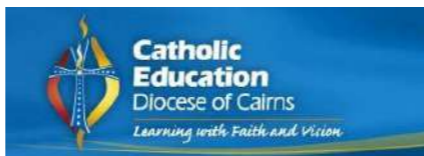
Appendix A – DA Package (Peddle Thorp, 2020).

# DRAWING LIST

No.	Title
DA.00	Cover + Drawing List
DA.01	SITE PLAN - existing facilities
DA.02	MASTERPLAN as proposed - upper + lower levels
DA.03	MASTERPLAN showing set-backs + dimensions
DA.04	EARLY LEARNING + STUDENT AMENITIES - upper level
DA.05	EARLY LEARNING + STUDENT AMENITIES - showing set-backs + dimensions
DA.06	SPORTS COURT + CANTEEN - upper level
DA.07	SPORTS COURT + CANTEEN - showing set-backs + dimensions
DA.08	MAIN ENTRANCE + ADMIN - lower level
DA.09	MAIN ENTRANCE + ADMIN - showing set-backs + dimensions
DA.10	GLA + STAFF BUILDING - lower level
DA.11	GLA + STAFF BUILDING - showing set-backs + dimensions
DA.12	ELEVATIONS - Normandy Street views
DA.13	ELEVATIONS - Chester Street views
DA.14	ELEVATIONS - views up from church
DA.15	3 DIMENTIONONAL VIEWS - existing + proposed - view 1
DA.16	3 DIMENTIONONAL VIEWS - existing + proposed - view 2
DA.17	3 DIMENTIONONAL VIEWS - existing + proposed - view 3
DA.18	3 DIMENTIONONAL VIEWS - existing + proposed - view 4



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OLOSH DA APPLICATION

COVER & DRAWING LIST

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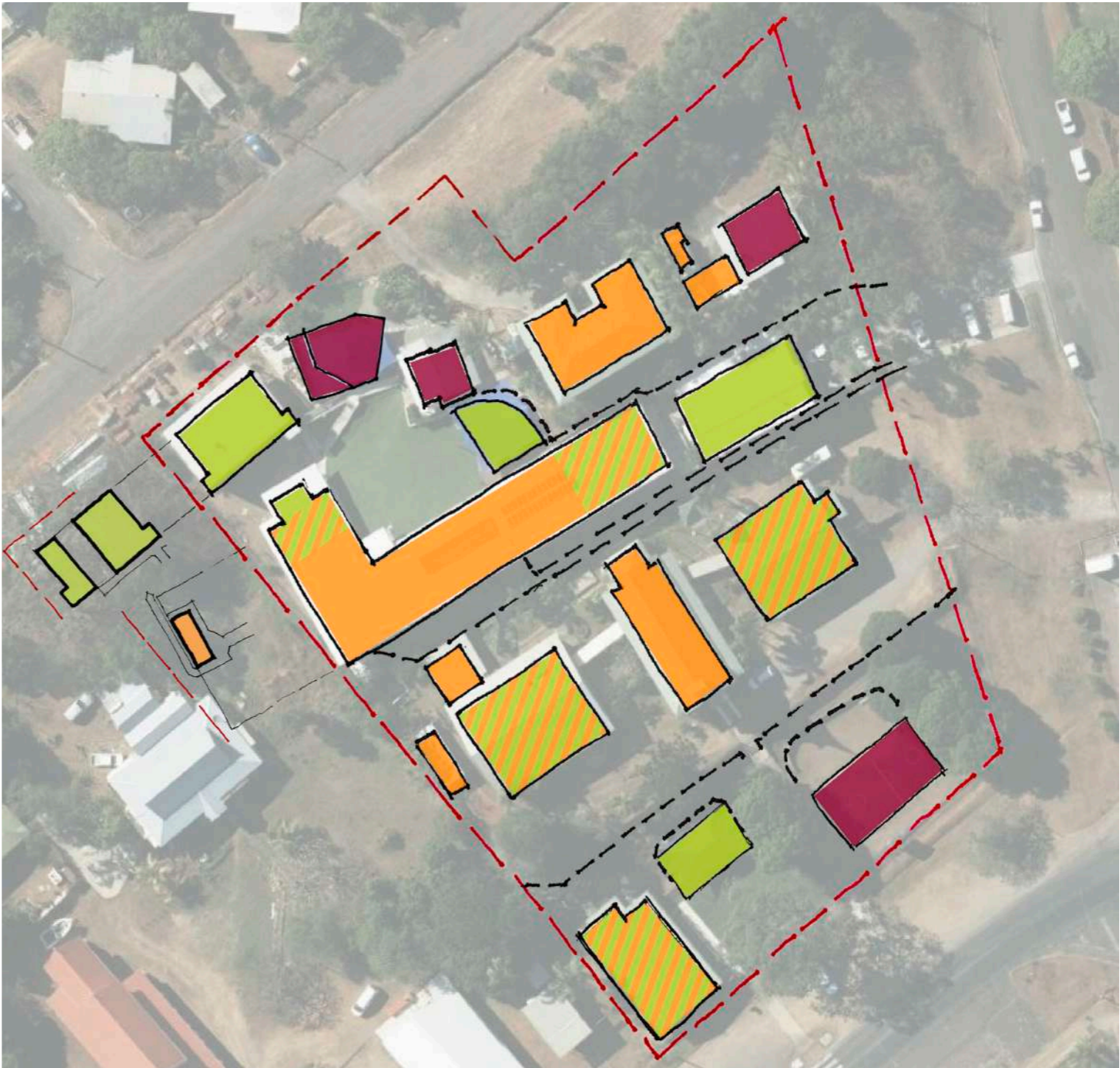
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# SITE PLAN existing facilities

A visual survey of existing facilities on Thursday Island has been carried out to determine those that were more recently constructed and meeting the immediate needs of the school as opposed to those that were at the end of their useful life and inadequate in their current form.

The highlighted plan shown below helps indicate those areas of the campus that more or less likely to undergo change in the short to medium term.



- NEW OR RECENT FACILITY, MEETING CURRENT NEEDS
- RECENTLY REFURBISHED FACILITY, MEETING SHORT TERM/CURRENT NEEDS
- ADEQUATE FACILITY, NEEDING REFURBISHMENT AT SOME POINT
- INADEQUATE FACILITY, DIFFICULT TO REFURBISH, END OF USEFUL LIFE.





# MASTERPLAN as Proposed

## Buildings

1. New Entry and Administration Building below Sports Court (85)
2. Refurbished Administration (150)
3. Part refurbished/new GLA breakout spaces
4. New Early Learning with Prep Multi-Purpose and GLA (Y1) around Covered Area (60)
5. New student Amenities
6. New Covered Lunch area (125)
7. New Canteen (52)
8. New Multi-Purpose Sports Court (785)
9. New PE Store (25)

## Infrastructure

10. Roadway and on-site Staff Parking for 12 cars
11. Extended vehicle Drop Off Area on Norman by Street
12. Provide new pedestrian friendly main entry point
13. Create 2 new on-site designated PWD car park spaces
14. Create new bus parking bays including access and deliveries

## Open Space

15. New shaded seating and pathway to Main Entry
16. New Entry steps and meet + greet area
17. Landscaped tiered seating and access stairs
18. Minor Courtyard play space enhancements
19. New Prep Play Area
20. New Sensory Play Areas
21. New Adventure Play Area
22. New Discovery Play Area





# MASTERPLAN

## Buildings

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2. Refurbished Administration (150)
3. Part refurbished/new GLA breakout spaces
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20. New Sensory Play Areas
21. New Adventure Play Area
22. New Discovery Play Area





CHESTER STREET



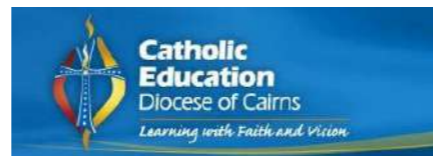
**KEY**

- |  |  |                                    |
|--|--|------------------------------------|
| 1. New Vehicle Entry off Chester Street          | 6. Adventure Play Area                         | 11. Covered Veranda Area           |
| 2. Bus Parking + Vehicle drive through (one way) | 7. Access to Covered Lunch Area + Sports Court | 12. Outdoor Play Areas             |
| 3. New Vehicle Exit to Chester Street            | 8. New Student Amenities                       | 13. Prep Store                     |
| 4. Service Access Road                           | 9. New Learning Spaces                         | 14. Existing GLA (Library over)    |
| 5. Traffic Calming                               | 10. Breakout Spaces                            | 15. Existing Stores (Library over) |

ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)



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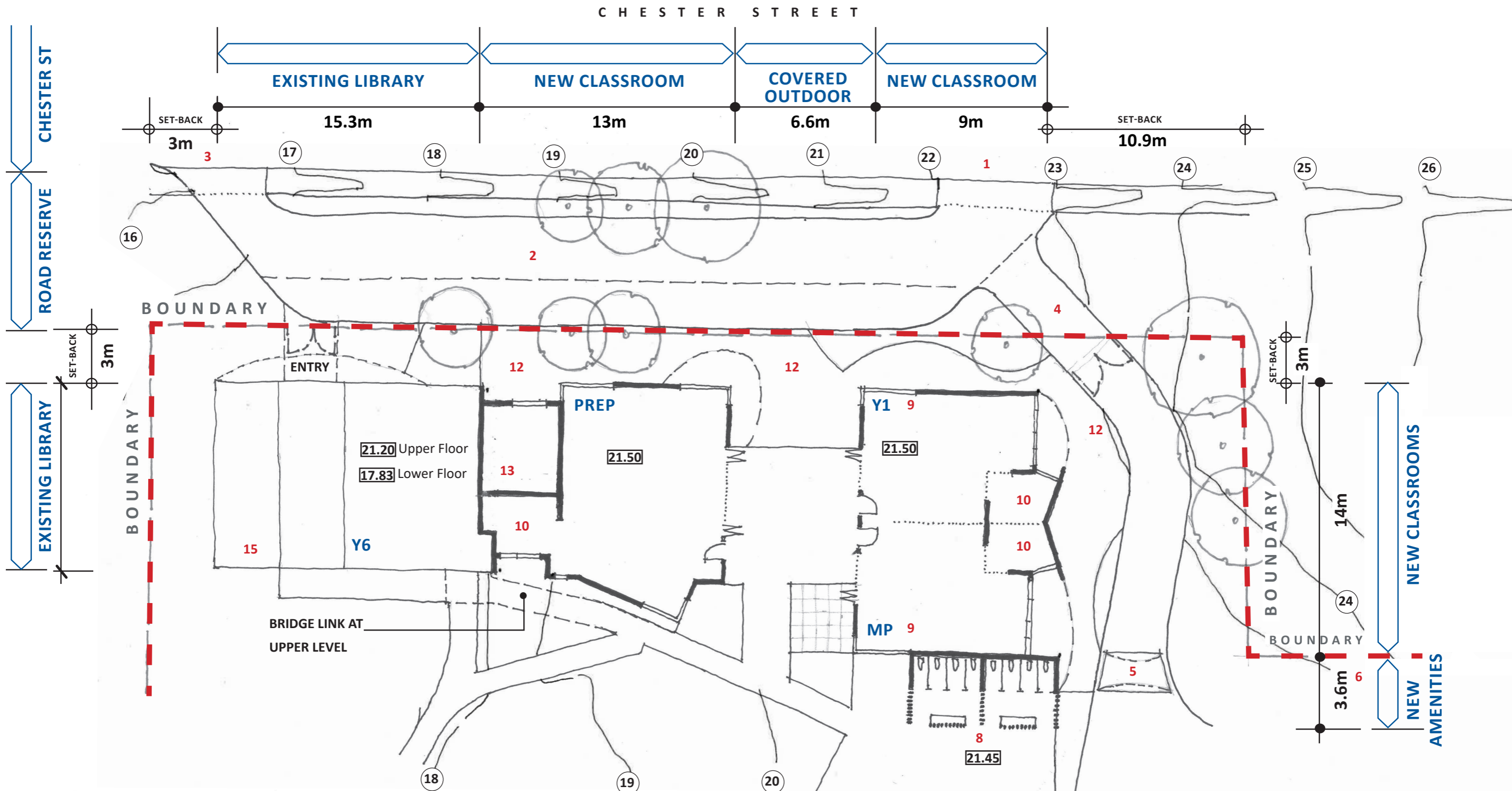
OLOSH DA APPLICATION

EARLY LEARNING + STUDENT  
 AMENITIES  
 upper level

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Date  
 230/10/2020  
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**DA.04**



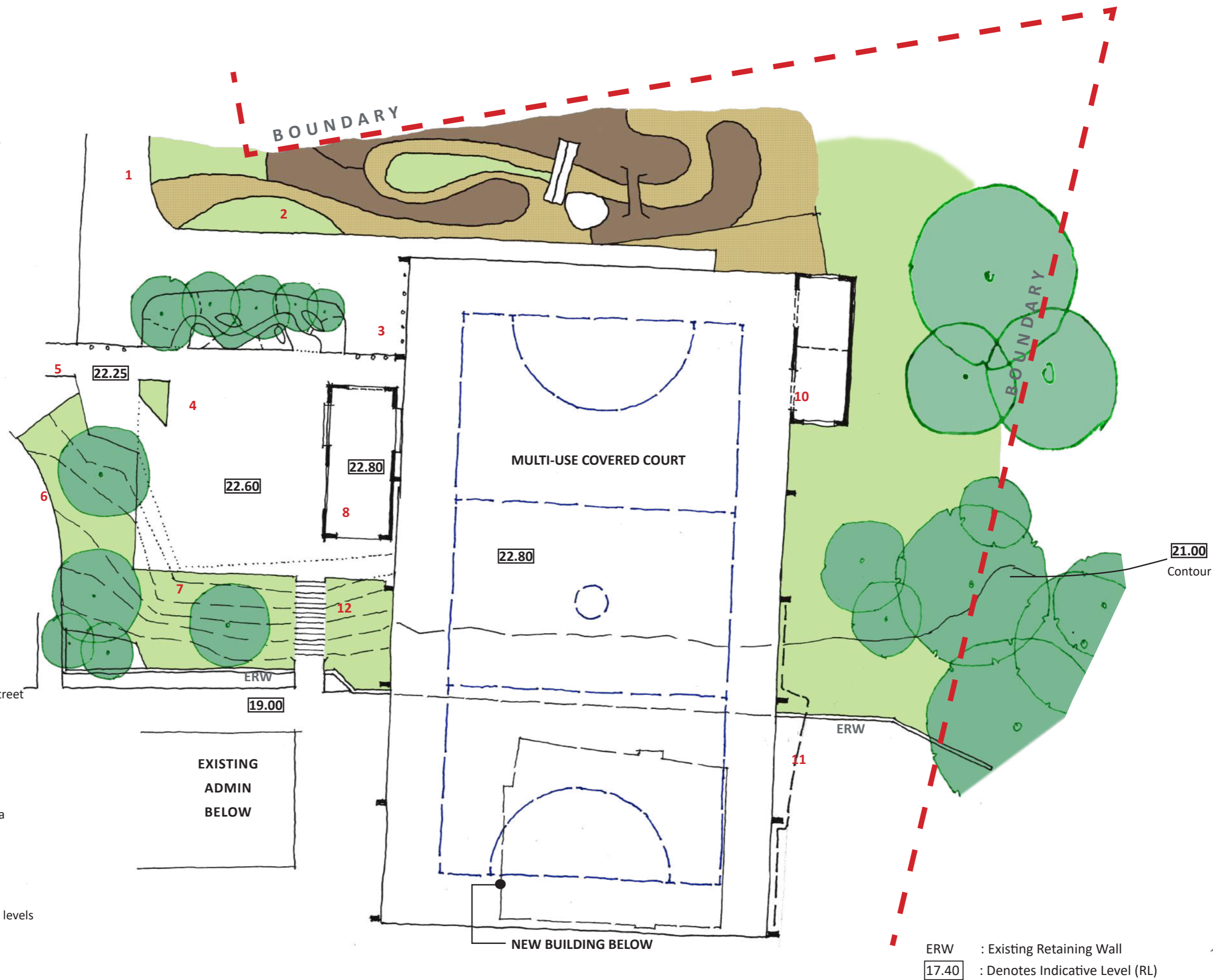


**KEY**

- |  |  |                                    |
|--|--|------------------------------------|
| 1. New Vehicle Entry off Chester Street          | 6. Adventure Play Area                         | 11. Covered Veranda Area           |
| 2. Bus Parking + Vehicle drive through (one way) | 7. Access to Covered Lunch Area + Sports Court | 12. Outdoor Play Areas             |
| 3. New Vehicle Exit to Chester Street            | 8. New Student Amenities                       | 13. Prep Store                     |
| 4. Service Access Road                           | 9. New Learning Spaces                         | 14. Existing GLA (Library over)    |
| 5. Traffic Calming                               | 10. Breakout Spaces                            | 15. Existing Stores (Library over) |

- (21) : Contour Line + Level  
 ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)



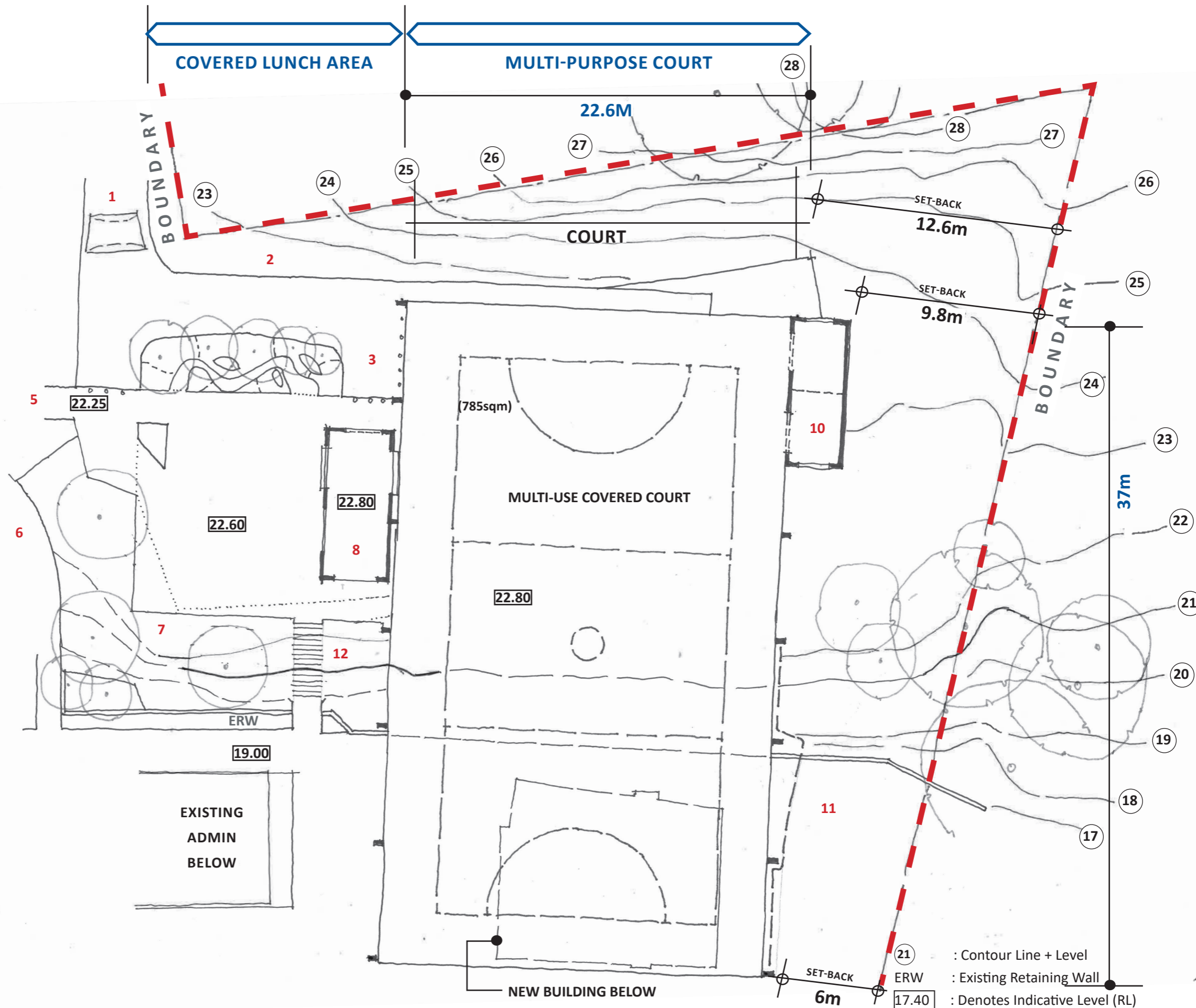


- KEY**
- 1. New Service Road from Chester Street
  - 2. Adventure Play Area
  - 3. Deliveries
  - 4. Covered Lunch Area
  - 5. To Amenities + Early Learning
  - 6. Existing Ramp
  - 7. New Tiered Seating / Grassed Area
  - 8. New Canteen
  - 9. New MP Sports Court
  - 10. PE Store
  - 11. Entry Statement
  - 12. Steps Down + Link to mid- upper levels
  - 13. New Entrance and Admin below
  - 14. Existing Admin below

ERW : Existing Retaining Wall  
 [21.00] : Denotes Indicative Level (RL)



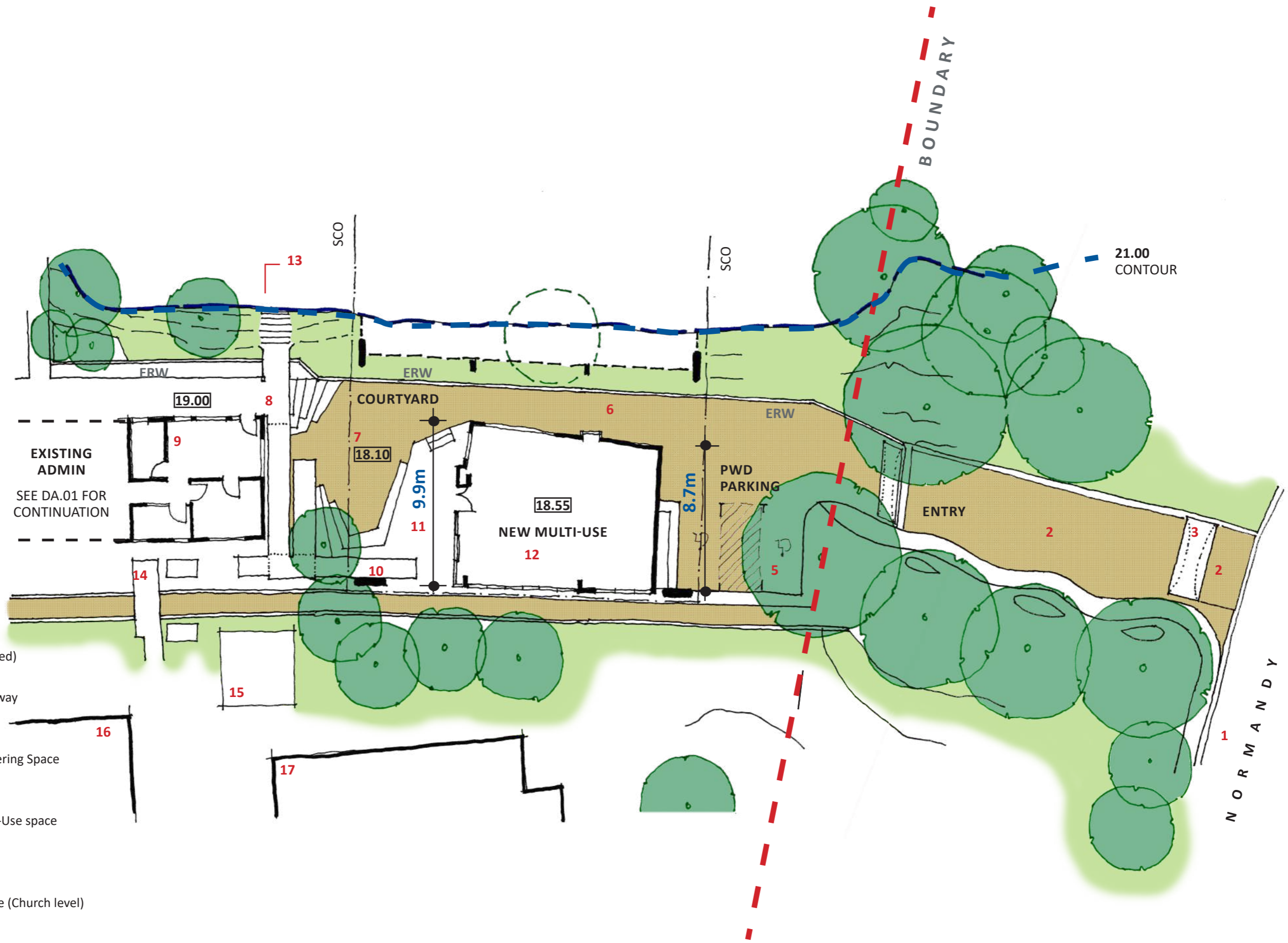




**KEY**

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- 3. Deliveries
- 4. Covered Lunch Area
- 5. To Amenities + Early Learning
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 (17.40) : Denotes Indicative Level (RL)



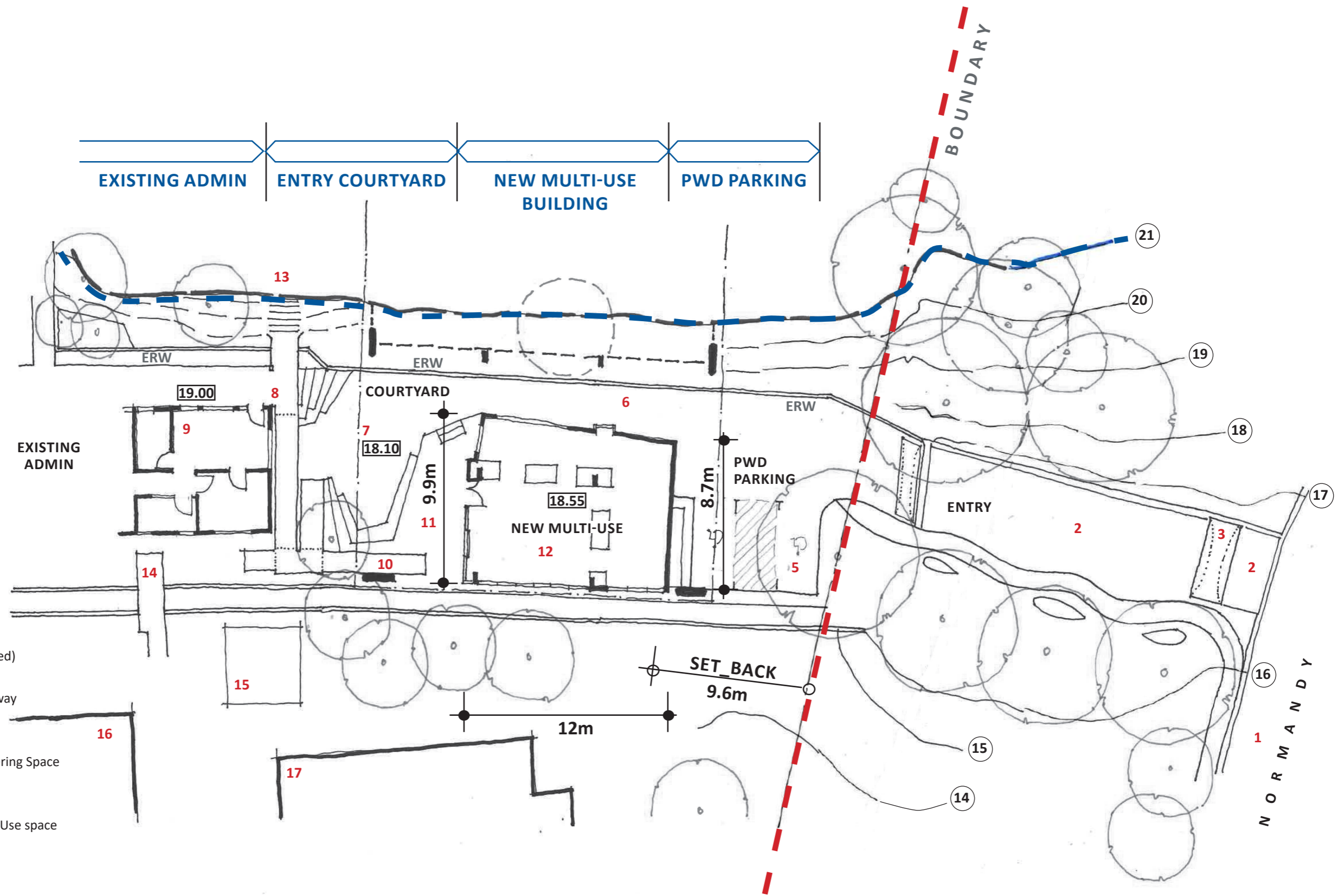
**KEY**

- 1. Stop Drop Go Area
- 2. Vehicle Access Road (restricted)
- 3. Traffic Calming
- 4. New Landscaped entry pathway
- 5. PWD Parking
- 6. Entry Walkway
- 7. New Entry Courtyard / Gathering Space
- 8. Main Entry
- 9. Reception (refurbished)
- 10. New ramp up to new Multi-Use space
- 11. Covered External area
- 12. New Admin
- 13. Steps + Link to upper level
- 14. Steps down to lower terrace (Church level)
- 15. Bell Tower
- 16. Church
- 17.. Staff Accommodation

ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)





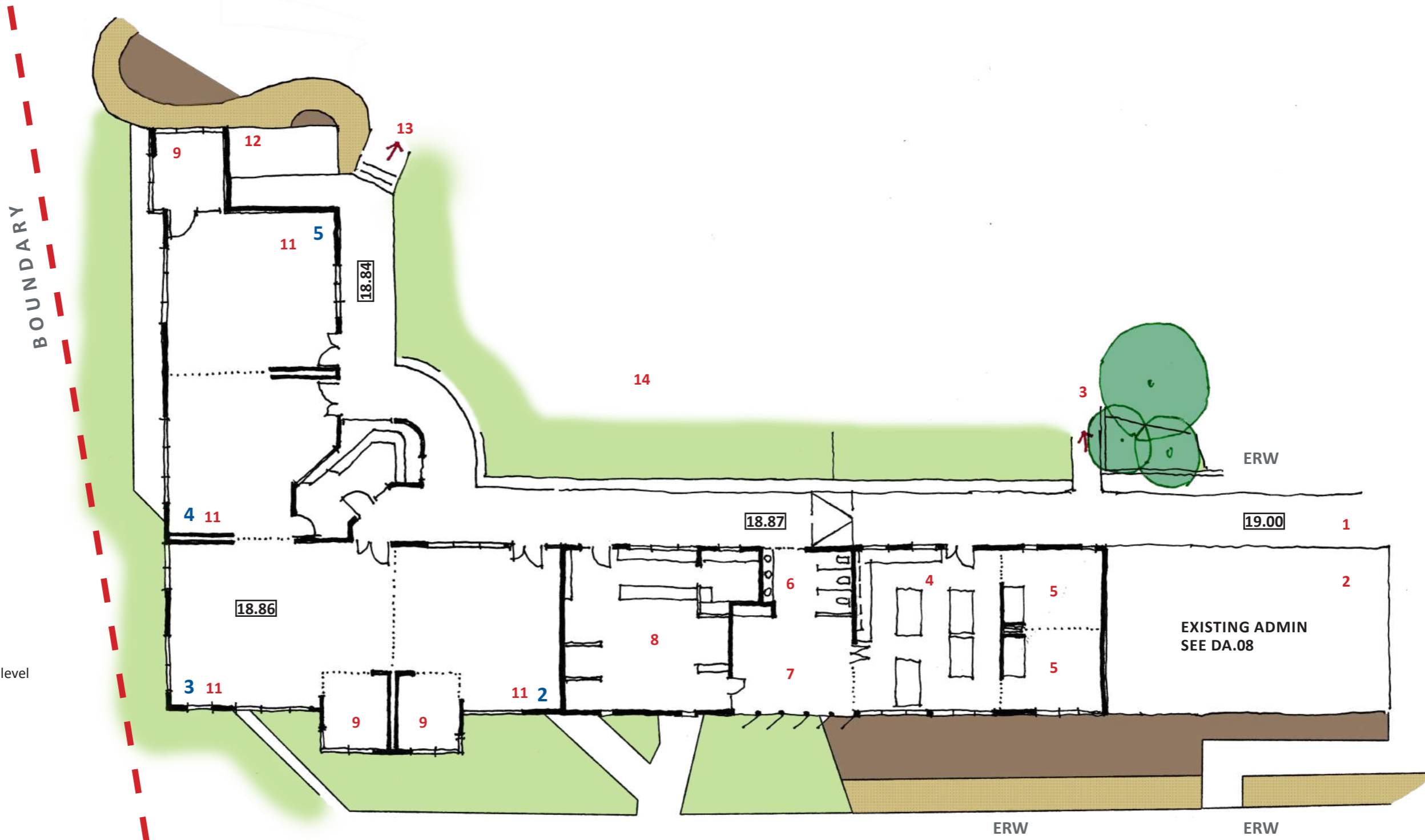


**KEY**

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- 3. Traffic Calming
- 4. New Landscaped entry pathway
- 5. PWD Parking
- 6. Entry Walkway
- 7. New Entry Courtyard / Gathering Space
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- 16. Church
- 17.. Staff Accommodation

- (21) : Contour Line + Level
- ERW : Existing Retaining Wall
- 17.40 : Denotes Indicative Level (RL)





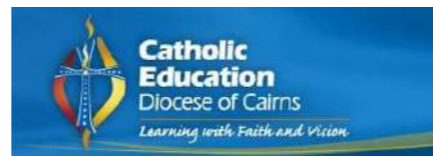
**KEY**

- 1. Main Entry
- 2. Reception + Admin
- 3. Existing Ramp up to upper level
- 4. Staff Workroom
- 5. Multi-Purpose Space
- 6. New Staff Amenities
- 7. Staff Outdoor Area
- 8. Staffroom
- 9. Break Out Spaces (Boss)
- 10. Acoustic 'Pod' Multi-use
- 11. General Learning Area
- 12. Existing Staff Amenities
- 13. Access to Library and upper level
- 14. Existing Outdoor Play Area

ERW : Existing Retaining Wall  
 17.40 : Denotes Indicative Level (RL)



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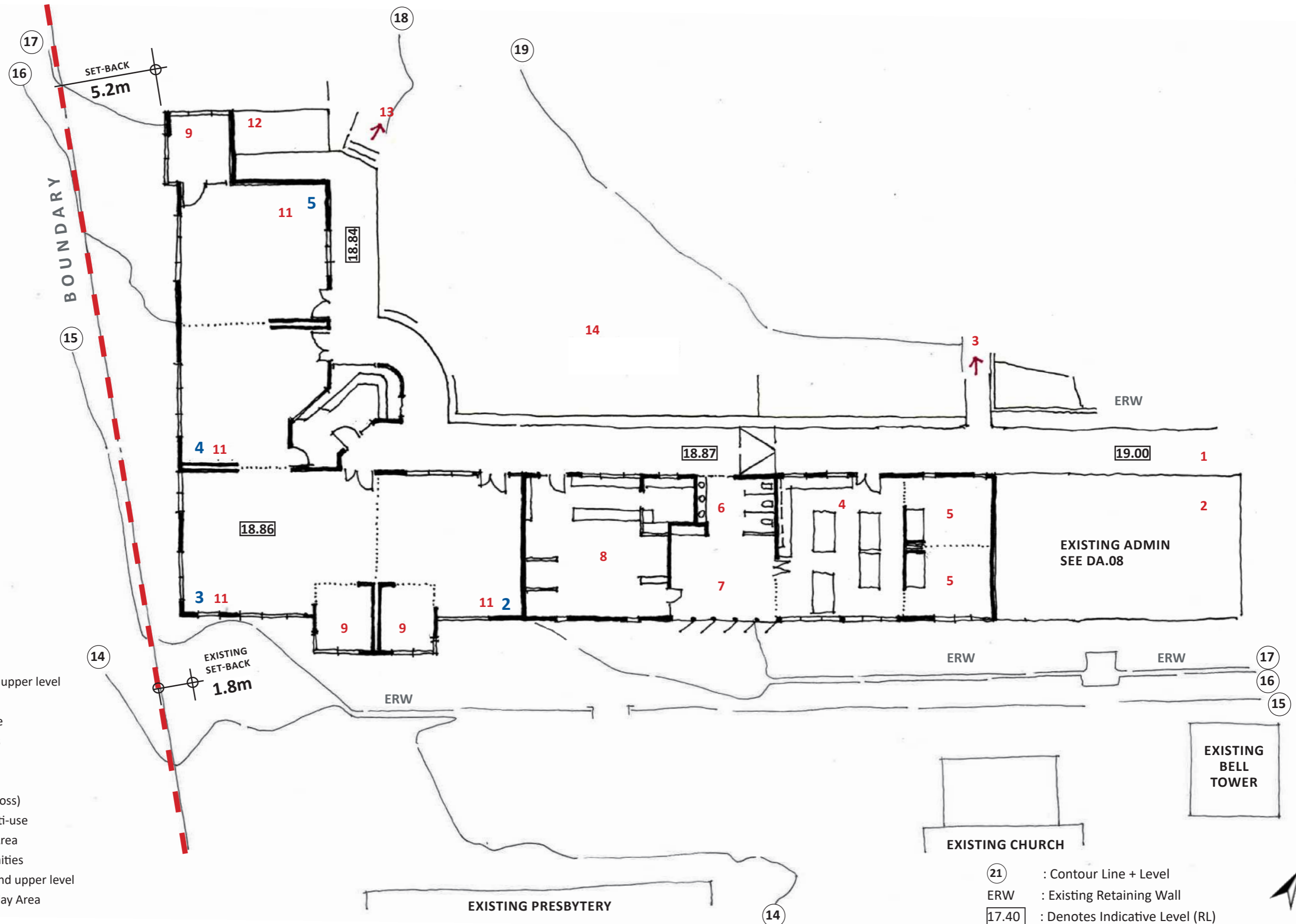
OLOSH DA APPLICATION

GLA + STAFF BUILDING  
 lower level

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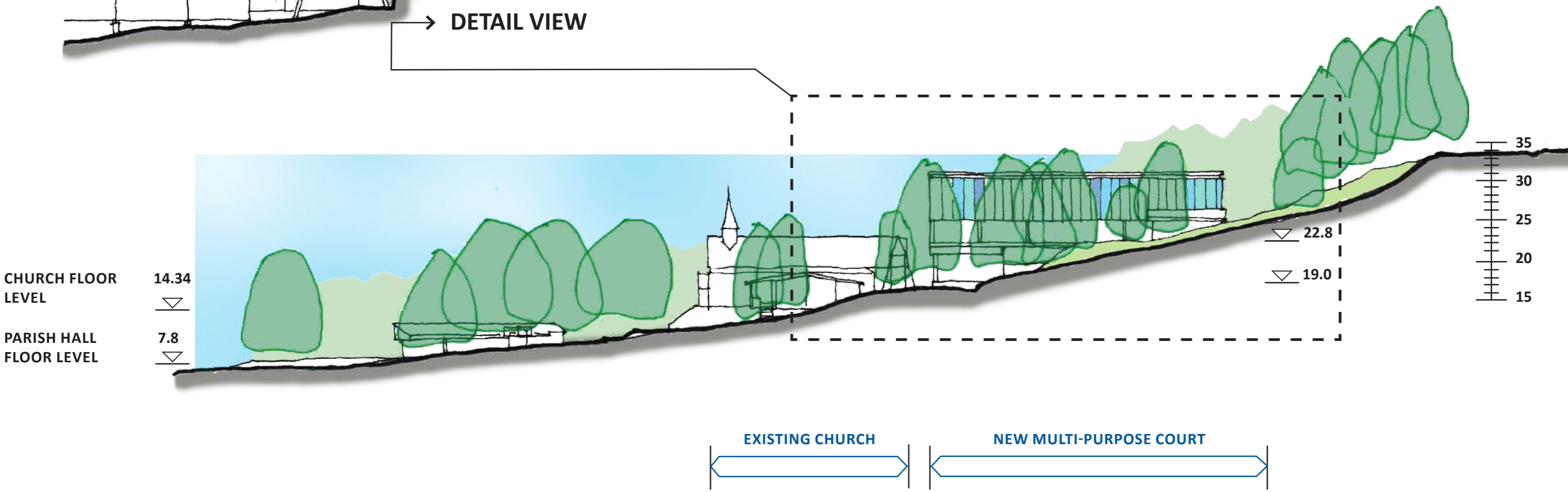
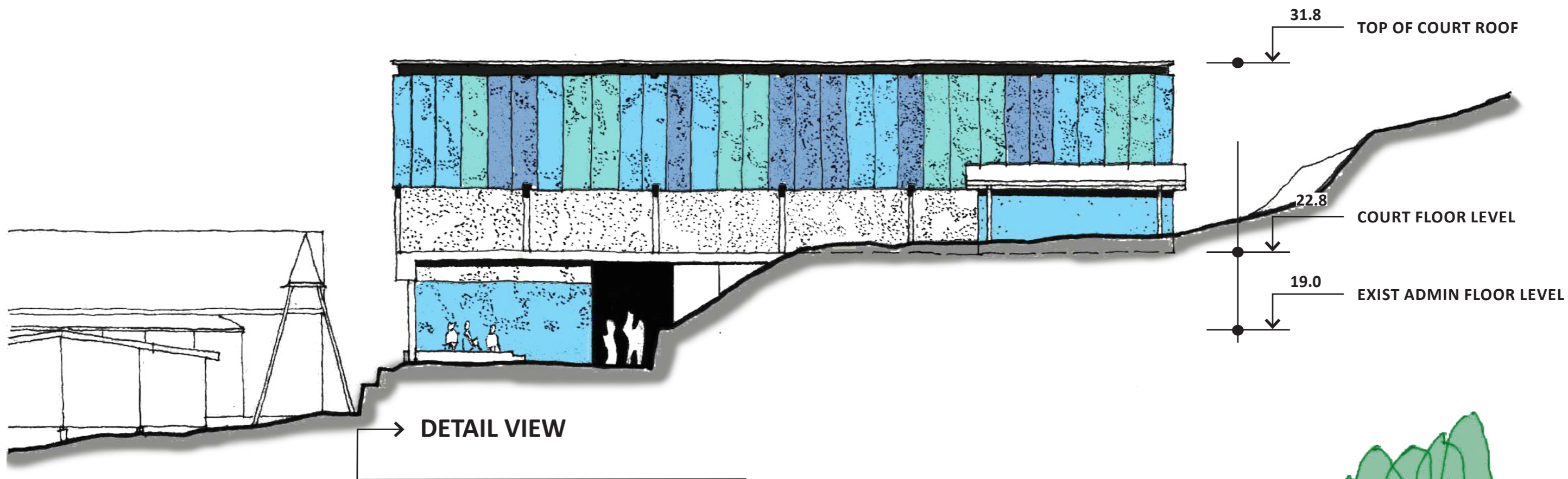
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- KEY**
- 1. Main Entry
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  - 3. Existing Ramp up to upper level
  - 4. Staff Workroom
  - 5. Multi-Purpose Space
  - 6. New Staff Amenities
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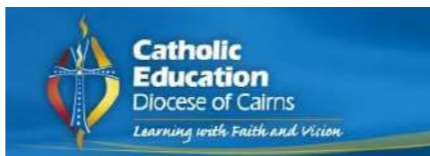
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**SECTION VIEW Normandy Street**



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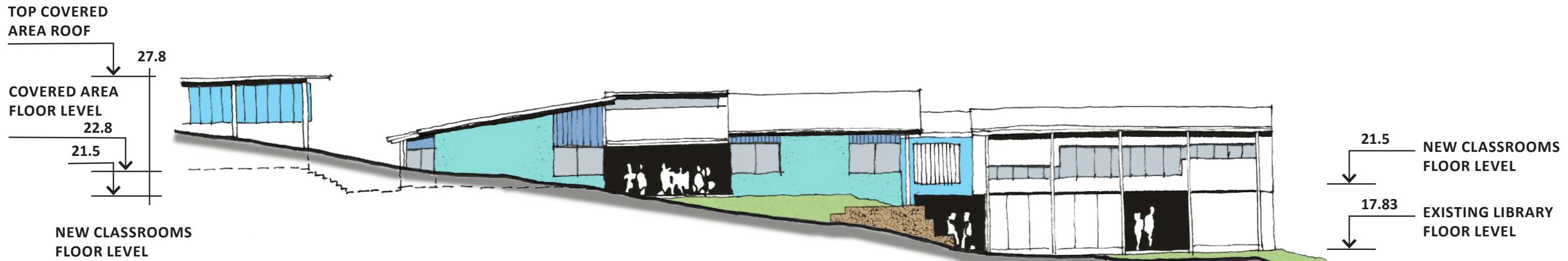
OLOSH DA APPLICATION

ELEVATIONS  
Normandy Street view

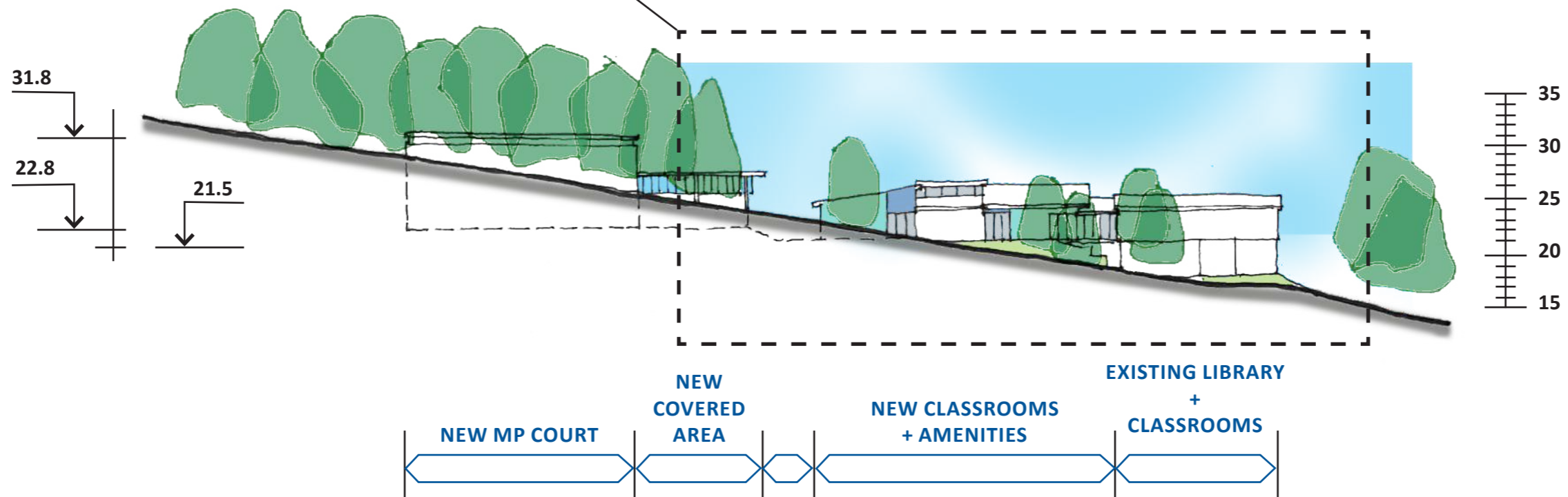
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Date  
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**DA.12**

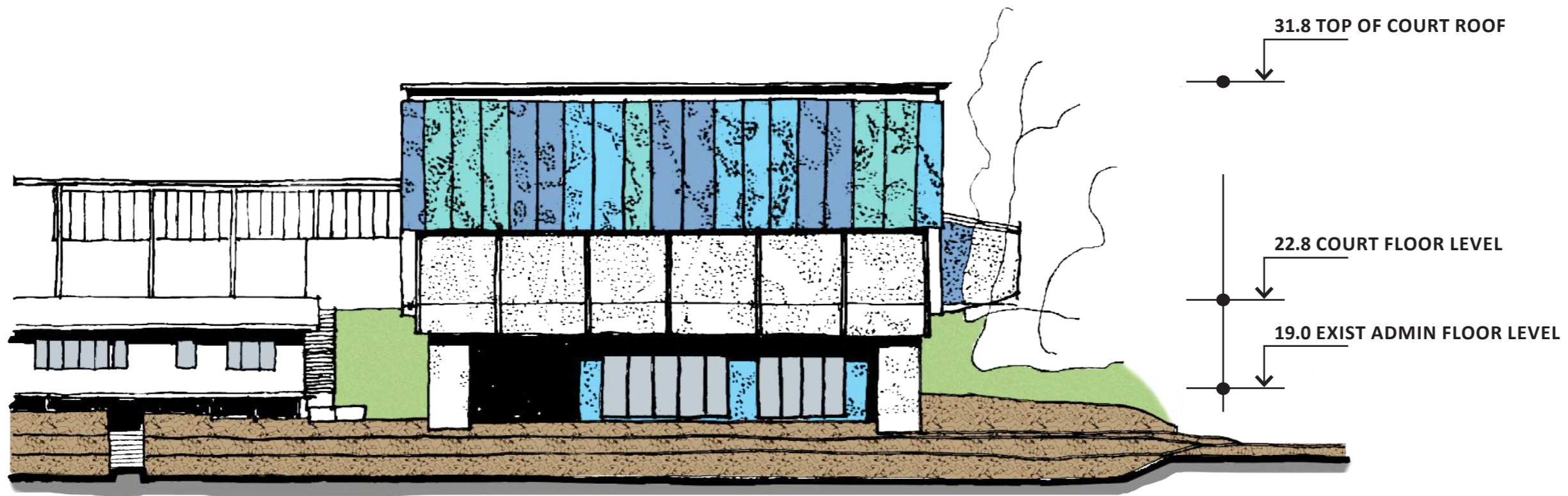




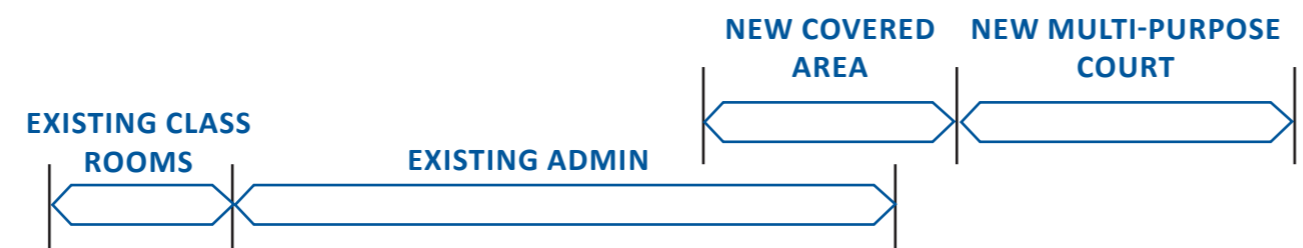
→ **DETAIL VIEW**



**SECTION VIEW from Chester Street**



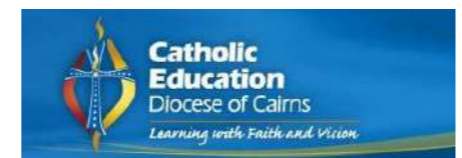
→ **DETAIL VIEW**



**SECTION VIEW up from Church**



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ELEVATIONS  
view up from Church

A3	Date 30/10/2020
1	DRAWING NO. <b>DA.14</b>





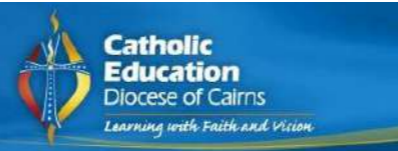
VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing



VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed



**PEDDLE THORP**  
architecture | interiors | health | planning



OLOSH DA APPLICATION

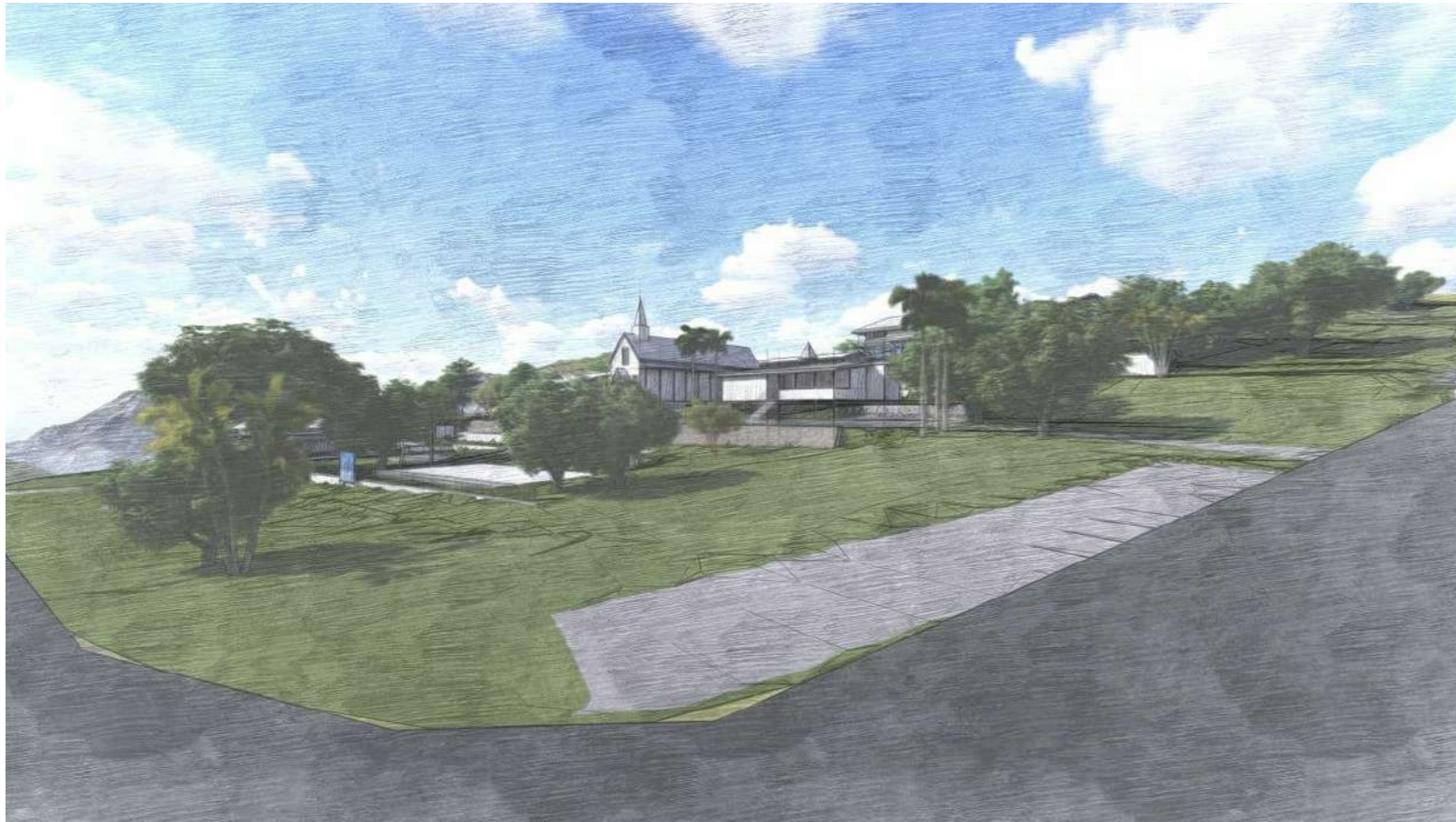
3 DIMENTIONONAL VIEWS  
existing + proposed  
view 1

A3

1

Date  
30/10/2020  
DRAWING NO.  
**DA.15**





VIEW 2 LOOKING UP FROM CORNER of DOUGLAS STREET and NORMANBY STREET Existing

VIEW 2 LOOKING UP FROM CORNER of DOUGLAS STREET and NORMANBY STREET Proposed







VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed







VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed





## Appendix B – Archaeological Discovery Protocol



# Archaeological Discovery Protocol

Procedure For The Discovery Of Archaeological Material

An Archaeological item(s) is discovered during works

## Stop Work!

- 1. Mark and Protect the Item(s) and the Surrounding Area(s).**  
Place an exclusion zone around the item(s) and clearly mark the area(s).
  - 2. Notify the Site Manager.**  
Report the location and description of the item(s).
- Work can continue elsewhere if it will not affect the item(s) and exclusion zone area(s).

## Notify Project Archaeologist

**Australian Heritage Specialists Pty Ltd**  
**c/o Ben Gall 0476 272 273**

The Site Manager to contact the Project Archaeologist (if not already on site).  
Include details of the location and nature of the item(s).

## Human Skeletal Remains

- 1. Notify Police**  
Refer to DATSIP's 'Guidelines for the discovery, handling and management of human remains'. Available at:  
<https://www.datsip.qld.gov.au/resources/datsip/ma/people-communities/cultural-heritage/guidelines-human-remains.pdf>

## Historic Artefactual Remains

- 1. Project Archaeologist to Undertake Significance Assessment.**  
The archaeologist will attend the site as soon as possible (if not already on site) to assess the significance of the item(s) and recommend appropriate actions.

## Underwater Wreck or Artefactual Find (Maritime)

- 1. Project Archaeologist to Undertake Assessment.**  
The archaeologist will attend the site as soon as possible (if not already on site) to assess the item(s) and recommend appropriate actions.

## Not Significant

For Item(s) which are deemed by the Project Archaeologist as not having potential State significance, formal notice to the heritage branch of the Department of Environment and Science (DES) is not required for the discovered item(s).

However, the item(s) will require suitable management actions, including recording as evidence. The Project Archaeologist should record the following:

- GPS location.
- X, Y and Z plot coordinates (easting, northing and elevation).
- Description of the item(s) including form, material, dimensions, distinguishing marks (i.e makers marks and patterns) and an interpretation of age and function.
- Photographs of the item(s) including details, contexts and scales.
- An explanation of why the item(s) is/are not significant.

A copy of the above information is provided to the Project Manager and works can recommence.

## Significant

The Item(s) potentially has/have State heritage significance (or greater).

- 1. Notify DES**  
Contact the heritage branch of the Department of Environment and Science (DES) immediately:  
Email: [Archaeology@des.qld.gov.au](mailto:Archaeology@des.qld.gov.au)  
Phone: 13 QGOV (13 74 68)
- 2. Submit Form**  
Complete and submit 'Notification of a Discovery Form' to DES. Available at:  
<https://www.qld.gov.au/environment/land/heritage/archaeology/discoveries>
- 3. Do Not Disturb**  
Do not disturb the item(s) or exclusion zone area for 20 working days or until DES provides written permission and advice on how to proceed.

The Project Archaeologist and DES will negotiate further requirements for the item(s). This may include:

- Protection and Avoidance
- Excavation, Recording and Removal
- Investigation and Preservation

These recommendations may require the preparation of a work method statement or scope of works in consultation with DES Heritage Branch prior to any action commencing.

## Younger than 75 Years

Item(s) assessed by Project Archaeologist as younger than 75 years old

Follow the procedure for Artefactual Remains deemed 'Not Significant'.

## Older than 75 Years

Item(s) assessed by Project Archaeologist as older than 75 years old

Follow the procedure for Artefactual Remains deemed 'Significant'.

Refer to:  
<https://www.qld.gov.au/environment/land/heritage/archaeology/shipwrecks>

## No Impact

If works will not impact the item, they may recommence upon approval from DES and the Project Archaeologist.

## POTENTIAL IMPACT

If works have the potential to impact on the find, work must not recommence for 20 business days OR until written consent is received from DES.

## Reporting

Complete a final report in accordance with DES's Archaeological Investigation Guideline available at:  
[https://www.qld.gov.au/data/assets/pdf\\_file/0030/68628/archaeological-investigations-guideline.pdf](https://www.qld.gov.au/data/assets/pdf_file/0030/68628/archaeological-investigations-guideline.pdf)

Submit a copy of any report with attached Archaeological Outcomes to the Project Manager and to DES (if required) within 20 business days of completion of work in the area.



**Appendix C – QHR Listing (QHR: 601287)**

Queensland Government home > For Queenslanders > Environment, land and water > Land, housing and property > Heritage places > Queensland Heritage Register > Search the register > **Our Lady of the Sacred Heart Church**

## Our Lady of the Sacred Heart Church

- Place ID: 601287
- 120 Douglas Street, Thursday Island

### General



[More images...](#)

Also known as

Our Lady of the Sacred Heart Catholic Church

Classification

State Heritage

Register status

Entered

Date entered

7 December 1998

Type

Religion/worship: Church

Themes

1.3 Peopling places: Encounters between Indigenous and non-Indigenous peoples



6.1 Building settlements, towns, cities and dwellings: Establishing settlements and towns

8.1 Creating social and cultural institutions: Worshipping and religious institutions

Construction period

1885–1905, Our Lady of the Sacred Heart Church (1885c - 1905c)

Historical period

1870s–1890s Late 19th century

Style

Gothic

## Location

Address

120 Douglas Street, Thursday Island

LGA

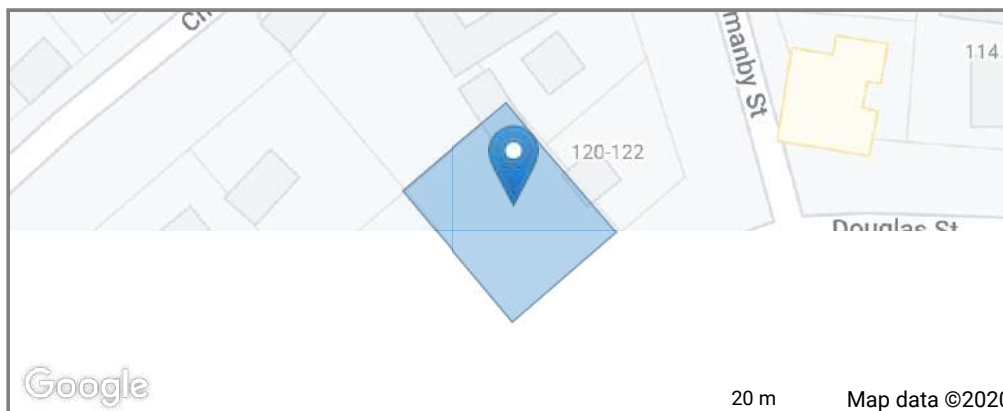
Torres Shire Council

Coordinates

-10.58361014, 142.21543277

Map

- [Enlarge map](#)



## Request a boundary map

A printable boundary map report can be emailed to you.

\* Email

## Significance

### Criterion A

The place is important in demonstrating the evolution or pattern of Queensland's history.

Our Lady of the Sacred Heart Church at Thursday Island, erected in the late 19th century, survives as important evidence of early European missionary activity in the Torres Strait. It also offers important evidence of the development of the island as the hub of the Torres Strait and gateway to New Guinea in the late 19th century.

### **Criterion C**

The place has potential to yield information that will contribute to an understanding of Queensland's history.

The place has potential to reveal valuable information about the early work of Thursday Island-born artist, David Sing, who achieved international status with his traditionalist oil paintings.

### **Criterion D**

The place is important in demonstrating the principal characteristics of a particular class of cultural places.

The building remains substantially intact and is a good example of a late 19th century timber church with decorative Gothic elements and [less commonly] side verandahs. It retains many early fittings and fixtures, including the choir loft, pews, altar, decorative fretwork, the 1930s painted trompe l'oeil murals on the sanctuary wall and altar, and statuary which integrates with the wall mural to re-inforce the three-dimensional effect.

### **Criterion E**

The place is important because of its aesthetic significance.

The exterior with its decorative verandahs, porch and spire is aesthetically pleasing, and the place is a prominent landmark in the Thursday Island townscape. The place has a strong and special religious significance with a mainly islander community for cultural and spiritual reasons.

### **Criterion G**

The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The place has a strong and special religious significance with a mainly islander community for cultural and spiritual reasons.

### **Criterion H**

The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

It has a close association with the work in the Torres Strait and New Guinea of the Order of Our Lady of the Sacred Heart, a Catholic congregation founded in France in the 1860s, and in particular with their founder, Fr Louis André Navarre; and with the early work of artist David Sing.



## History

Our Lady of the Sacred Heart Church at Thursday Island was erected by French and Italian priests of the Mission of Our Lady of the Sacred Heart, who had arrived on the island in October 1884. On Thursday Island they established the first Catholic mission in the Torres Strait, erecting there a small church c1885. If this is the existing church [this is not substantiated], it is the oldest surviving building on Thursday Island. Photographic evidence suggests that by c1905, the church had acquired its present form and concrete footings.

Queensland had no jurisdiction over the islands of the Torres Strait until annexing them in 1872, largely to protect Queensland interests in the pearl-shelling and bêche-de-mer fisheries in the Strait, and to regulate the employment of South Sea Islanders in these enterprises. With annexation, Torres Strait Islanders acquired the same status as mainland Aborigines, and the official Queensland government settlement at Somerset on Cape York [established 1864] was moved in 1877 to Port Kennedy at Thursday Island. The new location provided a sheltered, deepwater anchorage, and was more centrally located along the main shipping route through the inner channel of Torres Strait - the principal trade route to Asia and the northern route to England. The island was known to the Kaurareg, a maritime people who inhabited the off-shore islands near Cape York, as Waibene.

By early 1884 Port Kennedy had emerged as the principal port for cargo and passengers being trans-shipped to Normanton, and was the hub of the pearl-shell and bêche-de-mer fisheries in the Torres Strait. The permanent population was about 70, and it serviced a district of nearly 700 inhabitants. In addition, within from 3 to 50 miles of Thursday Island pearl-shell and bêche-de-mer fishing stations were employing about 1500 people of all races [including significant numbers of South Sea Islanders, Japanese and Filipinos]. At this period about 800 or 900 tons of shell were exported annually to New South Wales and [mainly] Britain, and the Queensland Government was collecting substantial revenue from licenses.

The Mission of Our Lady of the Sacred Heart had been founded in France by Fr Louis André Navarre, Dean of Bourges, in the 1860s, and was approved of as a religious congregation by the Holy See in 1869. In March 1881 Pope Leo XIII requested that the Sacred Heart Fathers establish a mission in New Guinea, within the Vicariate Apostolic of Melanesia and Micronesia. Like the protestant evangelists who had arrived in the Torres Strait in the early 1870s, the Sacred Heart Fathers decided to facilitate their entry into New Guinea by establishing a mission in Torres Strait, to serve as a stop-over station and link between the Society's missions on the Australian mainland and their proposed mission in New Guinea.

On 24 October 1884 the first three Sacred Heart missionaries - Fr Louis André Navarre, Fr Ferdinand Hartzler, and Br Giuseppe de Santis - arrived at Thursday Island, soon to be joined by two more fathers and three young Italian brothers. Initially, Sunday mass was held at McNulty's Hotel [later the Federal Hotel], the congregation comprising mostly Filipino pearl-shell fishers [Manilla Men]. At Christmas the Filipinos came in their hundreds to attend mass and seek confession.

In January 1885 Frs Navarre and Hartzler purchased allotment 4 of section 4 [2 roods] in Port Kennedy for £6, at the first sale of crown land on Thursday Island. By February 1886 they had erected a small church and a dwelling house. By December 1886, Our Lady of the Sacred Heart mission at Thursday Island comprised three buildings, all constructed by the Italian brothers: a small, unpretentious iron church, some little distance up the hill, to one side of this a small convent accommodating four Sisters, and to the other a presbytery which also served as a sanatorium for fever-stricken and debilitated priests from New Guinea and other islands . . . It is not clear whether the c1885 church is the existing church.

From 1884 to 1889 Our Lady of the Sacred Heart mission at Thursday Island was the point of departure for all the Catholic missions - French, German, Swiss and other nationalities - in British New Guinea and New Britain. After 1889 the German Missionaries went directly to New Britain but the French continued to stop over at Thursday Island before going to their New Guinea mission headquarters at Yule Island. Later they went via Port Moresby.

The first Sisters of Our Lady of the Sacred Heart arrived at Thursday Island in January 1886 and a year later opened a small school on the verandah of the convent. Not until c1900 was a purpose-designed schoolhouse erected. In the late 1880s the Sisters also established Thursday Island's first and only hospital, until a government hospital was constructed c1910. In 1889 the Sacred Heart missionaries also erected St Henry's Roman Catholic Asylum, a charitable institution conducted by the Sacred Heart Sisters, who offered board and education to children of every race and denomination within the Vicariates of New Guinea and New Britain. This was closed in 1942, reopened briefly in 1948, and in 1961-62 was converted to house Our Lady of the Sacred Heart School, the c1900 school building being abandoned. In 1973 a new Sacred Heart school was constructed.

In 1889 the Vicariate Apostolic of Melanesia and Micronesia was divided into the Vicariates of British New Guinea [later Papua], New Britain and Gilbert Islands. Thursday Island was placed under the Vicariate Apostolic of British New Guinea, Fr Louis André Navarre being appointed the first Vicar Apostolic and consecrated Bishop. Archbishop Navarre devoted the remainder of his life to his work in the Vicariate Apostolic of British New Guinea. Owing to age and ill health he resigned his position in 1908, Father Alain Guynot de Boismenu succeeding him. By the time of his death in January 1912 [at Townsville, en route south from New Guinea] the New Guinea Mission of Our Lady of the Sacred Heart was served by 25 missionaries, 21 lay brothers, and 38 sisters; they had opened 38 schools and two orphanages; 28 stations had been established, each provided with churches, schools and residences; and from the central station on Yule Island, 78 villages were regularly visited and instructed.

The work of the Sacred Heart missionaries on Thursday Island was expanded in the 1920s and 1930s. In 1927 Father J Doyle was appointed Parish Priest on Thursday Island. He obtained permission from the Queensland Department of Native Affairs to establish a mission on Hammond Island [then without a resident population] to service the pearl-shell divers and their families in the area, and this was opened in 1929. In 1935 a mission church was erected on



Naghir island, about 30 miles from Thursday Island, but this had been demolished by white ants by the early 1940s.

In 1935 David Sing, born at Thursday Island in 1911, painted the trompe l'oeil murals on the rear wall of the sanctuary of Our Lady of the Sacred Heart Church, and on the front of the altar. David became a lay missionary at the age of 17, and painted religious works in Catholic churches at Thursday Island, Port Moresby and Tully. [The Tully work, a painting on canvas hung behind the altar, no longer survives.] He studied with JS Watkins in Sydney, and was early influenced by the French Impressionist School, before entering the Trappist Order in the United States, where he studied at the Chicago Art Institute. About 1949 he entered the Carthusian Order in Italy - the first Australian to be ordained into the Order - and studied art in Paris and Rome. His paintings proved an important source of income for the Carthusians, and were collected by persons as prominent as Jaqueline Onassis and Patricia Nixon. In the late 1970s, during a 3-year visit to Australia, he painted portraits of a number of prominent Australians, including author Xavier Herbert and thalidomide researcher Dr William G McBride [both these portraits were entered in the Archibald Prize competition of 1977]. Sing also held an exhibition of landscapes, still-life and portraits in Sydney in 1978.

In 1938 the Sacred Heart Mission in the Torres Strait was transferred from the Vicariate Apostolic of Papua [formerly British New Guinea] to the Diocese of Darwin, becoming a Mission of the Australian Province. It remained within the Diocese of Darwin until transferred to the Diocese of Cairns in 1967, after which the parish was no longer staffed by Sacred Heart priests, but by Cairns Diocesan clergy. Since 1968, Sacred Heart school on Thursday Island has been run by Sisters of Mercy from Cairns.

With the transfer to the Cairns Diocese in 1967, Weipa and Bamaga on Cape York were annexed to the Thursday Island Mission, although Bamaga had been serviced from Thursday Island for some years prior to this. In 1982 Weipa separated from Thursday Island parish, which currently comprises the missions at Thursday Island [Waibene], Hammond Island [Kiriri], Horn Island [Nurupai] and Bamaga.

In 1983 the flat-iron spire of Our Lady of the Sacred Heart Church on Thursday Island was replaced with a fibreglass copy as the first phase of a centenary renovations programme. The roof was reclad in 1992.

## Description

Our Lady of the Sacred Heart Church is a substantial timber building with a gabled roof clad with galvanised iron, and concrete foundations. It is sited prominently in Douglas Street on the slope leading up to the east-west ridge which runs the length of the island, and from the water approach, is a conspicuous element in the Thursday Island townscape. It sits within a precinct which includes the Catholic presbytery, Our Lady of the Sacred Heart convent and school, and teacher's residence.

The building is rectangular in shape [no transepts] with a small front porch and side verandahs, and rear vestry. The timber frame is lined with single-skin chamferboards on the side walls, but the front wall, which is exposed to the weather, has an exterior weatherboard cladding. The vestry has been clad externally with fibrous-cement sheeting. The church is raised above the ground on concrete piers, and the undercroft is enclosed with concrete walling.

The front elevation faces south-east, and is distinguished by a fibre-glass spire - a copy of the original. The centrally located front door, the windows either side of the door, and the window in the gable infill, all have Gothic arches. Similarly shaped windows are located along each side wall. All the windows are multi-paned and have bright red and blue glass in the arch infill, and the windows and french doors nearest the sanctuary also have large panels of green glass. One of the front windows has panes of bright yellow glass.

The grounds are terraced with rubble stone retaining walls. Four flights of concrete steps lead from the lower terrace to the upper terrace and up to the front door of the church.

Internally, the building comprises one large space rectangular divided into nave and sanctuary, with chamferboard ceiling and walls. At the rear of the nave above the front entrance is a choir loft, accessed from a staircase in the southern corner. The choir loft has a decorative cast iron railing and fine timber work. A painted timber confessional is located at the rear of the nave, to the right of the main entrance. On either side of the nave, close to the sanctuary, is a set of french doors opening onto the side verandahs. The ceiling is lined with chamferboards.

The floors are of timber, that of the sanctuary being raised about 60cm above the floor of the nave, and accessed by two steps running the width of the floor. The railing which once separated sanctuary from nave has been removed. The sanctuary has a fine carved timber altar. The whole of the rear wall of the sanctuary is lined with sheeting and has a painted trompe l'oeil mural painted in 1935. There is similar trompe l'oeil work on the front of the altar. Above the altar in the rear wall is a circular window with painted glass. Two doors in the rear wall, one either side of the altar, lead to the vestry at the rear.

## Image gallery







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Last updated 20 January 2016

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Your heritage partners

11 February 2020

Gavin Allwood  
Director  
Brazier Motti  
Ground Floor, Woree Plaza  
12-20 Toogood Road  
Woree, QLD, 4868

Email to: [gavin.allwood@braziermotti.com.au](mailto:gavin.allwood@braziermotti.com.au)

Dear Gavin,

**Re: Heritage Advice – Response to RFI Torres Shire Council – OLSH Church and School**

Australian Heritage Specialists Pty Ltd (AHS) are pleased to provide the following response to the Information Request for heritage matters for the Our Lady of the Sacred Heart (OLSH) School at 12 Douglas Street, Thursday Island.

**Background**

AHS has prepared a Heritage Impact Statement (HIS) for the OLSH School, assessing the proposed new multi-purpose sports court facility which is required to fulfil the curriculum and learning objectives for students at OLSH, and ensure that students receive access to sporting facilities as any other education institution.

Torres Shire Council's Planning Consultant has recently requested that AHS review the updated images and photo montages and advise if the updated images change our impact assessment of the proposed works. There was concern that the original 3-dimensional views did not accurately demonstrate the visual impact of the proposed multi-purpose court.

AHS have now received the new photo montages (see Figures 1-3 below) and provide the following updated assessment:



**Figure 1:** Proposed view from the south-east (Peddle Thorp, 2020).



View 1 – Before



View 1 – After



**Figure 2:** Existing and proposed views from Normanby Street (Peddle Thorp, 2020).



View 2 – Before



View 2 After



**Figure 3:** Existing and proposed views from Normanby Street (Peddle Thorp, 2020).





SARA reference: 2012-20260 SRA  
 Council reference: IDAS20/04  
 Applicant reference: 34293-003-01

9 February 2021

Chief Executive Officer  
 Torres Shire Council  
 PO Box 171  
 Thursday Island Qld 4875  
 admin@torres.qld.gov.au

Attention: Maxwell Duncan

Dear Sir / Madam

## SARA response—120 Douglas Street and Chester Street, Thursday Island

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 14 December 2020.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	9 February 2021
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval.
Advice:	Advice to the applicant is in <b>Attachment 2</b> .
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b> .

### Development details

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Description:	Development permit	Material change of use for Special Purposed (Extension to existing Educational Establishment
SARA role:	Referral Agency.	
SARA trigger:	<ul style="list-style-type: none"> <li>Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 –</li> </ul>	

## Material change of use adjoining a Queensland Heritage Place

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use within 25 metres of a state-controlled road (Planning Regulation 2017)

SARA reference: 2012-20260 SRA  
Assessment Manager: Torres Shire Council  
Street address: 120 Douglas Street and Chester Street, Thursday Island  
Real property description: Lot 404 on T2071; Lot 405 on T2071; Lot 406 on T2071; Lot 407 on T2071 and Lot 408 on SP243559  
Applicant name: Roman Catholic Trust Corporation for the Diocese of Cairns  
Applicant contact details: PO Box 1185  
Cairns QLD 4870  
gavin.allwood@braziermotti.com.au

## Representations

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An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules)

Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Joanne Manson, SARA Far North QLD, Principal Planning Officer, on 40373228 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna  
Manager (Planning)

cc Roman Catholic Trust Corporation for the Diocese of Cairns, gavin.allwood@braziermotti.com.au

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations provisions  
Attachment 5 - Approved plans and specifications



## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
<b>Material change of use</b>		
Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 – Development adjoining a Queensland Heritage Place —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>The development must be carried out generally in accordance with:</p> <ul style="list-style-type: none"> <li>• MASTERPLAN showing set-backs + dimensions, prepared by Peddle Thorp, date 230/10/2020, reference DA.03, revision 1</li> <li>• EARLY LEARNING + STUDENT AMENITIES showing set-backs + dimensions, prepared by Peddle Thorp, date 230/10/2020, reference DA.05, revision 1</li> <li>• SPORTS COURT + CANTEEN showing set-backs + dimensions, prepared by Peddle Thorp, date 230/10/2020, reference DA.07, revision 1</li> <li>• MAIN ENTRANCE + ADMIN showing set-backs + dimensions, prepared by Peddle Thorp, date 230/10/2020, reference DA.09, revision 1</li> <li>• ELEVATIONS Normandy Street view, prepared by Peddle Thorp date 30/10/2020, reference DA.12, revision 1</li> <li>• ELEVATIONS Chester Street view, prepared by Peddle Thorp date 30/10/2020, reference DA.13, revision 1</li> <li>• ELEVATIONS view up from Church, prepared by Peddle Thorp date 30/10/2020, reference DA.14, revision 1</li> </ul>	Prior to the commencement of use and to be maintained at all times
2.	A copy of this decision notice is to be retained at the Queensland heritage place.	For the duration of the works
3.	Provide written notification of the commencement of the material change of use for the expansion of the educational establishment to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.	Within 10 working days of the commencement of the material change of use
4.	<p>(a) Take photographs of the area where the works are undertaken:</p> <ol style="list-style-type: none"> <li>i. prior to the commencement of works; and</li> <li>ii. at the completion of works.</li> </ol> <p>(b) Submit both sets of the photographs to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.</p>	<p>(a)(i) – (a)(ii) as indicated</p> <p>(b) Within 10 working days of completion of the works</p>
5.	(a) All early rubble/rock retaining walls and concrete tanks as shown on Detail Survey Our Lady of Sacred Heart School Douglas, Normanby & Chester Streets, Thursday Island, prepared by RPS, date 7/2/2019, reference PR142694-1 are to be retained intact and	At all times

	insitu.	
6.	<p>(b) Prepare a vibration assessment and mitigation report to ensure that the excavation and construction of the development has no vibration induced structural or aesthetic impacts on Our Lady of the Sacred Heart Church. The report must:</p> <ol style="list-style-type: none"> <li>i. Be authored by a RPEQ Engineer with experience working with State heritage listed masonry buildings;</li> <li>ii. Stipulate the vibration guidelines and maximum vibration levels in accordance with DIN4150-3 to ensure the vibration effects are set to the levels for sensitive/historic types of structure and to ensure the works do not result in 'minor damage' as defined in DIN4150-3;</li> <li>iii. Outline the methods proposed to manage vibration and avoid damaging the State heritage place and include a justification that describes the risk of damage to the State heritage place, based on the demolition and construction vibration levels proposed;</li> <li>iv. Define aesthetic damage thresholds (limited to hairline cracks in mortar joints of brick/stone construction) and structural damage thresholds in accordance with DIN4150-3;</li> <li>v. Provide the vibration management controls including: <ol style="list-style-type: none"> <li>1. Vibration monitoring;</li> <li>2. Vibration alarms set below the designated vibration limit;</li> <li>3. Vibration limits for less critical activities prior to the commencement of critical activities;</li> <li>4. Construction methodologies to reduce impact.</li> </ol> </li> <li>vi. Include the planning of proposed demolition and construction works;</li> <li>vii. Identify the reporting periods for vibration monitoring.</li> </ol> <p>(b) Provide a copy of the vibration assessment and mitigation report to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.</p> <p>(c) Carry out the development in accordance with the vibration assessment and mitigation report prepared under part (a) of this condition.</p>	<p>(a) and (b) Minimum of 60 days prior to any demolition works</p> <p>(c) For the duration of the excavation and construction works associated with the development</p>
7.	The overland flow and surface water drainage from any excavation or building works or final constructed building outcome must be either drained away from Our Lady of the Sacred Heart Church and retaining walls and/or drained to a legal discharge point.	At all times
<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 — State transport corridors or future State transport corridors - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
8.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> <li>(i) create any new discharge points for stormwater runoff onto the</li> </ol>	(a) and (b) At all times



	<p>state-controlled road;</p> <p>(ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</p> <p>(iii) surcharge any existing culvert or drain on the state-controlled road;</p> <p>(iv) reduce the quality of stormwater discharge onto the state-controlled road.</p>	
9.	Direct access is not permitted between Thursday Island Road (Douglas Street) and Lot 404 and Lot 405 on T2071.	At all times

## Attachment 2—Advice to the applicant

<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.
2.	<p>Section 89 of the <i>Queensland Heritage Act 1992</i> requires “a person who discovers a thing the person knows or ought reasonably to know is an archaeological artefact or underwater cultural heritage artefact that is an important source of information about an aspect of Queensland’s history”, to give the chief executive of the Department of Environment and Science (DES) notice in the approved form, and as soon as practicable after the discovery.</p> <p>Following is a link to information on reporting a discovery:  <a href="https://www.qld.gov.au/environment/land/heritage/archaeology/discoveries/">https://www.qld.gov.au/environment/land/heritage/archaeology/discoveries/</a></p> <p>Contact DES immediately by email <a href="mailto:archaeology@des.qld.gov.au">archaeology@des.qld.gov.au</a> or phone 13 QGOV (13 74 68) to report a find.</p>
3.	<p>A detail site survey to record evidence of lost site features is recommended to be undertaken prior to the development design works being finalized.</p> <p>Our Lady of the Sacred Heart Church Conservation Study by Michael Gunn prepared in 2000 includes the detailed site survey recommendation under policy 4.3 and protection of early rubble retaining walls and concrete water tanks under policy 4.4.</p>



## Attachment 3—Reasons for referral agency response

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(Given under section 56(7) of the *Planning Act 2016*)

### The reasons for the department's decision are:

- The material change of use adjoining a state heritage place achieves partial compliance with SDAP, State code 14: Queensland heritage place, PO5.
- The proposed development conserves cultural heritage significance for the benefit of the community and future generations.
- With conditions, the proposed development minimizes and mitigates unavoidable detrimental impacts on the adjoining State heritage place.
- The material change of use within 25 metres of the state-controlled road achieves compliance with the relevant provisions of SDAP, State code 1: Development in a state-controlled road environment.
- With conditions, the proposed development:
  - o does not create a safety hazard for users of the state-controlled road
  - o does not compromise the structural integrity of the state-controlled road
  - o does not result in a worsening of the physical condition or operating performance of the state-controlled road
  - o does not compromise the state's ability to maintain and operate the state-controlled road.

### Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

## **Attachment 4—Change representation provisions**

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## **Attachment 5—Approved plans and specifications**

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# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.



## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.







# MASTERPLAN

## Buildings

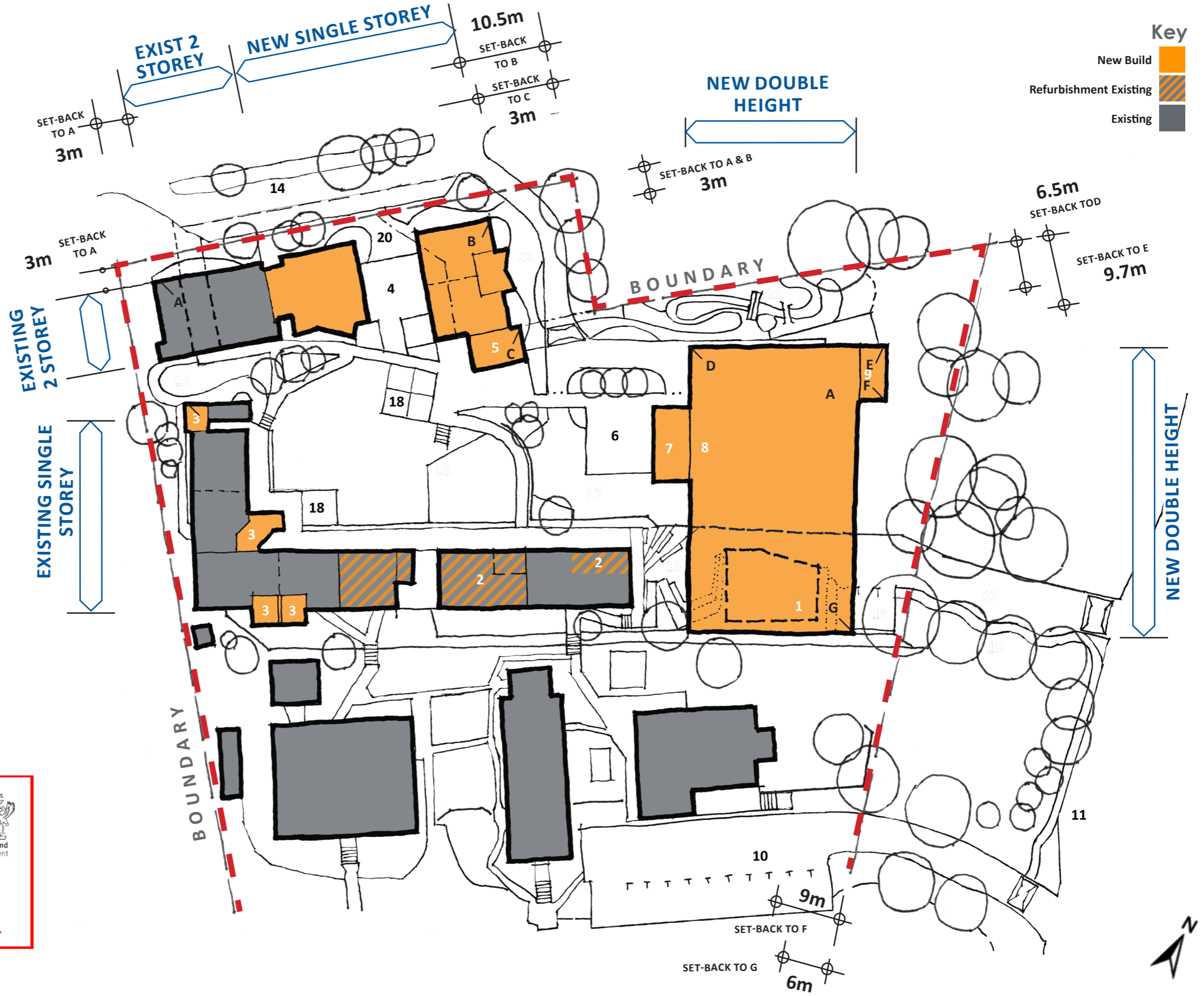
1. New Entry and Administration Building below Sports Court (85)
2. Refurbished Administration (150)
3. Part refurbished/new GLA breakout spaces
4. New Early Learning with Prep Multi-Purpose and GLA (Y1) around Covered Area (60)
5. New student Amenities
6. New Covered Lunch area (125)
7. New Canteen (52)
8. New Multi-Purpose Sports Court (785)
9. New PE Store (25)

## Infrastructure

10. Roadway and on-site Staff Parking for 12 cars
11. Extended vehicle Drop Off Area on Norman by Street
12. Provide new pedestrian friendly main entry point
13. Create 2 new on-site designated PWD car park spaces
14. Create new bus parking bays including access and delivery's

## Open Space

15. New shaded seating and pathway to Main Entry
16. New Entry steps and meet + greet area
17. Landscaped tiered seating and access stairs
18. Minor Courtyard play space enhancements
19. New Prep Play Area
20. New Sensory Play Areas
21. New Adventure Play Area
22. New Discovery Play Area




**Key**

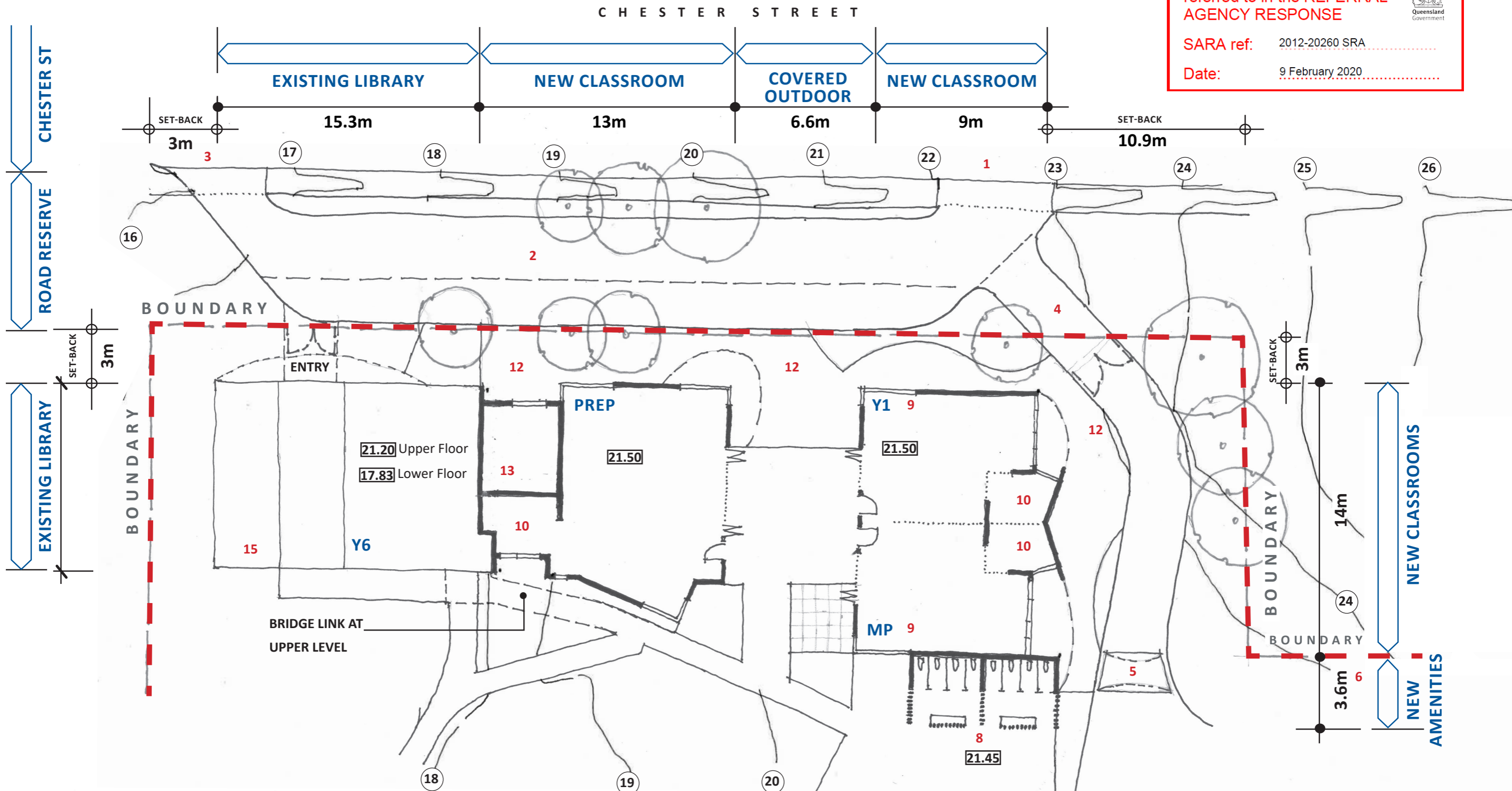
- New Build
- Refurbishment Existing
- Existing

**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 2012-20260 SRA

Date: 9 February 2020





**KEY**

- 1. New Vehicle Entry off Chester Street
- 2. Bus Parking + Vehicle drive through (one way)
- 3. New Vehicle Exit to Chester Street
- 4. Service Access Road
- 5. Traffic Calming
- 6. Adventure Play Area
- 7. Access to Covered Lunch Area + Sports Court
- 8. New Student Amenities
- 9. New Learning Spaces
- 10. Breakout Spaces
- 11. Covered Veranda Area
- 12. Outdoor Play Areas
- 13. Prep Store
- 14. Existing GLA (Library over)
- 15. Existing Stores (Library over)

- (21) : Contour Line + Level
- ERW : Existing Retaining Wall
- [17.40] : Denotes Indicative Level (RL)

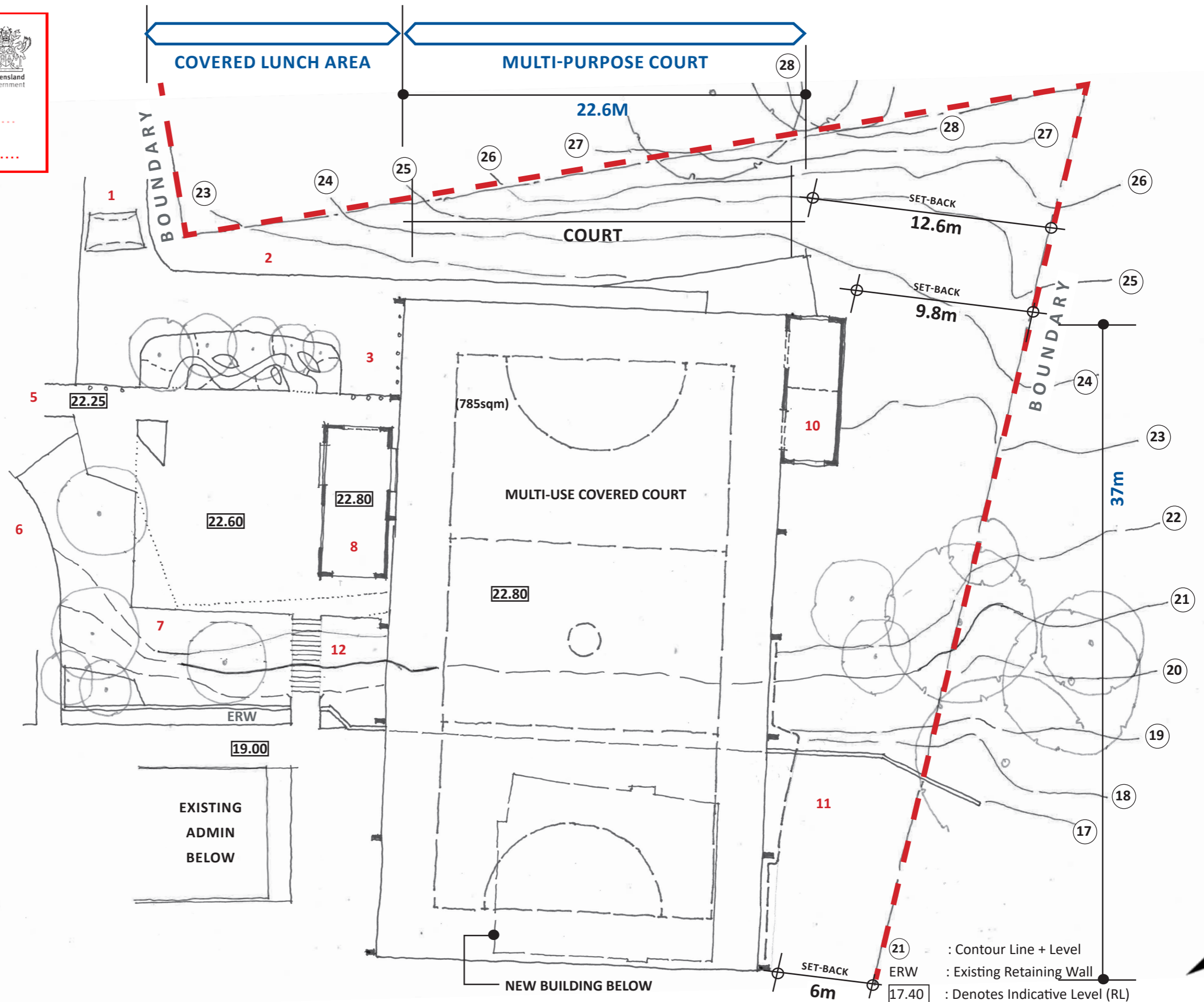


**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 2012-20260 SRA

Date: 9 February 2020



**KEY**

- 1. New Service Road from Chester Street
- 2. Adventure Play Area
- 3. Deliveries
- 4. Covered Lunch Area
- 5. To Amenities + Early Learning
- 6. Existing Ramp
- 7. New Tiered Seating / Grassed Area
- 8. New Canteen
- 9. New MP Sports Court
- 10. PE Store
- 11. Entry Statement
- 12. Steps Down + Link to mid- upper levels
- 13. New Entrance and Admin below
- 14. Existing Admin below

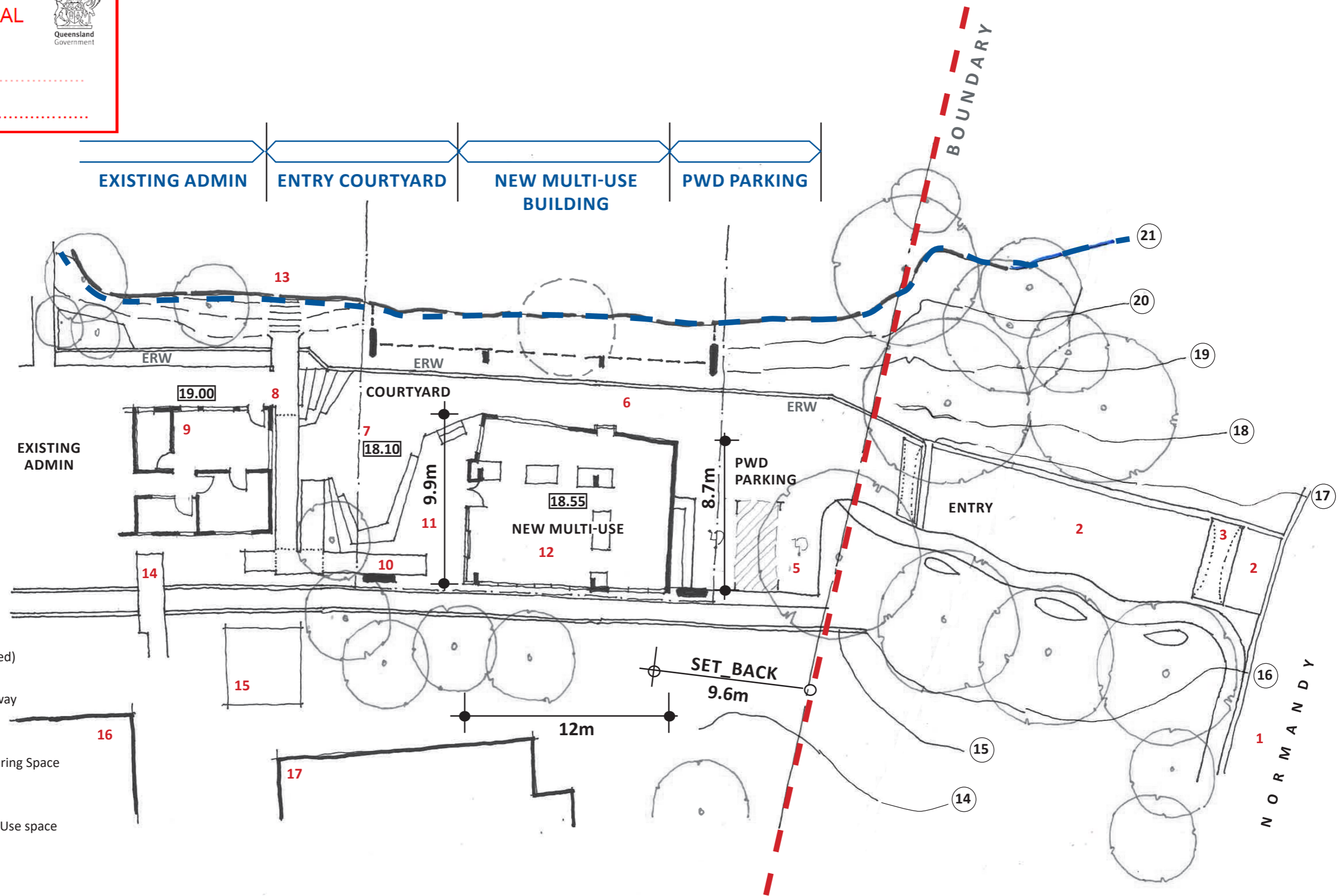
(21) : Contour Line + Level  
 ERW : Existing Retaining Wall  
 (17.40) : Denotes Indicative Level (RL)

**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 2012-20260 SRA

Date: 9 February 2020



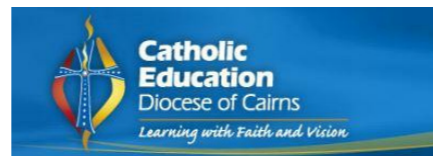
**KEY**

- 1. Stop Drop Go Area
- 2. Vehicle Access Road (restricted)
- 3. Traffic Calming
- 4. New Landscaped entry pathway
- 5. PWD Parking
- 6. Entry Walkway
- 7. New Entry Courtyard / Gathering Space
- 8. Main Entry
- 9. Reception (refurbished)
- 10. New ramp up to new Multi-Use space
- 11. Covered External area
- 12. New Admin
- 13. Steps + Link to upper level
- 14. Steps down to lower terrace (Church level)
- 15. Bell Tower
- 16. Church
- 17.. Staff Accommodation

- (21) : Contour Line + Level
- ERW : Existing Retaining Wall
- 17.40 : Denotes Indicative Level (RL)



**PEDDLE THORP**  
architecture | interiors | health | planning



OLOSH DA APPLICATION

MAIN ENTRANCE + ADMIN  
showing set-backs +  
dimensions

A3

1

Date  
230/10/2020  
DRAWING NO.  
**DA.09**

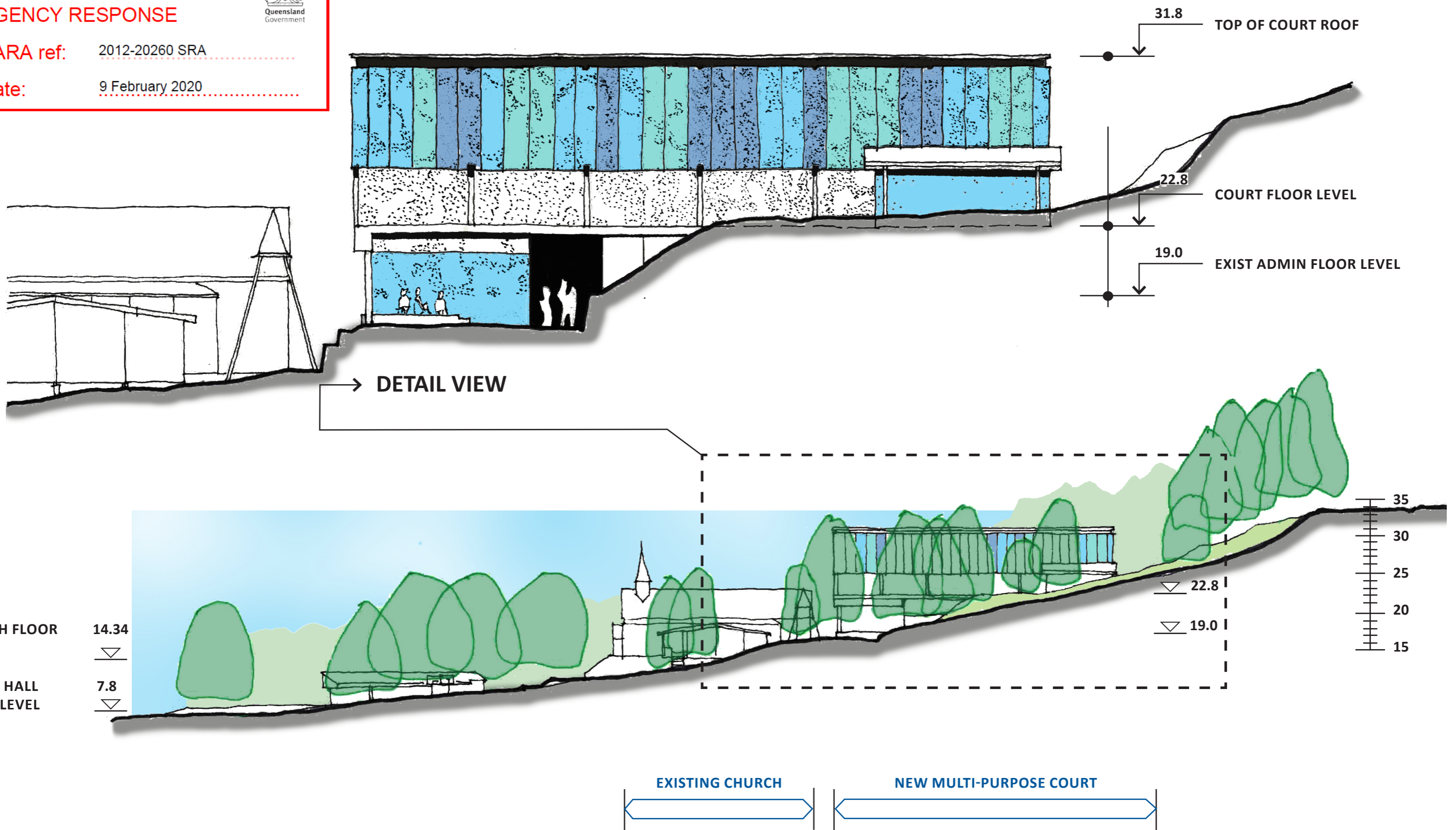


PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 2012-20260 SRA

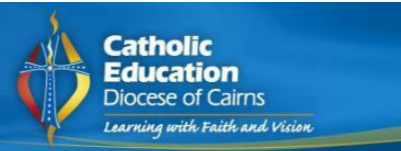
Date: 9 February 2020



SECTION VIEW Normandy Street



**PEDDLE THORP**  
architecture | interiors | health | planning



OLOSH DA APPLICATION

ELEVATIONS  
Normandy Street view


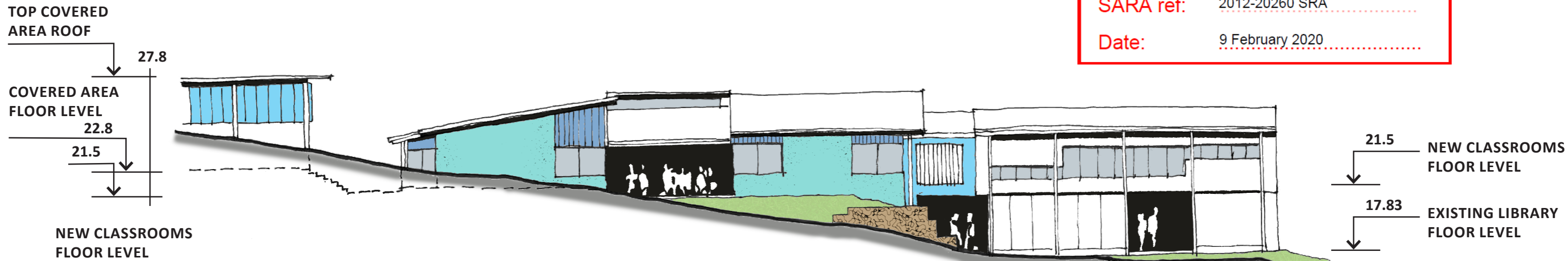
A3  
1

Date  
30/10/2020  
DRAWING NO.  
DA.12

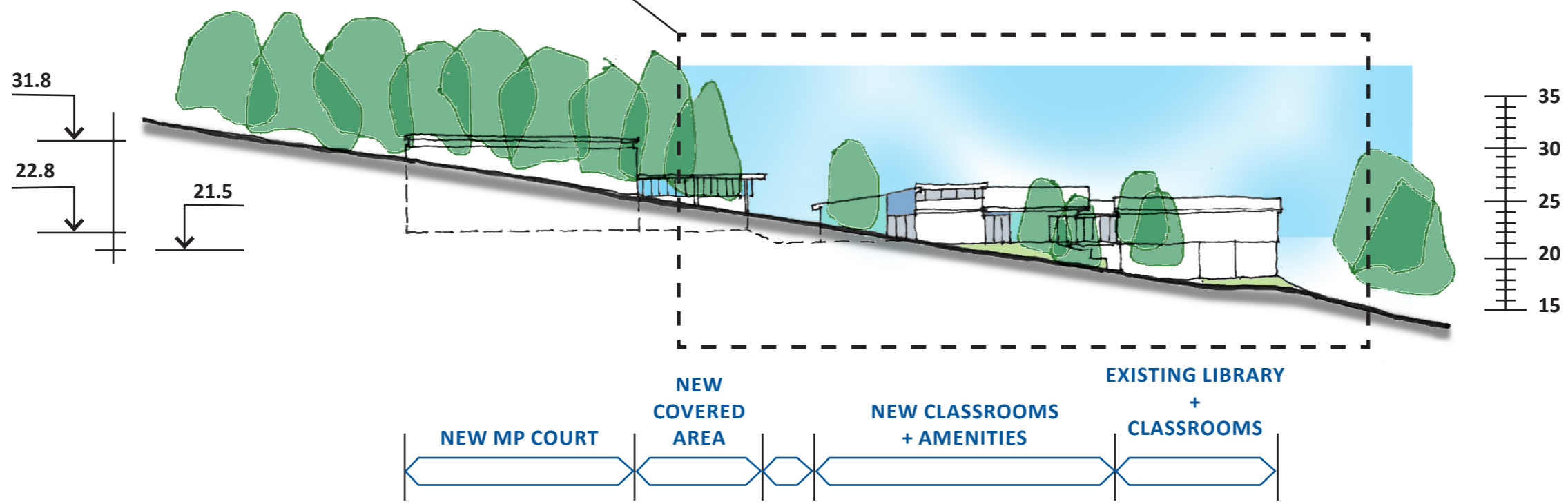
**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE

SARA ref: 2012-20260 SRA

Date: 9 February 2020

→ **DETAIL VIEW**



**SECTION VIEW from Chester Street**

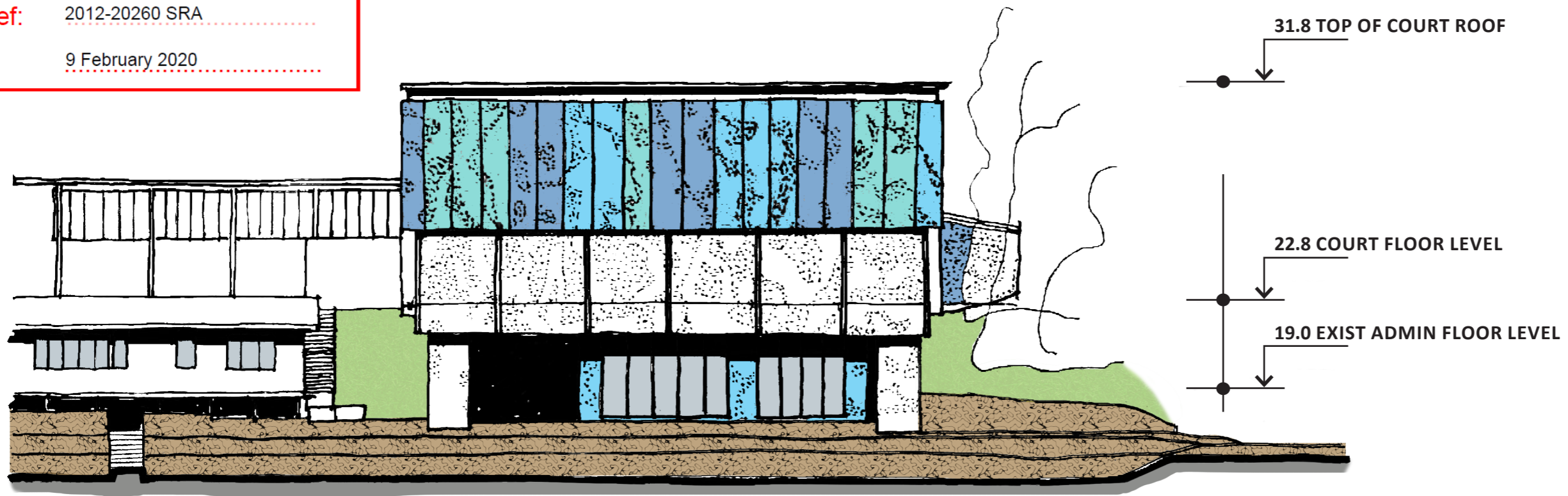


**PLANS AND DOCUMENTS**  
referred to in the REFERRAL  
AGENCY RESPONSE

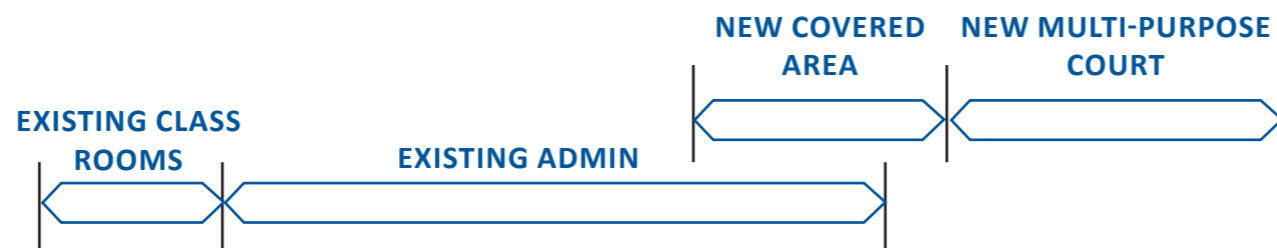
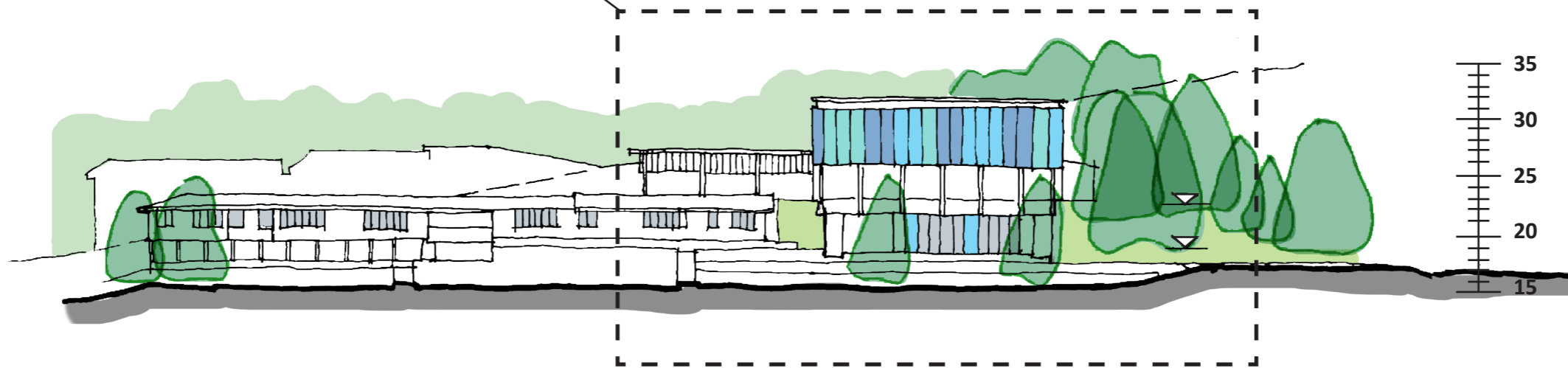


SARA ref: 2012-20260 SRA

Date: 9 February 2020



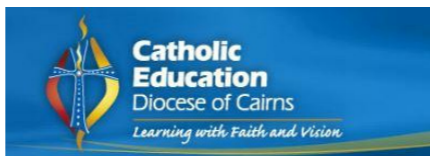
→ **DETAIL VIEW**



**SECTION VIEW up from Church**



**PEDDLE THORP**  
architecture | interiors | health | planning



OLOSH DA APPLICATION

ELEVATIONS  
view up from Church

A3  
1

Date  
30/10/2020  
DRAWING NO.  
**DA.14**

(2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

(3) In this section—

**conduct** means an act or omission.

**representative** means—

(a) of a corporation—an executive officer, employee or agent of the corporation; or

(b) of an individual—an employee or agent of the individual.

**state of mind**, of a person, includes the person's—

(a) knowledge, intention, opinion, belief or purpose; and

(b) reasons for the intention, opinion, belief or purpose.

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the **appellant**); and

(ii) who is a respondent in an appeal of the matter; and



- (iii) who is a co-respondent in an appeal of the matter;  
and
  - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The ***appeal period*** is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
    - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
    - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note—*

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

## **230 Notice of appeal**

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—



- 
- (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
  - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
  - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
  - (f) for an appeal to the P&E Court—the chief executive; and
  - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

### **231 Non-appealable decisions and matters**

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
- decision** includes—
- (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.

**non-appealable**, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise,



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whether by the Supreme Court, another court, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

## **232 Rules of the P&E Court**

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

# **Part 2 Development tribunal**

## **Division 1 General**

### **233 Appointment of referees**

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
- (a) has the qualifications or experience prescribed by regulation; and
- (b) has demonstrated an ability—
- (i) to negotiate and mediate outcomes between parties to a proceeding; and
- (ii) to apply the principles of natural justice; and
- (iii) to analyse complex technical issues; and
- (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

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# Schedule 1 Appeals

## section 229

## 1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
  - (a) the P&E court; or
  - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
  - (a) the refusal, or deemed refusal of a development application, for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (b) a provision of a development approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (c) if a development permit was applied for—the decision to give a preliminary approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (d) a development condition if—
    - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and



- (ii) the building is, or is proposed to be, not more than 3 storeys; and
    - (iii) the proposed development is for not more than 60 sole-occupancy units; or
  - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
  - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
  - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
  - (h) a decision to give an enforcement notice—
    - (i) in relation to a matter under paragraphs (a) to (g); or
    - (ii) under the *Plumbing and Drainage Act 2018*; or
  - (i) an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; or
  - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
  - (a) for a matter in subsection (2)(a) to (d)—
    - (i) a development approval for which the development application required impact assessment; and
    - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
  - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
  - (a) column 1 states the appellant in the appeal; and
  - (b) column 2 states the respondent in the appeal; and
  - (c) column 3 states the co-respondent (if any) in the appeal; and
  - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
 

*storey* see the Building Code, part A1.1.

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none"> <li>(a) the refusal of all or part of the development application; or</li> <li>(b) the deemed refusal of the development application; or</li> <li>(c) a provision of the development approval; or</li> <li>(d) if a development permit was applied for—the decision to give a preliminary approval.</li> </ul>



<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<p><b>2. Change applications</b></p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p><b>3. Extension applications</b></p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			



<b>Table 1</b>			
<b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p><b>4. Infrastructure charges notices</b></p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> <li>• the incorrect application of gross floor area for a non-residential development</li> <li>• applying an incorrect ‘use category’, under a regulation, to the development</li> </ul> <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

<b>Table 1</b>			
<b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p><b>5. Conversion applications</b></p> <p>An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p><b>6. Enforcement notices</b></p> <p>An appeal may be made against the decision to give an enforcement notice.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government



**Table 2  
Appeals to the P&E Court only**

<p>1. Appeals from tribunal</p> <p>An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—</p> <p>(a) an error or mistake in law on the part of the tribunal; or</p> <p>(b) jurisdictional error.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

**Table 2**  
**Appeals to the P&E Court only**

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

- (a) any part of the development application or change application that required impact assessment; or
- (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

4. Compensation claims

An appeal may be made against—

- (a) a decision under section 32 about a compensation claim; or
- (b) a decision under section 265 about a claim for compensation; or
- (c) a deemed refusal of a claim under paragraph (a) or (b).



<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
<p><b>5. Registered premises</b> An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
<p><b>6. Local laws</b> An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			

<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

<b>Table 3 Appeals to a tribunal only</b>			
<p><b>1. Building advisory agency appeals</b></p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	<p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p>



<b>Table 3 Appeals to a tribunal only</b>			
<p><b>2. Inspection of building work</b></p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p><b>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></b></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p><b>4. Local government failure to decide application under the Building Act</b></p> <p>An appeal may be made against a local government’s failure to decide an application under the Building Act within the period required under that Act.</p>			

<b>Table 3 Appeals to a tribunal only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—
<p>5. Failure to make a decision about an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a failure by the Queensland Building and Construction Commission to make a decision, within the period required under that Act, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—



# Torres Shire Council

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

<b>APPLICANT:</b>	Roman Catholic Trust Corporation for the Diocese of Cairns – c/o Brazier Motti Pty Ltd										
<b>APPLICATION:</b>	Material Change of Use – Special Purpose (Extension to existing Educational Establishment)										
<b>LOT DESCRIPTION:</b>	Lot 404 – 406 on T2071, Lot 408 on SP243559, proposed Lot 407 on SP319390 and part of Chester Street identified as Lot B on Plan CNS20010P										
<b>DATE:</b>	15 June 2021										
<b>FILE REFERENCE:</b>	IDAS 20/04 120 Douglas Street, Thursday Island										
<b>AMOUNT OF THE LEVIED CHARGE:</b> <i>(Details of how these charges were calculated are shown overleaf)</i>	<table border="1"> <thead> <tr> <th>Development Type</th> <th>Adopted Infrastructure Charge</th> <th>Credits</th> <th>Total Charge</th> </tr> </thead> <tbody> <tr> <td>Extension to existing Educational Establishment</td> <td>\$372,124.25</td> <td>\$279,617.10</td> <td>\$92,507.15</td> </tr> </tbody> </table>			Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Extension to existing Educational Establishment	\$372,124.25	\$279,617.10	\$92,507.15
Development Type	Adopted Infrastructure Charge	Credits	Total Charge								
Extension to existing Educational Establishment	\$372,124.25	\$279,617.10	\$92,507.15								
<b>AUTOMATIC INCREASE OF LEVIED CHARGE:</b>	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.										
<b>LAND TO WHICH CHARGE APPLIES:</b>	Lot 404 – 406 on T2071, Lot 408 on SP243559, proposed Lot 407 on SP319390 and part of Chester Street identified as Lot B on Plan CNS20010P										
<b>SITE ADDRESS</b>	120 Douglas Street, Thursday Island										
<b>PAYABLE TO:</b>	Torres Shire Council										
<b>WHEN PAYABLE:</b>	Material Change of Use – When the change of use occurs as stated in the Planning Act 2016										
<b>OFFSETS OR REFUNDS</b>	Nil										

This charge is made in accordance with *Council's Charges Resolution (No.2) 2018* and section 52 and *Schedule 16 of the Planning Regulation 2017*.



## DETAILS OF CALCULATION

### ADOPTED CHARGES

#### Water Supply

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	2,585 m <sup>2</sup>	\$49.58 per m <sup>2</sup>	CR Table 2.2	\$128,164.30

#### Sewerage

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	2,585 m <sup>2</sup>	\$42.50 m <sup>2</sup> per GFA	CR Table 2.2	\$109,862.50

#### Transport

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	2,585 m <sup>2</sup>	\$28.33 per m <sup>2</sup> GFA	CR Table 2.2	\$73,233.05

#### Community Facilities and Parks

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	2,585 m <sup>2</sup>	\$21.24 per m <sup>2</sup> GFA	CR Table 2.2	\$54,905.40

#### Stormwater

Development Description	Units of Measure	Charge Rate	Reference	Amount
Educational Establishment	590 m <sup>2</sup>	\$10.10 per m <sup>2</sup> GFA	CR Table 2.2	\$5,959.00

### TOTAL ADOPTED CHARGE

**\$372,124.25**

### CREDIT

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Educational Establishment (existing GFA 1,974m <sup>2</sup> )	\$97,870.92	\$83,895	\$55,923.42	\$41,927.76	Refer note below	\$279,617.10
<b>CREDIT</b>				Existing GFA 1,974m <sup>2</sup> (excluding stormwater)		<b>\$279,617.10</b>

Note: Calculations based on existing GFA 1,974m<sup>2</sup>, demolition of 879m<sup>2</sup>, new GFA 1,490m<sup>2</sup> = total GFA 2,585m<sup>2</sup>. Overall increase in GFA 611m<sup>2</sup>. Overall increase of 590m<sup>2</sup> se in impervious area (existing impervious area not calculated)

TOTAL CHARGE	\$92,507.15
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Dalassa Yorkston  
Chief Executive Officer

## INFORMATION NOTICE

**Authority and Reasons for Charge** This Infrastructure Charges Notice has been given in accordance with section 119-123 of the *Planning Act 2016* to support the Local government's long-term infrastructure planning and financial sustainability.

**Appeals** Pursuant to section Chapter 6 of the *Planning Act 2016* a person may appeal an Infrastructure Charges Notice. Attached is an extract from the *Planning Act 2016* 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 average<sup>1</sup>. 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 *Planning Act 2016* 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.

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<sup>1</sup> 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.



**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.

**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](mailto:admin@torres.qld.gov.au)