

# IDAS 22/02

## **Development Application for:**

- **Development Permit for Material Change of Use – Office and Multiple Dwelling Units**

**Lot 114 on SP142714**

**15 - 23 Douglas Street, Thursday Island**

1. Development Application
2. Confirmation Notice
3. Information Request
4. Response to Information Request
5. Commencement of Public Notification

# 1. Development Application


# PLANNING REPORT PROPOSED OFFICES AND MULTIPLE DWELLING UNITS, THURSDAY ISLAND



PR142524-6  
Planning Report R81032  
Proposed Offices and  
Multiple Dwelling Units  
Final  
24 January 2021

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
Draft	Planning Report	Owen Caddick-King	OCK	OCK	24/01/22

**Approval for issue**

Owen Caddick-King  24 January 2022

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# 1 INTRODUCTION

RPS has been engaged by Community Enterprise Queensland to seek development approval for a material change of use (MCU) for development comprising of Offices and Multiple Dwelling Units at 15-23 Douglas Street, Thursday Island, described as Lot 114 on Plan SP142714.

The proposed development involves:

- The provision of 2 high set Queenslander style buildings with Office floorspace being provided in each building opposite the Douglas Street frontage and a 2 bedroom dwelling unit being provided at the rear of each Office, defined as Multiple Dwelling Units, which may be used in association with or independent of each Office;
- A ground level area to be used for access, car parking, incidental storage and a covered passive recreation area;
- All works associated with the development are to be undertaken above the Highest Astronomical Tide (HAT) level; and
- The provision of minimum floor levels at or above the estimated storm surge levels.

Under the current Torres Shire Planning Scheme, the subject site is located within the Business Zone. Within Council's Planning Scheme, the proposed Office use is identified as requiring Code Assessment and the proposed Multiple Dwelling Units use is identified as requiring Impact Assessment. Consequently, the MCU Development Application is undertaken as an Impact Assessable Development Application.

The completed DA Form 1 is provided for reference in **Appendix A**.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SUMMARY

### Site Details

**Site Address:** 15-23 Douglas Street, Thursday Island

**Zoning:** Business Zone

**Name of Owner:** Community Enterprise Queensland

#### Type of Application

Aspect of Development	Preliminary Approval	Development Permit
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Proposal

**Brief Description/Purpose of Proposal:** Proposal seeks a Development Permit for a Material Change of Use for Offices and Multiple Dwelling Units.

#### Other

**Level of Assessment:**  Code  Impact

**Public Notification**  No  Yes (15 b.d.)  Yes (30 b.d.)

**Superseded Planning Scheme Application:**  Yes  No

**Applicant Contact Person:** Owen Caddick-King  
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### 3 SITE DETAILS

#### 3.1 Site Particulars

<b>Address</b>	
<b>Real Property Description</b>	Lot 114 on SP142714
<b>Site Area</b>	7,0001m <sup>2</sup>
<b>Existing use of site</b>	An elevated portion of the site is currently used for storage purposes. The land has previously been used for a mix of residential and waterfront industry type uses. As indicated in the copy of SP142714 provided for reference in <b>Appendix B</b> , a lowset dwelling existed at the western and eastern portions of the site.
<b>Topography</b>	The land slopes from Douglas Street to the See Hop Beach shoreline
<b>Vegetation</b>	The majority of the land has been cleared of vegetation.
<b>Waterways</b>	Nil
<b>Road Frontages and length</b>	Douglas Street – approximately 200m
<b>Contaminated Land</b>	Not included on Contaminated Land or Environmental Management Register
<b>Surrounding Land uses</b>	A detached dwelling currently exists on land located adjacent to the western and eastern ends of the subject land and the land located on the opposite side of Douglas Street has been developed for medium density residential accommodation purposes over recent years.



**Figure 1:** Subject Site – Lot 114 on SP142714





**Figure 2:** Subject Site and Surrounding Area

Certificate of title confirming site ownership details are included in **Appendix C**.

## 4 PROPOSAL

This development application seeks:

- A Development Permit for a Material Change of Use for Offices and Multiple Dwelling Units at 15-23 Douglas Street, Thursday Island.

The proposed development involves:

- The provision of 2 high set Queenslander style buildings with Office floorspace being provided in each building opposite the Douglas Street frontage and a 2-bedroom dwelling unit being provided at the rear of each Office, defined as Multiple Dwelling Units, which may be used in association with or independent of each Office;
- A ground level area to be used for purposes such as access, car parking, incidental storage and a covered passive recreation area;
- All works associated with the development are to be undertaken above the Highest Astronomical Tide (HAT) level; and
- The provision of minimum floor levels above the defined storm level prescribed in the Council's Proposed Planning Scheme.

Concept Plans of the proposed development have been prepared by PAWA Architecture and are provided for reference in **Appendix D**.

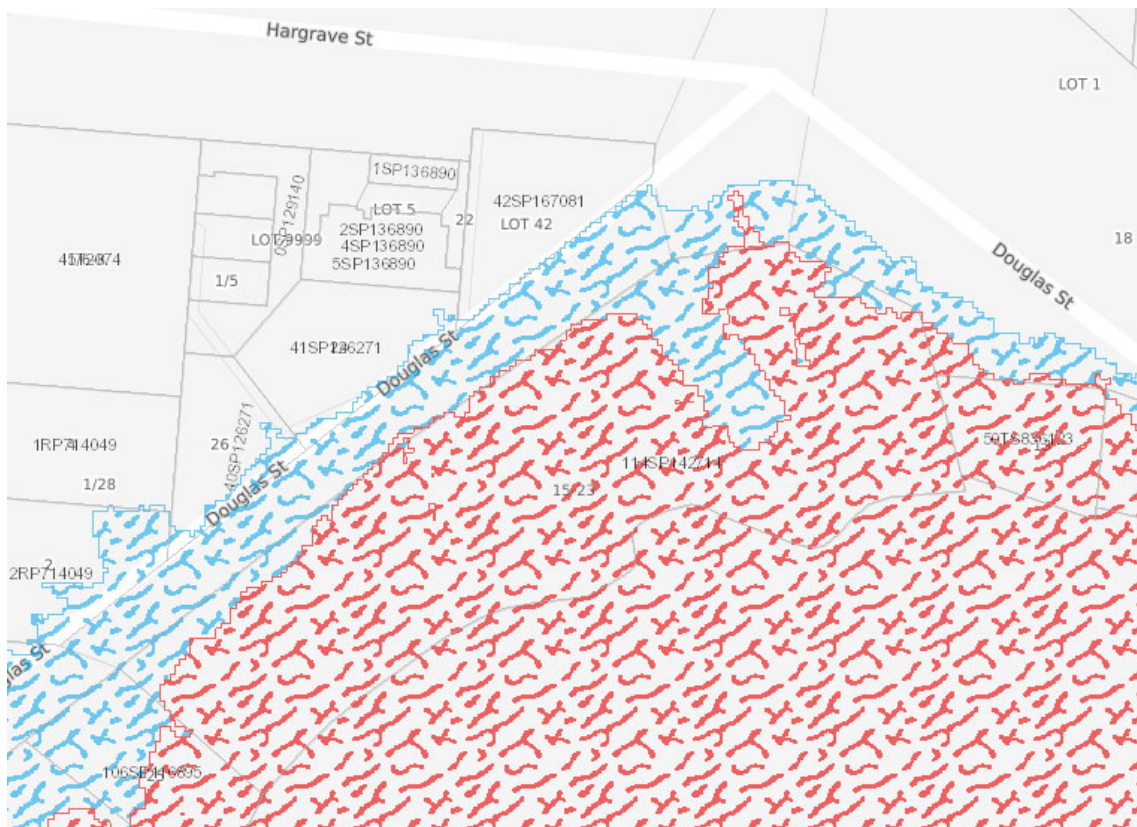
## 5 STATE, REGIONAL & LOCAL ASSESSMENT BENCHMARKS

### 5.1 State Planning Policy

Section 30(2)(a)(ii) of the Planning Regulation 2017 requires that the impact assessment must be carried out against the State Planning Policy (SPP), part E, to the extent part E is not identified in the planning scheme as having been appropriately integrated.

We note that the latest SPP has not been integrated into the Torres Shire Planning Scheme, therefore, on review of the SPP Mapping, it is noted that the coastal management/hazard mapped State Interests that relate to the land are as follows:

- All of the subject land is included in the Coastal Management District;
- All of the subject land and land located on the opposite side of Douglas Street is included in the Erosion Prone Area; and
- The majority of the subject land is included in the mapped High Storm Tide Inundation Area except for a narrow section of the subject land located adjacent to Douglas Street and the elevated section of the subject land, that is currently used for storage purposes, which are included in the mapped Medium Storm Tide Inundation Area, as indicated in Figure 3 below.



**Figure 3:** SPP Mapping – Storm Tide Inundation

The SPP’s Assessment Benchmarks relevant to the above-described mapping layers is provided below.

**Assessment benchmarks – natural hazards, risk and resilience**

**These performance outcomes apply to the following development applications, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.**

<p><b>A development application for a material change of use, reconfiguration of a lot or operational works on premises in any of the following:</b></p> <ul style="list-style-type: none"> <li>(1) bushfire prone areas</li> <li>(2) flood hazard areas</li> <li>(3) landslide hazard areas</li> <li>(4) storm tide inundation areas</li> <li>(5) erosion prone area.<sup>7</sup></li> </ul> <p><b>All of the following requirements are assessment benchmarks for the development:</b></p> <p><b>Erosion prone areas within a coastal management district<sup>8</sup>:</b></p> <ul style="list-style-type: none"> <li>(1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is:                             <ul style="list-style-type: none"> <li>(a) coastal-dependent development; or</li> <li>(b) temporary, readily relocatable or able to be abandoned development; or</li> <li>(c) essential community infrastructure; or</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(d) minor redevelopment<sup>9</sup> of an existing permanent building or structure that cannot be relocated or abandoned.</li> <li>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</li> </ul> <p><b>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</b></p> <ul style="list-style-type: none"> <li>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</li> </ul> <p><b>All natural hazard areas:</b></p> <ul style="list-style-type: none"> <li>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</li> </ul>	<ul style="list-style-type: none"> <li>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</li> <li>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</li> <li>(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</li> </ul> <p>Further information in relation to these requirements is detailed in the natural hazards, risk and resilience guidance material.</p>
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<sup>7</sup> Note: There are specific assessment benchmarks which apply for erosion prone areas in the coastal management district, separate to other natural hazards.

<sup>8</sup> Note: These assessment benchmarks apply only where the chief executive is not identified as a referral agency under the Planning Regulation 2017.

<sup>9</sup> Note: see footnote 6

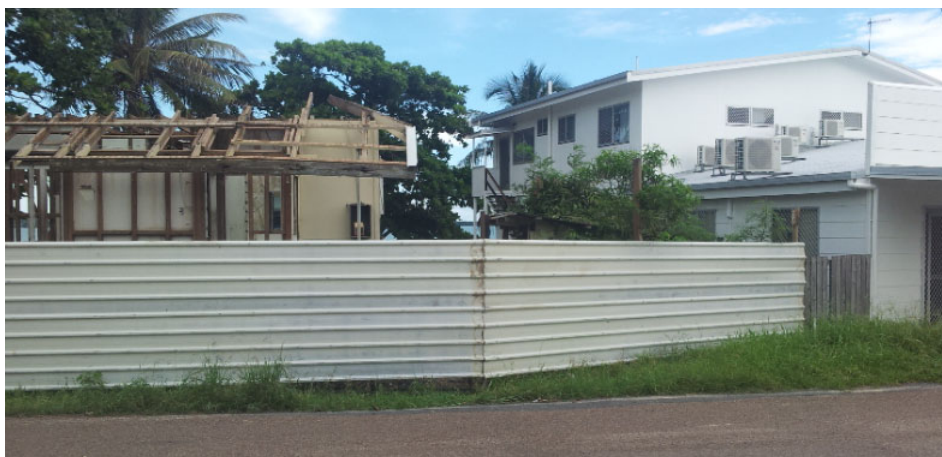
<sup>6</sup> Note: Minor redevelopment in an erosion prone area in a coastal management district, includes replacing an existing permanent building/structure with a building/structure that is the same, or substantially the same, in location and size, and monetary value of the existing building or structure is more than the cost of the associated coastal protection works. Examples of minor redevelopment may include adding less than 50 metres<sup>2</sup> to an existing building footprint, or an additional storey to a single storey building.

With regard to Assessment Benchmarks (1) and (2) that relate to Erosion Prone Areas within a Coastal Management District, the following commentary is provided:

- Council has prepared a new Planning Scheme which is understood to have recently been approved by the Planning Minister and which is expected to commence to have effect late February. The new Planning Scheme proposes to include the land in the Industry Zone thereby permitting future urban development on the land in the form of general industry type of activities that has the potential to not be;
  - coastal-dependant development;
  - temporary, readily relocatable or able to be abandoned development; or
  - essential community infrastructure.

Therefore, in the instance where developable land is so constrained, as is the case on Thursday Island, it appears that Council and the State accept that urban development on the land may vary from the assessment criteria stated in the SPP.

- While the subject proposal is not coastal-dependant development or temporary, readily relocatable or able to be abandoned development or essential community infrastructure, the proposed development is consistent with the current Planning Scheme's Business Zone provisions (refer to Section 5.4) and provides for commercial office space and residential accommodation which is also of demand on Thursday Island.
- In addition, the portion of the site proposed for development was previously occupied by a lowset dwelling, known as the Bishop's House, as is evident in the copy of SP142714 provided for reference in **Appendix B** and the image provided in **Figure 4** and a lowset double storey residential dwelling exists on the adjoining land, Lot 106 on SP116895 (refer to **Figure 4**). While the scale of development is greater than the scale of the dwelling that previously existed on the land, the portion of the site proposed for development is the same portion of the site that was occupied by the dwelling and used for residential purposes. While the proposed development does not comply with the criteria for 'minor redevelopment', the 'minor redevelopment' provision is considered to provide support for the development of this portion of the site, in place of the lowset dwelling that existed on this portion of the site, particularly given the limited availability of developable land on Thursday Island, the demand for commercial office space and residential accommodation on Thursday Island and that the proposal represents infill development .



**Figure 4:** Lowset dwelling previously located on the subject land (on the left) and lowset double storey dwelling that exists on adjoining land, Lot 106 on SP116895

- The proposed development is designed to mitigate the risks to people and property to an acceptable or tolerable level, given that;
  - The proposed development has direct access to Douglas Street, a suitable point of evacuation;
  - The habitable floor areas in the residential accommodation and commercial floor space are to have a floor level that is above the defined storm level prescribed in the Council's Proposed Planning Scheme (Note – the defined storm level prescribed in the Council's Proposed Planning Scheme is anticipated to be conservatively high and the minimum floor level may vary dependant on the outcomes/recommendations of Council's Coastal Hazard Adaptation Strategy);
  - Limited re-profiling of the ground level is intended to provide a level usable area while also limiting any significant changes to coastal inundation events;
  - The ground level area is to be used for purposes that could be readily evacuated should that be required in response to a coastal inundation event; and
  - The foundation footings for the proposed building development will be designed to adequately accommodate potential coastal erosion and inundation events.

It is noted that the SPP's Assessment Benchmark (3) is not applicable given that all of the land is included in a Coastal Management District.

With regard to Assessment Benchmark (4) and the applicable Guidance Material, it is noted that the development is compliant with this Assessment Benchmark on the basis that:

- The proposed development has direct access to Douglas Street, a suitable point of evacuation;
- The ground level area is to be used for purposes that could be readily evacuated should that be required in response to a coastal inundation event;
- The habitable floor areas in the residential accommodation and commercial floor space are to have a floor level that is above the defined storm level prescribed in the Council's Proposed Planning Scheme (Note – the defined storm level prescribed in the Council's Proposed Planning Scheme is anticipated to be conservatively high and the minimum floor level may vary dependant on the outcomes/recommendations of Council's Coastal Hazard Adaptation Strategy); and
- The foundation footings for the proposed building development will be designed to adequately accommodate potential coastal erosion and inundation events.

With regard to Assessment Benchmark (5), the requirement that development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, it is noted that:

- The habitable floor areas in the residential accommodation and commercial floor space are to have a floor level that is above the defined storm level prescribed in the Council's Proposed Planning Scheme (Note – the defined storm level prescribed in the Council's Proposed Planning Scheme is anticipated to be conservatively high and the minimum floor level may vary dependant on the outcomes/recommendations of Council's Coastal Hazard Adaptation Strategy), therefore limiting the development's influence on storm tide impacts and the potential for the development to be impacted by storm tides;
- Limited re-profiling of the ground level is intended to provide a level usable area while also limiting any significant changes to coastal inundation events; and
- The foundation footings for the proposed building development will be designed to adequately accommodate potential coastal erosion and inundation events.

The proposed development is designed to be protected from any significant direct coastal hazard impacts while limiting any potential change of the severity of coastal impacts on other properties. In respect of this Assessment Benchmark, the proposed development is considered to be a significant improvement as compared to the lowset dwelling that existed on this part of the site and the industrial form of development, that will typically require level sites immune from coastal inundation, that the Proposed Planning Scheme is understood to prefer to be established on the land.

Assessment Benchmark (6) is not applicable to the proposed development. There will be no manufacture or storage of hazardous materials.

With regard to Assessment Benchmark (7), it is noted that the proposed development does not require the clearing of coastal vegetation and proposes to limit the change of the land's profile thereby limiting any change to the land's protective function. Risks associated with coastal erosion and inundation could be further mitigated, through measures such as the planting of vegetation, which could be required in response to conditions of approval.

## 5.2 Development Assessment under Schedules 9 & 10 (SDAP)

Schedules 9 and 10 of the Planning Regulation 2017 identify the matters that the assessment manager and/or referral agency assessment must have regard to.

However, in this instance, the subject proposal does not trigger referral to the State Assessment and Referral Agency and an assessment of matters related to coastal management and coastal hazards is provided for Council's consideration in Section 5.1.

## 5.3 Regional Plan

Section 30 of the Planning Regulation 2017 requires that the impact assessment be carried out against the assessment benchmarks stated in the regional plan, to the extent the regional plan is not identified in the planning scheme as having been appropriately integrated.

However, in this instance, the subject land is not subject to a Regional Plan.

## 5.4 Local Authority Assessment

In accordance with Schedule 8 of the Planning Regulation 2017, the assessment manager for this application is Torres Shire Council.

### 5.4.1 Defined Land Use

This application seeks Council's approval for the following land uses as defined under the Torres Shire Planning Scheme (2007):

*Office -*

*Premises for office activities that are oriented towards the provision of administration, clerical, technical, and/or professional services as a business/commercial operation.*

*The term includes a bank but does not include any manufacture and/or selling of goods.*

*Multiple dwelling units –*

*‘Premises that comprise an integrated development of three or more dwelling units on a site, or two or more dwelling units on a site, where such units are provided to the rear of, or on floors above ground floor commercial premises. The term includes outbuildings necessarily associated with human occupation on the site and home activities associated with the individual dwelling units.*

*The term does not include Accommodation building, Bed and Breakfast, Caravan park, Dual occupancy, Institutional residence, Annexed apartment or Retirement village as separately defined, but may include a manager’s residence forming part of a multiple dwelling units premises.’*

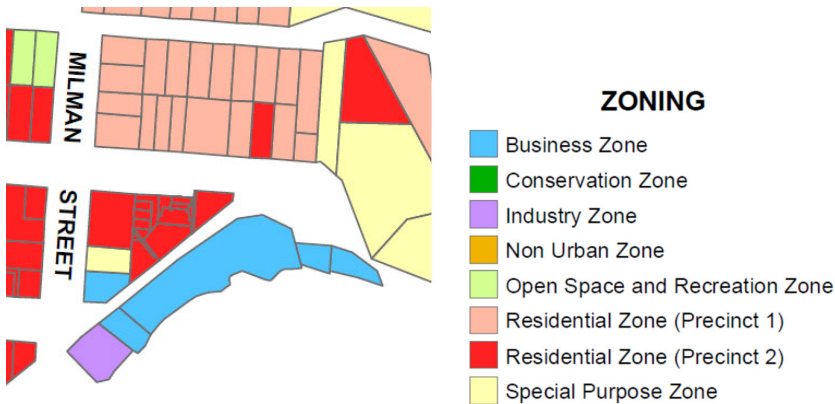
**5.4.2 Level of Assessment**

Pursuant to Section 3.4, Table 3A of the Table of Assessment for the Planning Scheme’s Business Zone;

- The proposed Office use is identified as requiring Code Assessment; and
- The proposed Multiple Dwelling Units use is identified as requiring Impact Assessment.

**5.4.3 Zone**

The subject site is located within the Business Zone.



The following provides an assessment of the proposal against the Business Zone Intent:

Business Zone Purpose and Overall Outcomes	Response
(a) The purpose of the Business Zone Code is the achievement of the overall outcomes sought for the Business Zone.	The Purpose and Overall Outcomes relating to the Business Zone are satisfied by the proposed development, on the basis that;
(b) The overall outcomes sought for the Business Zone are:	
i. Provision of commercial uses in areas of high accessibility;	1. The mixed use commercial office and residential development fronts and has direct access to Douglas Street, Thursday Island’s main street;
ii. Provision of entertainment, recreational and community infrastructure uses that are necessary for the community they	2. The proposed development has adopted a high set Queenslander style of building development, a typical style of development located on Thursday Island and which will integrate well with



Business Zone Purpose and Overall Outcomes	Response
<p>serve and provide a focus of activity for residents and visitors to the area;</p> <p>iii. Well-designed business centres on Thursday (Waiben) Island and Ngurupai (Horn) Island characterised by:</p> <ol style="list-style-type: none"> <li>1. Allotment and building layout and form suitable to accommodate the range of consistent uses,</li> <li>2. Infrastructure services to meet the particular requirements for the type and scale of development,</li> <li>3. Premises sympathetic to the surrounding natural and built environment by contributing to the retention or attainment of a desirable streetscape and character;</li> <li>4. High standard of buildings situated within attractive and safe urban spaces;</li> <li>5. Pedestrian and cyclist network linking to surrounding residential areas and providing an alternative to use of the private car; and</li> <li>6. Maintenance and enhancement of the Torres Strait island character;</li> </ol> <p>iv. Provision of well designed, mixed-use commercial/residential premises which preserve or enhance the ground floor shop front presentation to the street.</p> <p>v. Development of key nominated sites within the Business Zone in a manner that enhances the unique social and environmental values of the sites.</p>	<p>the style of development and predominantly residential use in the immediate locality;</p> <p>3. Commercial office space is located adjacent to Douglas Street and a residential dwelling is located behind the commercial office space with deck areas overlooking See Hop Beach, a design that will integrate well with the use of See Hop Beach; and</p> <p>4. The development has been designed to adequately address the land's coastal constraints.</p>

The following provides for an assessment of the proposal against the Business Zone Code:

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
<p>O1 Uses are: consistent with the overall outcomes sought for the Business Zone, and preferred for development in the zone; as follows: All Commercial Purposes.</p>	<p>SI Not applicable</p>	<p>Complies  The Office use is a preferred use.</p>

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
<p>O2                      Provided uses are developed:</p> <ul style="list-style-type: none"> <li>• to be compatible with surrounding Commercial Purposes by being of similar scale, intensity and character; and</li> <li>• to support preferred uses, and</li> <li>• to not adversely affect the amenity of the locality; or</li> <li>• to provide recreational or community facilities that are more appropriately located in the Business zone;</li> <li>• The following uses are consistent with the Overall Outcomes sought for the Business Zone:                             <ul style="list-style-type: none"> <li>i. Accommodation building;</li> <li>ii. Caretaker’s residence;</li> <li>iii. Car park;</li> <li>iv. Car wash;</li> <li>v. Child care centre;</li> <li>vi. Indoor entertainment;</li> <li>vii. Indoor sports facility;</li> <li>viii. Light industry (if located within an existing building and not exceeding 100m<sup>2</sup> GFA);</li> <li>ix. Local utility;</li> <li>x. Multiple dwelling (where located to the rear of, or on floors above a ground floor commercial use);</li> <li>xi. Special purpose;</li> <li>xii. Telecommunications facility (medium impact); or</li> <li>xiii. Transport terminal.</li> </ul> </li> </ul>	<p>S2                      Not Applicable</p>	<p>Complies</p> <p>The Multiple Dwelling Unit development is located to the rear of the commercial office space which fronts Douglas Street.</p>
<p>O3                      The following additional uses are consistent with the overall outcomes sought for the nominated sites within the Business Zone:</p> <ul style="list-style-type: none"> <li>• Lot 114 on TS84 – old IBIS slipway on Douglas Street at See Hop Beach: Consistent Uses:</li> </ul>	<p>S3                      Not Applicable</p>	<p>Complies</p> <p>The provision relating to Lot 114 on TS84 apply to the subject land and it is noted that;</p> <p>1. The mixed use commercial office and residential development only occupies a</p>

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
<ul style="list-style-type: none"> <li>– Mixed use development that achieves a number of positive commercial, community and/or recreational outcomes. Uses exhibit a high standard of design and emphasise opportunities for public access and enjoyment of the foreshore area.</li> <li>• Lot 83 on TS58 – old power station site at Victoria Parade, Thursday Island: Consistent Uses:                         <ul style="list-style-type: none"> <li>– Commercial uses (including tourist related uses) that enhance the functioning of the area as a gateway for water-borne visitors to Thursday Island. Development respects and preferably positively features the cultural heritage features of the site associated with the historic stone steps.</li> </ul> </li> </ul>		<p>part of the site that was previously used for residential accommodation purposes, a dwelling previously known as the Bishop’s House, will provide additional residential accommodation and commercial office space which is subject of critical demand on Thursday Island and therefore, will be of benefit to commercial operators and the community;</p> <p>2. The proposed development has adopted a high set Queenslander style of building development, a typical style of development located on Thursday Island and which will integrate well with the style of development and predominantly residential use in the immediate locality; and</p> <p>3. The commercial office space is located adjacent to Douglas Street and a residential dwelling is located behind the commercial office space with deck areas overlooking See Hop Beach, a design that will integrate well with the use of See Hop Beach.</p>
Inconsistent uses		
<p>O4 Uses other than:</p> <ul style="list-style-type: none"> <li>• preferred uses nominated in O1, or</li> <li>• consistent uses developed to comply with the provisos set out in O2, or O3;</li> <li>• do not comply with the overall outcomes sought for the Business Zone and conflict with this code.</li> </ul>	<p>S4 Not Applicable</p>	<p>Complies, as indicated above.</p>

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
Subdivision Design		
O5 Reconfigured lots are designed and developed with: sufficient area and suitable proportions for preferred or consistent uses; adequate frontage providing safe and convenient vehicular and pedestrian access; and do not expose people and works to unacceptable risks from flooding or other hazards.	S5 Not Applicable	Not Applicable
Residential Density		
O6 Residential density compatible with local amenity expressed by the overall outcomes sought for the Business Zone.	S6 Not Applicable	Complies, as indicated above.
Character & Amenity		
O7 Use and Amenity Uses and works located, designed and operated to avoid significant adverse impacts on: <ul style="list-style-type: none"> <li>existing environmental conditions relating to air, water and soil,</li> <li>the amenity of adjacent properties and public spaces, and</li> <li>the health and safety of people using the premises and adjacent premises</li> <li>streetscape.</li> </ul>	S7 <b>a. Fencing</b> If a site is located adjacent to land within the Residential Zone, a 1.8 metre high screen fence is established on the boundary. <b>b. Service Areas</b> Rubbish bin storage areas are designed to be visually unobtrusive, while providing easy, practical access to service vehicles. <b>c. Plant and Equipment</b> Mechanical plant and equipment are located so they are not visually obtrusive and do not cause adverse visual or acoustic impacts on adjoining premises. <b>d. Façade lighting</b> Façade lighting does not impact adversely on the amenity of surrounding uses or users of adjacent roads.	Complies  Where required, the proposed development will be able to accommodate these requirements.

Business Zone Code												
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response										
<p>O8 Building and structures are:</p> <ul style="list-style-type: none"> <li>• Of a type and scale which have an attractive, functional appearance;</li> <li>• constructed of materials and finishes compatible with other development in the area;</li> <li>• integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and</li> <li>• which adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces.</li> </ul>	<p>S8</p> <p>a. Built form</p> <p>i. Height Buildings and structures do not exceed 12 metres.</p> <p>ii. Setbacks</p> <table border="1"> <thead> <tr> <th>Circumstance</th> <th>Minimum setback (metres)</th> </tr> </thead> <tbody> <tr> <td>Setback from Douglas Street</td> <td>0 metres (also the maximum setback in this instance)</td> </tr> <tr> <td>Setback from other streets</td> <td>3 metres</td> </tr> <tr> <td>Side and rear boundaries</td> <td>In accordance with BCA</td> </tr> <tr> <td>If abutting land in the Residential Zone</td> <td>3 metres or half the height of the building, whichever is the greater</td> </tr> </tbody> </table>	Circumstance	Minimum setback (metres)	Setback from Douglas Street	0 metres (also the maximum setback in this instance)	Setback from other streets	3 metres	Side and rear boundaries	In accordance with BCA	If abutting land in the Residential Zone	3 metres or half the height of the building, whichever is the greater	<p>Complies</p> <p>Building height does not exceed 12 metres.</p> <p>Setback from Douglas Street is not 0 metres. However, the building development is setback from the street to allow for the provision of mobility access ramps to the commercial office space. The building setback is considered to be acceptable in this instance given that the existing building setback along this part of Douglas Street varies.</p> <p>Other building setbacks comply.</p> <p>Site cover is significantly less than 80% - the proposed development only relates to part of the site.</p> <p>Building Appearance:</p> <ol style="list-style-type: none"> <li>1. The commercial office component of the building is appropriately designed to address Douglas Street and the rear of the building has a residential deck overlooking See Hop Beach, a design that will integrate well with See Hop Beach;</li> <li>2. The proposed development has adopted a high set Queenslander style of building development, a typical style of development located on Thursday Island and which will integrate well with the style of development and predominantly residential use in the immediate locality;</li> <li>3. The building have a maximum unarticulated length less than 12m fronting Douglas Street;</li> <li>4. The proposed development has adopted a high set Queenslander style of building</li> </ol>
	Circumstance	Minimum setback (metres)										
	Setback from Douglas Street	0 metres (also the maximum setback in this instance)										
	Setback from other streets	3 metres										
	Side and rear boundaries	In accordance with BCA										
	If abutting land in the Residential Zone	3 metres or half the height of the building, whichever is the greater										
	<p>iii. Site Cover Site coverage does not exceed 80 %.</p>	<p>1.</p>										
<p>iv. Building Appearance:</p>	<p>2.</p>											
<p>i. Buildings adjacent to the street or other public space, address the street or space by having a front door and windows facing the street or space;</p>	<p>3.</p>											
<p>ii. Building design, roof form, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the character of attractive neighbouring buildings. Materials to be avoided include:</p>	<p>4.</p>											

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
	<ul style="list-style-type: none"> <li>○ glazed curtain walls;</li> <li>○ unrelieved painted, render or similar finishes;</li> <li>○ unarticulated concrete finishes;</li> <li>○ unarticulated cladding systems; or</li> <li>○ fluorescent or iridescent paints.</li> <li>iii. Buildings have a maximum unarticulated length of 15 metres to the public street frontage;</li> <li>iv. Buildings viewed from the public street and adjoining properties, have a dominant roof form which responds to Torres Shire's tropical climate and rainfall conditions; and</li> <li>v. Buildings on corner sites reinforce the corner by truncating the façade.</li> </ul> <p>b. Pedestrian Comfort</p> <ul style="list-style-type: none"> <li>i. Building design provides awnings or other sun and rain shelters for the full width of the footpath along all facades addressing streets; and</li> <li>ii. Awnings or other sun and rain shelters articulate with and are of a design compatible with that on adjoining premises.</li> </ul> <p>c. Access Provision</p> <ul style="list-style-type: none"> <li>i. On-site parking is located towards the rear of the premises, linked and integrated with parking on adjoining premises as appropriate; and</li> </ul>	<p>development with a pitch roof design consistent with surrounding development.</p> <p>Pedestrian Comfort – The need to provide mobility access overrides the ability to provide awnings over the street frontage.</p> <p>Access Provision – On-site car parking is provided at ground level and at the rear of the site and the driveway accesses do not dominate the street frontage.</p> <p>Landscaping – The landscaping provisions are not in this instance.</p> <p>Concept Plans of the proposed development have been prepared by PAWA Architecture and are provided for reference in <b>Appendix D</b>.</p>

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
	ii. Access driveways and car parking areas occupy no more than 30% of the length of the street frontage of the premises. d. Landscaping i. Open-air car parking areas are planted and maintained with shade trees every 6 linear car bays. ii. Notwithstanding any Self-assessment Solution nominated in a specific use code, if abutting land in the Residential Zone, a minimum 3 metre wide landscaping area along the common boundary/s (to standard nominated in Schedule 7 of this planning scheme).	
Safety and Security		
O9 Personal safety and property security optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> <li>opportunities for surveillance;</li> <li>clear definition of boundaries between private and public spaces;</li> <li>robust construction materials; and</li> <li>appropriate security lighting.</li> </ul>	S9 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.	Complies or is able to comply subject to conditions.
Vegetation Management		
O10 Clearing does not impact adversely on ecological or landscape values.	S10 Vegetation is retained within 15 metres of wetlands or the high bank of a permanent waterway; and Vegetation is retained on land with slopes $\geq 1$ in 6.	Not Applicable
Flood Immunity		
O11	S11 Not Applicable	Complies

Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
Development is immune to flood events which result to unacceptable risk to health and safety or unacceptable risk of property damage		The proposed development has been designed to accommodate storm surge.
Vehicle Parking & Movement		
<p>O12 Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> <li>• be integrated with the site layout including:                             <ul style="list-style-type: none"> <li>iii. direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> <li>iv. appropriately designed footpath crossovers; and</li> <li>v. provision for safe pedestrian movement between public footpath and facility entry points; and</li> </ul> </li> <li>• accommodate all modes of transport generated by the use; and</li> <li>• facilitate non-discriminatory accessibility; and</li> <li>• provide for safe and efficient loading and unloading of goods; and</li> <li>• allow for vehicle queuing necessary for the use; and</li> <li>• provide for passenger set down/pick up necessary for the use.</li> </ul>	<p>S12</p> <ul style="list-style-type: none"> <li>a. Parking is provided on-site:                             <ul style="list-style-type: none"> <li>i. at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and</li> <li>ii. laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> </ul> </li> <li>b. Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> <li>c. Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> <li>d. Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> <li>e. Bicycle and pedestrian paths are integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul>	<p>Complies</p> <p>The Office space requires the provision of 2 car parking spaces and the Multiple Dwelling development requires the provision of 1 car space per unit, plus 1 visitor space.</p>



Business Zone Code		
Specific Outcomes	Acceptable Solutions & Probable Solutions	Response
Infrastructure		
<p>O13</p> <p>Water supply, wastewater and sullage, drainage, roads, power and communications provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li>comprise components and materials that are:</li> <li>readily accessible and available; and</li> <li>robust and reliable in terms of operational life and purpose; and</li> <li>easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> <li>are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.</li> </ul>	<p>S13</p> <p>Water supply, wastewater and sullage, drainage, roads, power and communications are:</p> <p>a. provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</p> <p>b. constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</p>	<p>Complies</p> <p>Given the Douglas St location, service infrastructure adequate for the proposed development is expected to be available and will be provided in accordance with reasonable and relevant conditions.</p>
Excavation or Filling		
<p>O14</p> <p>Excavation or filling is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised and excavation or filling does not result in:</p> <ul style="list-style-type: none"> <li>the instability of a site or adjacent land; or</li> <li>a detrimental change to the runoff characteristics of a site or nearby land; or</li> <li>a reduction of the water quality of receiving waters.</li> </ul>	<p>S14</p> <p>Not Applicable</p>	<p>Complies</p> <p>Limited excavation and filling is proposed to provide a level ground level area and to limit any significant change to the profile of the land.</p>

### 5.4.4 Development Codes

The Planning Scheme’s Multiple Dwelling Unit Code is relevant to the proposed development. While the Code provisions are considered to predominantly relate to a residential unit/apartment complex, an outline of the proposal’s compliance with the Code’s provisions is indicated as follows:

- The subject land has a frontage of greater than 20m to Douglas Street and an area well in excess of 1,000m<sup>2</sup>;
- The privacy of the adjoining premises is protected through the provision of a substantial setback from the property boundary;
- The proposed development enhances the streetscape through the provision of car parking at ground level and at the rear of the proposed building development;
- A separate driveway is provided for each dwelling unit;
- The Office component of each building addresses Douglas Street, the ratio of residential unit floor space to office floor space does not exceed 2:1 and the car space for the residential unit can be allocated as the rear car parking space/s;
- Private Open Space is well in excess of the applicable requirements;
- The provision of fencing will be determined in consultation with Council and be subject to a condition of approval; and
- Where reasonably required, on-site service facilities will be provided in accordance with reasonable and relevant conditions.

#### 5.4.5 Overlays

The Planning Scheme's Overlay Map 1 Special Management Area Map identifies that land is below the 5m Contour and that Acid Sulphate Soils have the potential to require management. Given the proposed development intends to limit the disturbance of the subject land, the potential disturbance of acid sulphate soils will be a matter that could be appropriately managed as part of the building works.

The Planning Scheme's Overlay Map 3 identifies that land is located within the Erosion Prone Area. The Planning Scheme includes provisions specifically relating to development in the Erosion Prone Area, however the assessment provided against the State Planning Policy, in Section 5.1 of this report, provides an assessment against the most current provisions related to development in the Erosion Prone Area which are considered to override the Planning Scheme's provisions.

## 6 CONCLUSION

This Planning Report supports a development application made on behalf of Community Enterprise Queensland to seek development approval for a material change of use (MCU) for development comprising of Offices and Multiple Dwelling Units at 15-23 Douglas Street, Thursday Island, described as Lot 114 on Plan SP142714.

The proposed development involves:

- The provision of 2 high set Queenslander style buildings with Office floorspace being provided in each building opposite the Douglas Street frontage and a 2 bedroom dwelling unit being provided at the rear of each Office, defined as Multiple Dwelling Units, which may be used in association with or independent of each Office;
- A ground level area to be used for access, car parking, incidental storage and a covered passive recreation area;
- All works associated with the development are to be undertaken above the Highest Astronomical Tide (HAT) level; and
- The provision of minimum floor levels at or above the estimated storm surge levels.

Under the current Torres Shire Planning Scheme, the subject site is located within the Business Zone. Within Council's Planning Scheme, the proposed Office use is identified as requiring Code Assessment and the proposed Multiple Dwelling Units use is identified as requiring Impact Assessment. Consequently, the MCU Development Application is undertaken as an Impact Assessable Development Application.

This report details the proposal's consistency with the intents and code requirements of applicable State planning provisions and the Planning Scheme. The portion of the site proposed for development is the same portion of the site that was occupied by the dwelling known as the Bishop's House. While the proposed development does not strictly comply with the State's coastal hazard provisions, the provisions relating to the redevelopment of a site provide support for the development of this portion of the site, in place of the lowset dwelling that existed on this portion of the site, particularly given:

- The limited availability of developable land on Thursday Island;
- The demand for commercial office space and residential accommodation on Thursday Island;
- That the proposal represents infill development; and
- The high set Queenslander style of building development will integrate well with the style of development and predominantly residential use in the immediate locality.

The proposal is considered to adequately address the applicable planning provisions and development of the land as proposed is recommended for approval subject to reasonable and relevant conditions.



## Appendix A

### DA Form

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Community Enterprise Qld c/- RPS Australia East Pty Ltd
Contact name <i>(only applicable for companies)</i>	Owen Caddick-King, RPS Australia East Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4276 1027
Email address <i>(non-mandatory)</i>	owen.caddick-king@rpsgroup.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	PR142524-6

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms Guide: Relevant plans</u> .				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b> <input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		15-23	Douglas Street	Thursday Island
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4875	114	SP142714	Torres Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)				
<b>Note:</b> Place each set of coordinates in a separate row.				
<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)		Latitude(s)		Datum
				<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)		Northing(s)		Datum
		Zone Ref. <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> Not required				
4) Identify any of the following that apply to the premises and provide any relevant details				
<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer				
Name of water body, watercourse or aquifer:			See hop beach	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>				
Lot on plan description of strategic port land:				
Name of port authority for the lot:				
<input checked="" type="checkbox"/> In a tidal area				
Name of local government for the tidal area (if applicable):			Generally southern portion of site - Torres Shire Council	
Name of port authority for tidal area (if applicable):			Ports North	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>				
Name of airport:				

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.*

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

a) What is the type of development? (*tick only one box*)

Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? (*tick only one box*)

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment (*requires public notification*)

d) Provide a brief description of the proposal (*e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots*):

2 high set Queenslander style buildings with Office floorspace being provided in each building opposite the Douglas Street frontage and a dwelling unit being provided at the rear of each Office, defined as Multiple Dwelling Units, which may be used in association with or independent of each Office.

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**

a) What is the type of development? (*tick only one box*)

Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? (*tick only one box*)

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment (*requires public notification*)

d) Provide a brief description of the proposal (*e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots*):

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
2 high set Queenslander style buildings with Office floorspace being provided in each building opposite the Douglas Street frontage and a dwelling unit being provided at the rear of each Office, defined as Multiple Dwelling Units, which may be used in association with or independent of the each Office.	Office and Multiple Dwelling Units	Two	242.94m2

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	

### Division 2 – Reconfiguring a lot

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	



11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Torres Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a <b>hazardous chemical facility</b> ?			
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>			

### **Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)  
 No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### **Environmental offsets**

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter  
 No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area  
 Yes – the development application involves premises in the koala habitat area outside the koala priority area  
 No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development  
 No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### **Waterway barrier works**

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application  
 No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*  
 No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

*Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.*

### **Quarry materials from land under tidal waters**

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

*Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### **Referable dams**

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application  
 No

*Note: See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.*

### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title
- No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below  
 No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:	Blackall Street	Place ID:	65 Stone flagged street drains
-----------------------------	-----------------	-----------	--------------------------------

### **Brothels**

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
 No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

### 25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

---

Date received:

Reference number(s):

**Notification of engagement of alternative assessment manager**

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

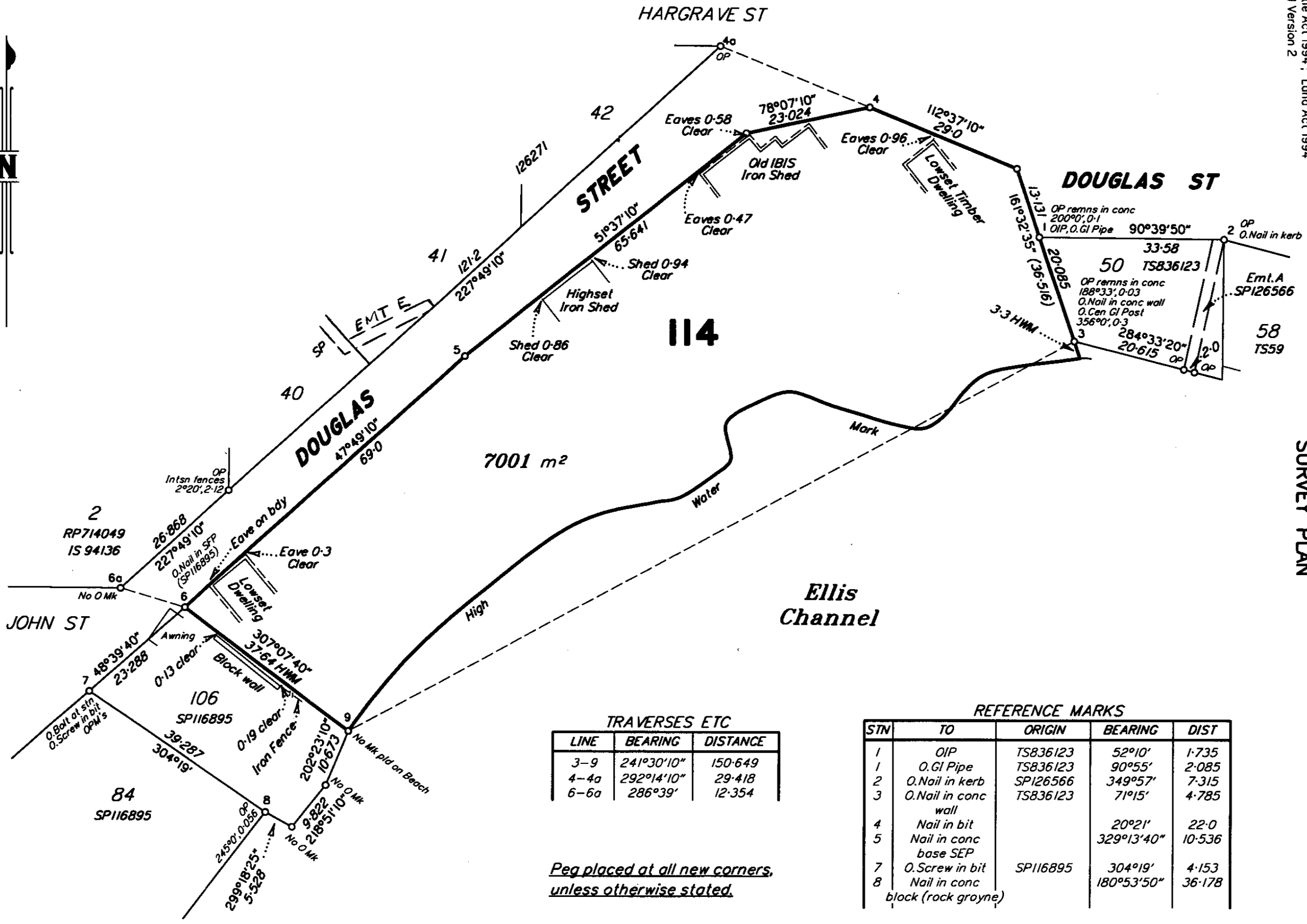
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			





## Appendix B

SP142714



TRAVERSES ETC

LINE	BEARING	DISTANCE
3-9	241°30'10"	150.649
4-4a	292°14'10"	29.418
6-6a	286°39'	12.354

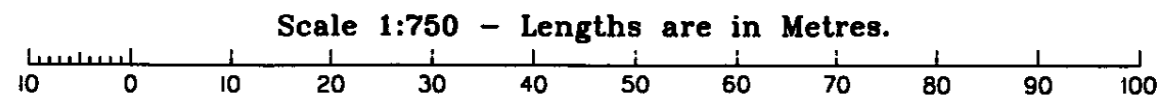
Peg placed at all new corners, unless otherwise stated.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	TS836123	52°10'	1.735
1	O.GI Pipe	TS836123	90°55'	2.085
2	O.Nail in kerb	SP126566	349°57'	7.315
3	O.Nail in conc wall	TS836123	71°15'	4.785
4	Nail in bit		20°21'	22.0
5	Nail in conc base SEP		329°13'40"	10.536
7	O.Screw in bit	SP116895	304°19'	4.153
8	Nail in conc block (rock groyne)		180°53'50"	36.178

PERMANENT MARKS

STN	ORIGIN	BEARING	DIST	NO
7-OPM	SP116895	241°32'	60.915	106548
7-OPM	SP116895	352°26'10"	157.562	106547



**C&B CONSULTANTS PTY LTD**  
ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Adrian Edward SLOMON, Registered Surveyor (licensed) for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1972 and the Surveyors Regulation 1992 and that the plan was completed on 26/6/2001.

**C&B CONSULTANTS PTY LTD**  
COMMONWEALTH OF AUSTRALIA  
REGISTERED SURVEYORS  
Stephen James REDGWELL  
Registered Surveyor (Director)  
Date 23.7.01

**Plan of Lot 114**  
Concilling Lot 114 on TS84  
PARISH: **PORT KENNEDY** COUNTY: **TORTRES**  
Meridian: SP126271 Add 4°13' for AMG (Zone 54)  
F/N's: Yes  
Scale: 1:750  
Format: **STANDARD**  
SP142714  
Plan Status:

705273274

NO FEE  
18/12/2001 09:44

CS 495

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

Registered

5. Lodged by  
NRM  
PO Box 937  
CAIRNS QLD 4870  
D. MARTIN  
PH: 40398457  
CNS/007116  
(include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

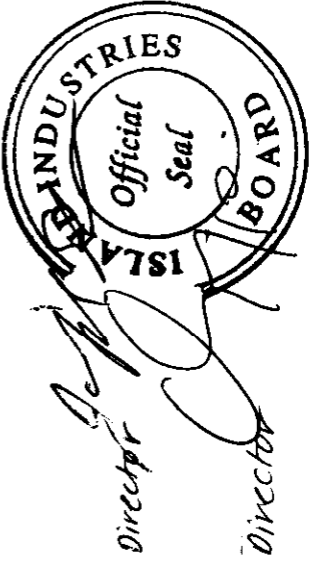
I/We THE ISLAND INDUSTRIES BOARD

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees



APPROVED  
Raahley  
Susan Teresa Ashley  
Delegate of the Minister  
for Natural Resources  
and Minister for Mines

\* Rule out whichever is inapplicable

2. Local Government Approval.

\* hereby approves this plan in accordance with the:  
%  
%

Dated this ..... day of .....

#

#

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement:

CMS Number:

Name:

4. References:

Dept File: .....  
Local Govt: .....  
Surveyor: 90056

6. Existing Created

Title Reference	Lot	Plan	Lots	Emts	Road
17596038	114	TS84	114		

12. Building Format Plans only.

I certify that:

- \* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.
- \* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Licensed Surveyor/Director \* Date  
\* delete words not required

Lot 114  
on TS84

114

Orig Lots

7. Portion Allocation:

8. Map Reference:  
7376-41213

9. Locality:

THURSDAY ISLAND

10. Local Government:

Torres S.C.

11. Passed & Endorsed:

By: CAB CONSULTANTS PTY LTD

Date: 25/7/01

Signed: Solomon

Designation: LICENSED SURVEYOR

13. Lodgement Fees:

Survey Deposit \$  
Lodgement Fee: 2584839 \$ 119.65  
New Titles \$  
Photocopy \$  
Postage \$  
TOTAL \$ 119.65

14. Insert Plan Number  
SP142714



## Appendix C

### Certificate of Title

# CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 36241379

Search Date: 08/02/2021 14:55

Title Reference: 51063675

Date Created: 04/11/2016

Previous Title: 40072755

## REGISTERED OWNER

Dealing No: 717623155 04/11/2016

THE ISLAND INDUSTRIES BOARD

## ESTATE AND LAND

Estate in Fee Simple

LOT 114 SURVEY PLAN 142714  
Local Government: TORRES

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40072755 (Lot 114 on SP 142714)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2021]  
Requested By: D-ENQ GLOBALX



## Appendix D

### Concept Plans prepared by PAWA Architecture

SHEET No.	SHEET NAME
A000	COVER SHEET
A001	SITE PLAN
A002	COMMERCIAL OFFICE - RESIDENCE 1
A003	COMMERCIAL OFFICE - RESIDENCE 1 - ELEVATIONS
A004	COMMERCIAL OFFICE - RESIDENCE 2
A005	COMMERCIAL OFFICE - RESIDENCE 2 - ELEVATIONS



CONCEPT DESIGN ONLY

COVER SHEET  
 SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

COMMUNITY ENTERPRISE QUEENSLAND (CEQ)

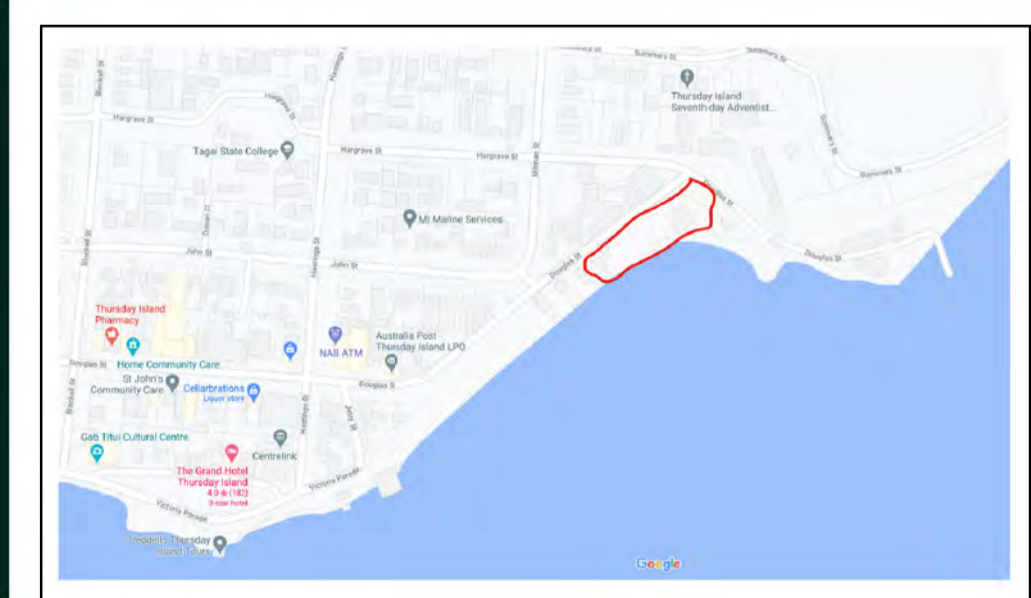
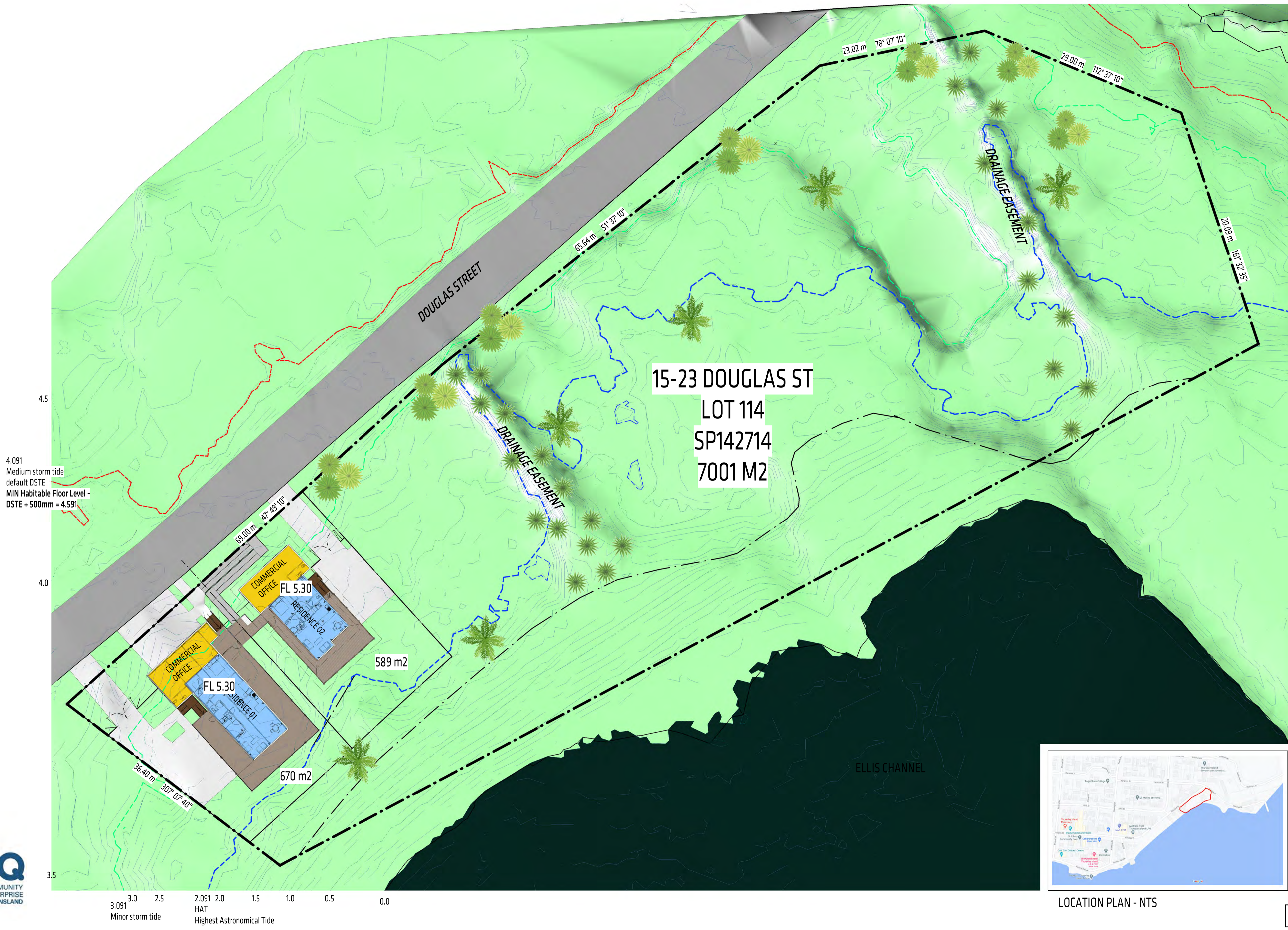
21E359

A000



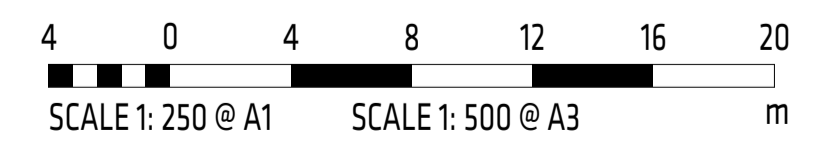
architecture | tropical design | masterplanning | interiors

JUN 2021 REVISION 4



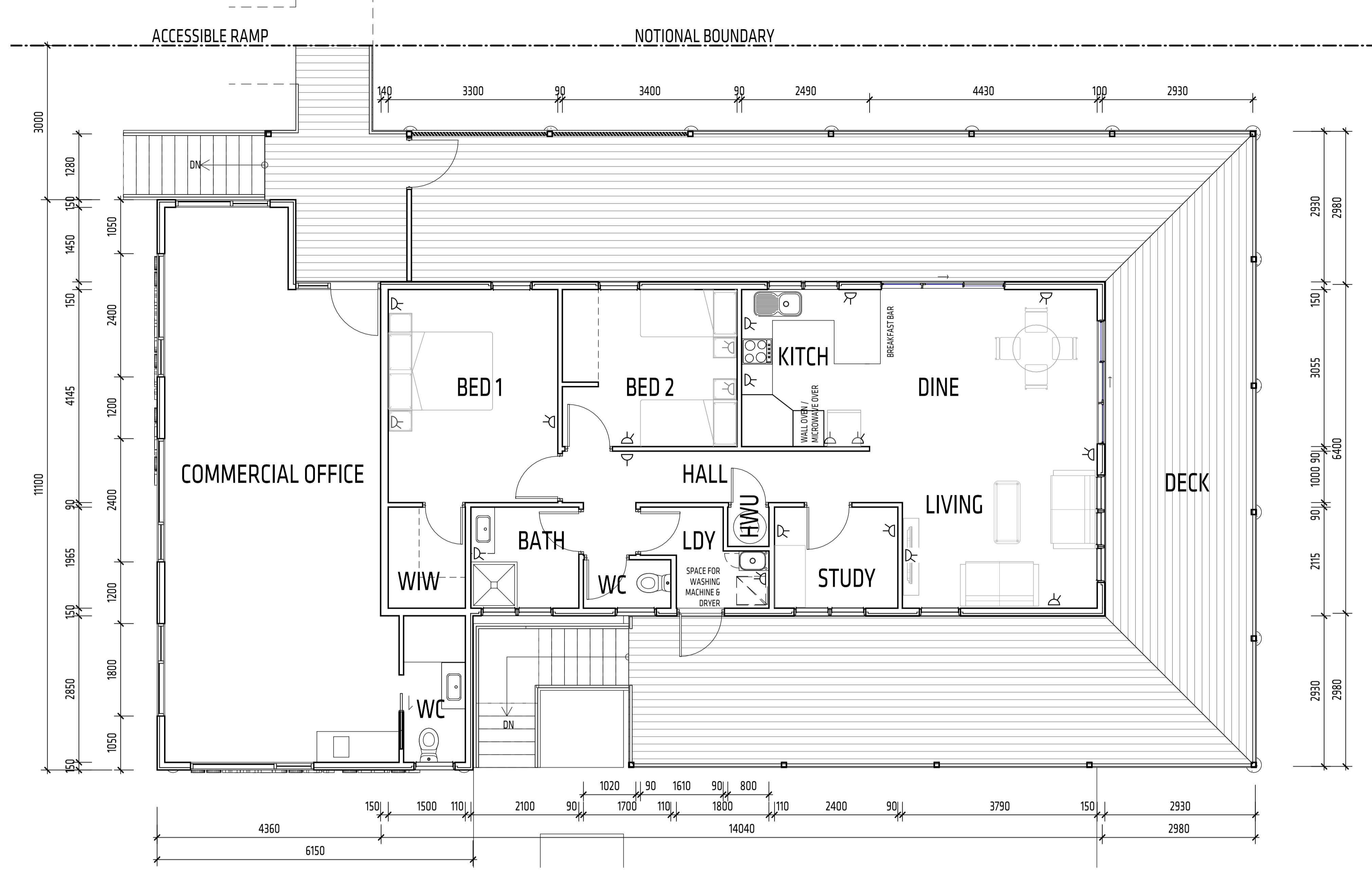
LOCATION PLAN - NTS

CONCEPT DESIGN ONLY



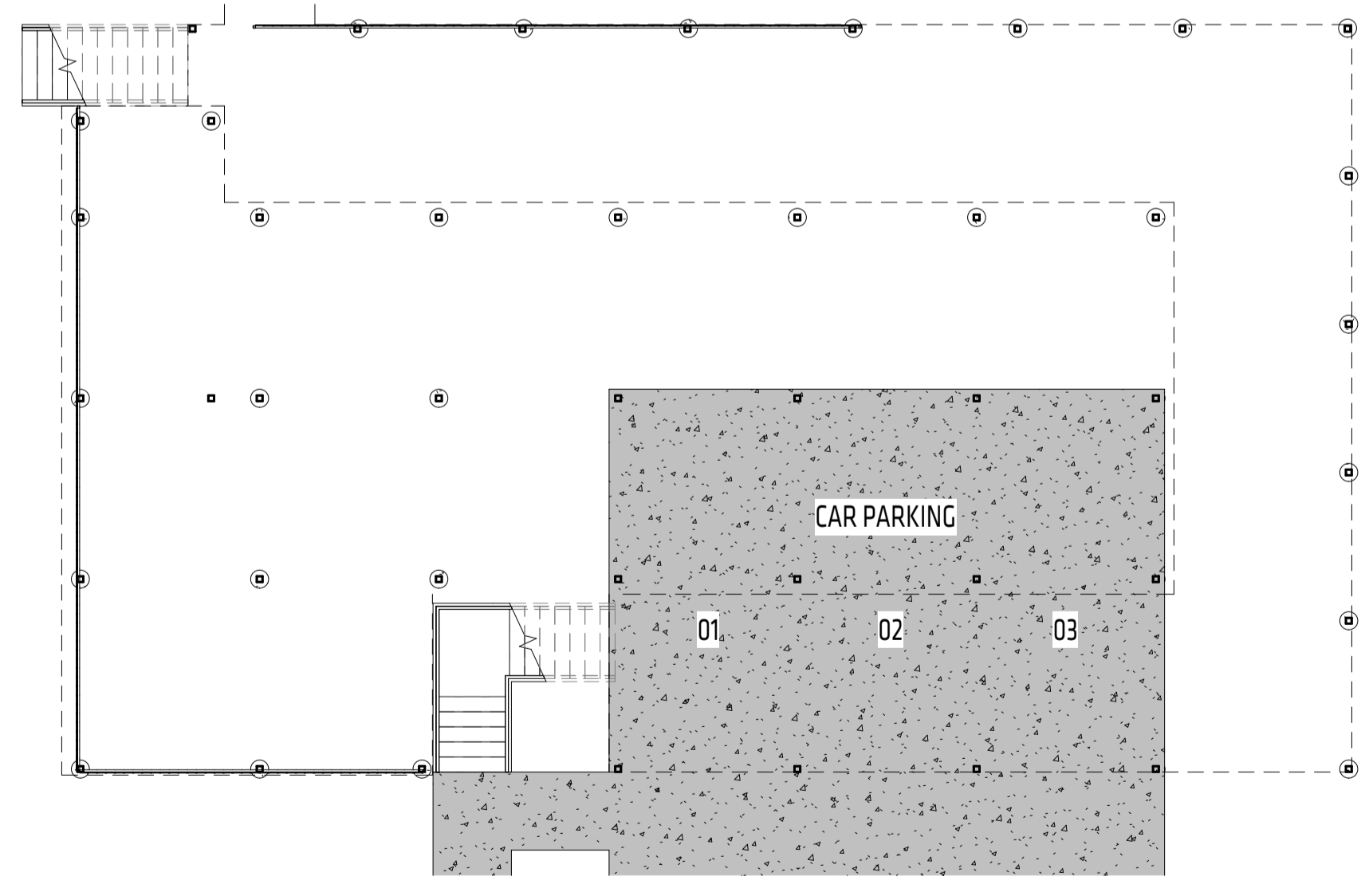
**SITE PLAN**  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714



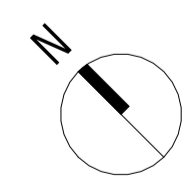


AREA SCHEDULE (GROSS)	
Name	Area
COMMERCIAL OFFICE	51.37 m <sup>2</sup>
COM DECK	8.95 m <sup>2</sup>
RES DECK	106.07 m <sup>2</sup>
BATH	4.75 m <sup>2</sup>
BED 1	14.59 m <sup>2</sup>
BED 2	11.08 m <sup>2</sup>
DINE	14.30 m <sup>2</sup>
HALL	7.70 m <sup>2</sup>
HWU	0.77 m <sup>2</sup>
KITCHEN	8.05 m <sup>2</sup>
LDY	3.92 m <sup>2</sup>
LIVING	13.06 m <sup>2</sup>
STUDY	5.21 m <sup>2</sup>
WC	1.98 m <sup>2</sup>
WIW	3.40 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>255.20 m<sup>2</sup></b>

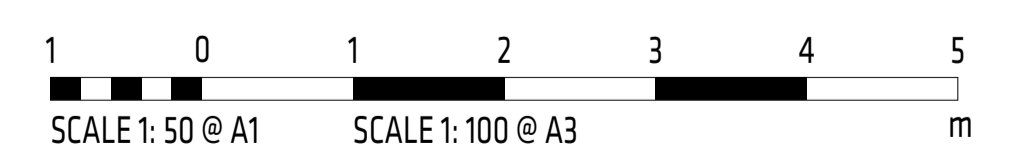
1 COMMERCIAL OFFICE & RESIDENCE  
scale 1:50 @ A1



2 BASEMENT / PARKING LEVEL  
scale 1:100 @ A1



CONCEPT DESIGN ONLY

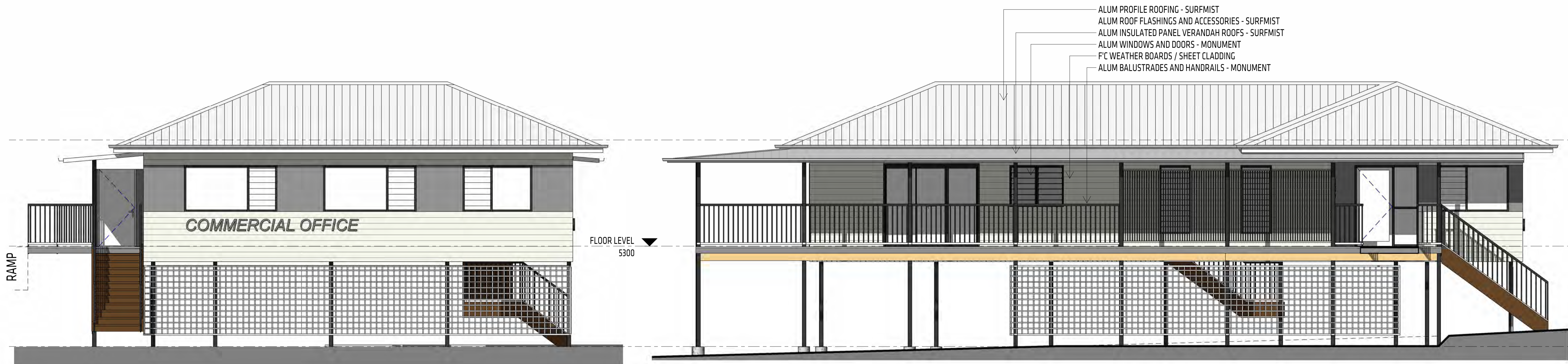


COMMERCIAL OFFICE - RESIDENCE 1  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

COMMUNITY ENTERPRISE QUEENSLAND

21E359





1 DOUGLAS STREET ELEVATION  
scale 1:50 @ A1

2 NORTH-EAST ELEVATION  
scale 1:50 @ A1



3 SEAWARD ELEVATION  
scale 1:50 @ A1

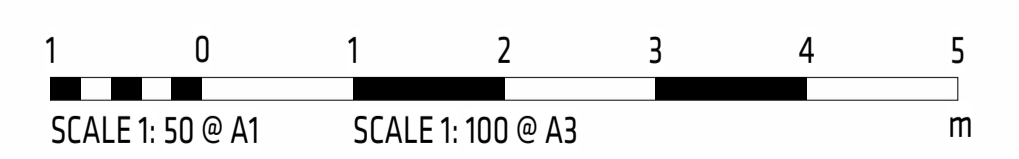


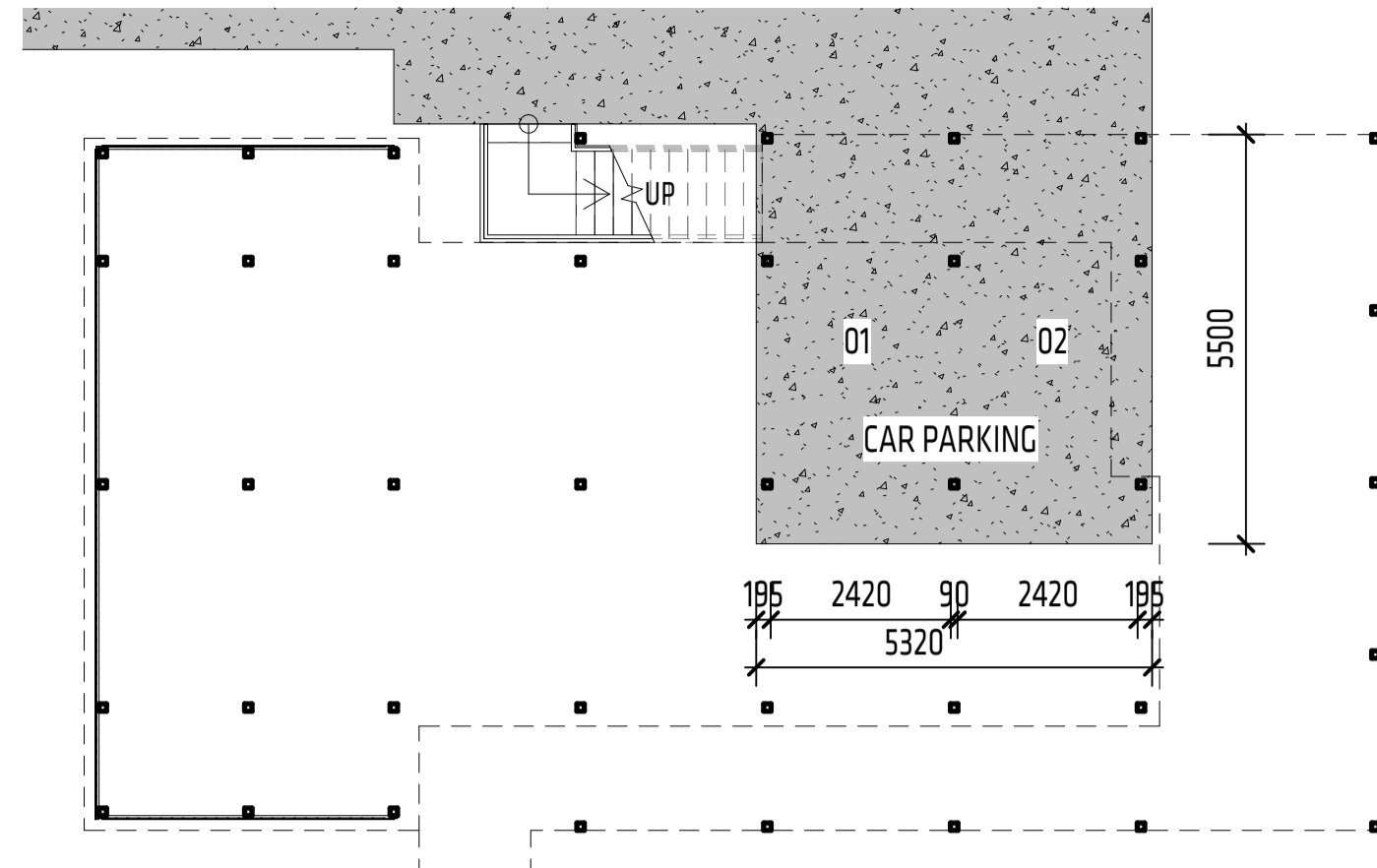
4 SOUTH-WEST ELEVATION  
scale 1:50 @ A1



COMMERCIAL OFFICE - RESIDENCE 1 - ELEVATIONS  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

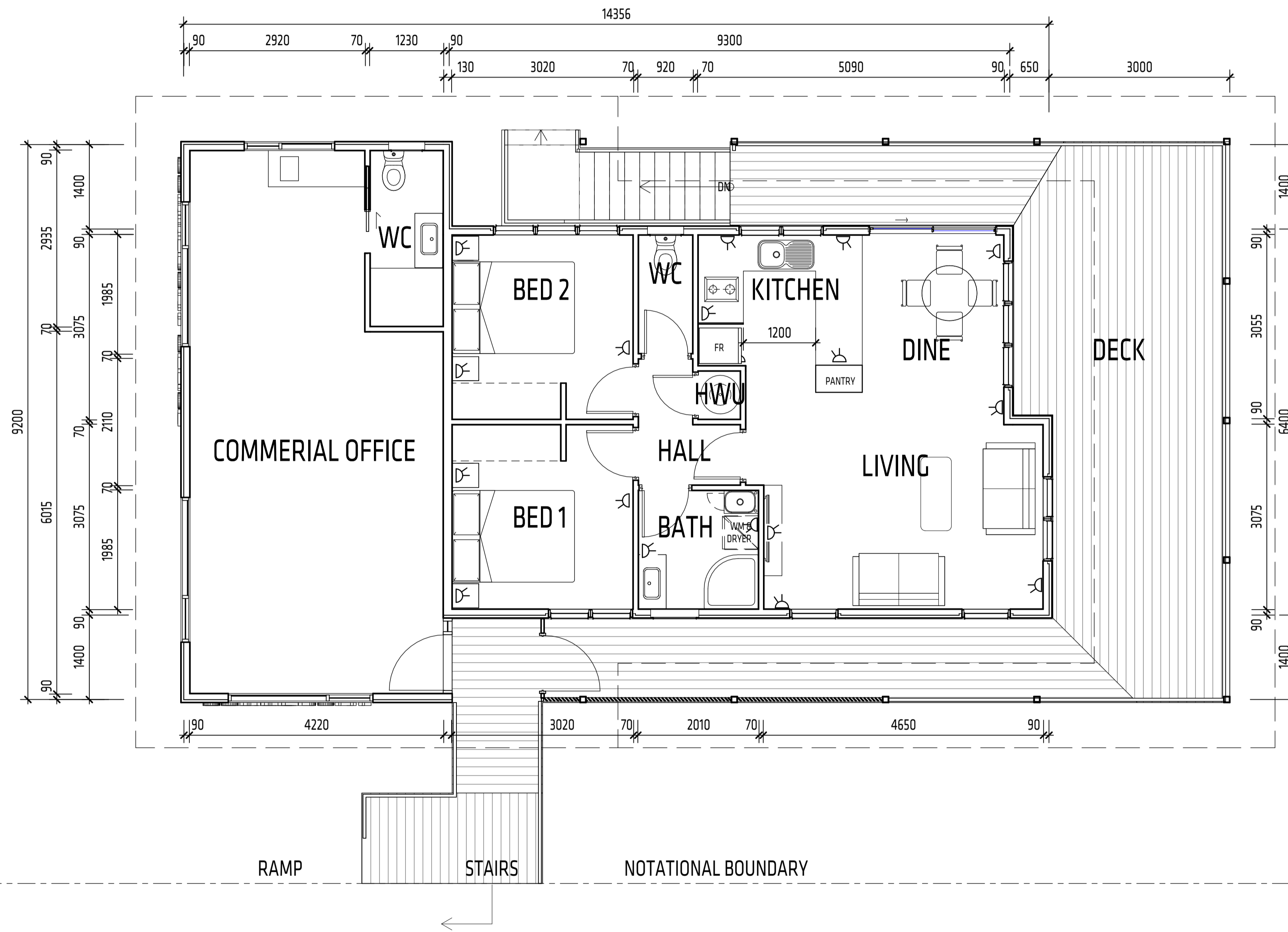
CONCEPT DESIGN ONLY



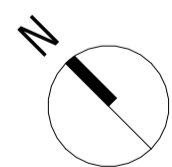


2 BASEMENT / PARKING  
scale 1 : 100 @ A1

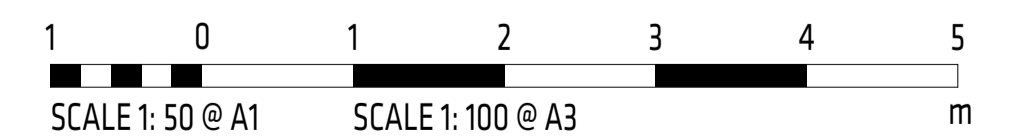
Area Schedule (Gross Building)	
Name	Area
COMMERCIAL OFFICE	41.26 m <sup>2</sup>
COMMON DECK	8.02 m <sup>2</sup>
DECK	50.30 m <sup>2</sup>
BATH	4.34 m <sup>2</sup>
BED 1	9.93 m <sup>2</sup>
BED 2	9.91 m <sup>2</sup>
DINE	7.86 m <sup>2</sup>
HALL	3.09 m <sup>2</sup>
HWU	0.70 m <sup>2</sup>
KITCHEN	7.96 m <sup>2</sup>
LIVING	15.43 m <sup>2</sup>
WC	2.28 m <sup>2</sup>
	61.49 m <sup>2</sup>
	161.07 m <sup>2</sup>



1 COMMERCIAL OFFICE - RESIDENCE 2 PLAN  
scale 1 : 50 @ A1



CONCEPT DESIGN ONLY



COMMERCIAL OFFICE - RESIDENCE 2  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

COMMUNITY ENTERPRISE QUEENSLAND

21E359

A004



architecture | tropical design | masterplanning

JAN 21 REVISION 5

- ALUM PROFILE ROOFING - SURFMIST
- ALUM ROOF FLASHINGS AND ACCESSORIES - SURFMIST
- ALUM INSULATED PANEL VERANDAH ROOFS - SURFMIST
- ALUM WINDOWS AND DOORS - MONUMENT
- F/C WEATHER BOARDS / SHEET CLADDING
- ALUM BALUSTRADES AND HANDRAILS - MONUMENT



1 SEAWARD ELEVATION  
scale 1:50 @ A1



2 NORTH-EAST ELEVATION  
scale 1:50 @ A1



3 DOUGLAS STREET ELEVATION  
scale 1:50 @ A1

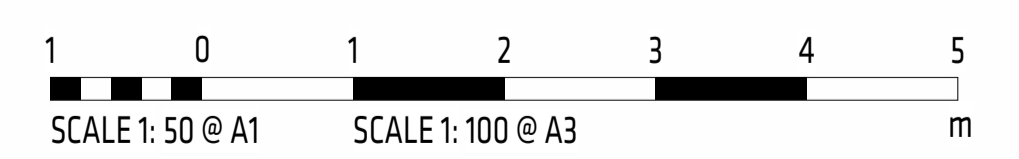


4 SOUTH-WEST ELEVATION  
scale 1:50 @ A1



COMMERCIAL OFFICE - RESIDENCE 2 - ELEVATIONS  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

CONCEPT DESIGN ONLY



COMMUNITY ENTERPRISE QUEENSLAND

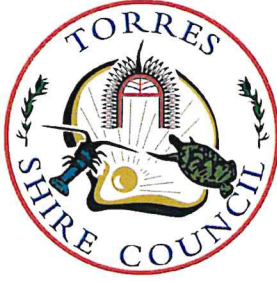
21E359

A005



architecture | tropical design | masterplanning

## 2. Confirmation Notice



# TORRES SHIRE COUNCIL

PO Box 171  
THURSDAY ISLAND 4875

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

Email: [admin@torres.qld.gov.au](mailto:admin@torres.qld.gov.au)  
Website: [www.torres.qld.gov.au](http://www.torres.qld.gov.au)  
ABN: 34 108 162 398

DATE: 4 February 2022

Our Ref: IDAS 22/02  
Your Ref: PR142524-6  
Enquire to: Joseph Sabatino  
Telephone: (07) 4083 1213

Community Enterprise Qld  
c/- RPS Australia East Pty Ltd  
PO Box 1949  
Cairns QLD 4870

Delivered via email: [owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)

Dear Sir/Madam

## Confirmation Notice

Given under section 2 of the Development Assessment Rules

The development application was lodged with Torres Shire Council on the 24 January 2022.

### Applicant Details

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Applicant Name: Community Enterprise Qld  
Applicant Contact Details: c/- RPS Australia East Pty Ltd

### Location Details

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Street Address: 15-23 Douglas Street, Thursday Island  
Real property description: Lot 114 on SP142714  
Local government area: Torres Shire Council

### Application Details

---

Application Number: IDAS 22/02  
Approval Sought: Development Permit for a Material Change of Use for an Office and Multiple Dwelling Units

Description of the Development: Material Change of Use – Office and Multiple Dwelling Units (2 units)

Category of Development: Assessable Development

Category of Assessment: Impact Assessment

**Public notification details**

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Part 4 of the Development Assessment Rules is applicable to this development application. Public notification is to be carried out for this development application in accordance with the requirements set out in Part 4 of the Development Assessment Rules. The public notification period for this development must be a period of at least 15 business days in accordance with section 53(4)(b) of the *Planning Act 2016*.

**Referral details**

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Part 2: Referral of the Development Assessment Rules is not applicable to the development application.

**Other Details**

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Torres Shire Council will be issuing an Information Request.

If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact me on the above telephone number.

Yours sincerely,



Dalassa Yorkston  
Chief Executive Officer

# 3. Information Request





# TORRES SHIRE COUNCIL

PO Box 171  
THURSDAY ISLAND 4875

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

Email: [admin@torres.qld.gov.au](mailto:admin@torres.qld.gov.au)  
Website: [www.torres.qld.gov.au](http://www.torres.qld.gov.au)  
ABN: 34 108 162 398

DATE: 15 February 2022

Our Ref: IDAS 22/02  
Enquire to: Joseph Sabatino  
Telephone: (07) 4083 1213

Community Enterprise Qld  
c/- RPS Australia East Pty Ltd  
PO Box 1949  
Cairns Qld 4870

Delivered via email – [owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)

Dear Sir/Madam

## Information Request

Given under Section 12 of the Development Assessment Rules

The Torres Shire Council has carried out a further review of your development application for the following premises.

### Applicant details

---

Application number:	IDAS 22/02
Approval sought:	Development Permit for a Material Change of Use for an Office and Multiple Dwelling Units
Description of proposal:	Material Change of Use – Office and Multiple Dwelling Units (2 units)

### Location details

---

Street address:	15-23 Douglas Street, Thursday Island
Real property description:	Lot 114 on SP142714

### Information requested

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Torres Shire Council has determined that the following additional information is needed to assess the application:

## Development proposal

1. The subject site is included in the Business zone under the current Torres Shire Planning Scheme 2007 (v1). The intent of the Business zone as prescribed in the Business zone code is to *'provide for the provision of commercial uses and the provision of well designed, mixed-use commercial/residential premises which preserve or enhance the ground floor shop presentation to the street'*. Commercial uses, which include an office are identified as uses consistent with the intent of the zone and are the preferred land uses. Multiple dwellings (where located to the rear of, or on floors above a ground floor commercial use) are identified as a consistent use. Specific outcome 3 further identifies the subject site as a site for *'a mixed use development that achieves a number of positive commercial, community and/or recreational outcomes. Uses exhibit a high standard of design and emphasise opportunities for public access and enjoyment of the foreshore area'*.

Preliminary assessment of the proposal has determined that the proposal does not achieve the overall outcomes sought for the Business zone and the specific outcomes sought for the subject site.

It is considered that the development proposal does not represent a genuine mixed use development with a high quality commercial component. The built form is representative of two large residential dwellings with notional commercial floor space within the buildings. The proposed accessibility ramp from the Douglas Street frontage does not contribute to a high quality built form outcome for the site and appears to have been an addition to the overall design with the primary objective of complying with PWD access as opposed to a well designed mixed use development, respecting the streetscape. The carparking layout, vehicle access arrangements, proposed gates and fencing, and lack of direct pedestrian access from the carparking area to the office entry further reinforces the primary residential nature of this development.

Preliminary assessment of the proposal has determined that the proposal does not comply with the provisions of the Planning Scheme and will not be recommended for approval in its current form. It is recommended that the proposal be reconsidered.

While it is acknowledged that the application has been lodged under the provisions of the current Planning Scheme, it is noted that the site is included in the Industrial Zone in the new Torres Shire Planning Scheme which will come into effect on 28 February 2022. It is recommended the proposal is reconsidered taking into consideration the land use intent of the site as reflected in the new Planning Scheme, as Council can give weight to the new planning scheme as part of the assessment of the application.

## Proposal Plans

2. The site plan and floor plans indicate notional property boundaries around the proposed buildings. The development application does not include a Reconfiguring a Lot component. Confirm and amend the application to include a Reconfiguring a Lot component, or alternatively remove reference to notional boundaries from the plan of development.
3. The site plan indicates drainage easements in two locations. The planning report notes there are no existing easements burdening the site. Confirm if the easements identified on the plan are proposed easements. If no easements are proposed, remove drainage easement notations from the plan.
4. The site plan and cover sheet detail a hard stand area in front of the commercial office/residence 1. It is unclear the intention of this hardstand area and if the intent is for an additional carparking area. If an additional carparking area/drop off is proposed provide further information on the plans and in the planning report clearly identifying carparking/drop off area,

how vehicles maneuver onsite and exit in a forward motion and impact off three proposed access crossovers.

### Compliance with State Planning Policy

5. The subject site is included in the Coastal Management District and erosion prone area and assessment against the provisions of the State Planning Policy is required.

The planning report lodged with the application states in reference to the new Planning Scheme, *'it appears that Council and the State accept that urban development on the land may vary from the assessment criteria in the SPP'*. This statement is incorrect. The inclusion of the site in the Industrial zone in the new Planning Scheme does not represent a Council or State Government position that the SPP provisions do not apply. The Standard Outcomes of the Coastal Hazard Overlay and applicable Merit Outcomes in the new Planning Scheme integrate the state interests as reflected in the SPP.

Provide a further assessment of compliance with the provisions of the State Planning Policy (SPP), Part E.

It is considered that the proposed development does not achieve compliance with the SPP in respect to erosion prone areas within a coastal management district. The proposal does not comply with the applicable assessment benchmarks (natural hazards, risk and resilience) in the SPP, Part E which states:

*Erosion prone areas within a coastal management district:*

- (1) *Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is:*
  - (a) *coastal-dependent development; or*
  - (b) *temporary, readily relocatable or able to be abandoned development; or*
  - (c) *essential community infrastructure; or*
  - (d) *minor development of an existing permanent building or structure that cannot be relocated or abandoned.*
- (2) *Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.*

Preliminary assessment of the proposal has determined that the proposal does not comply with the assessment benchmarks of the SPP and the application will not be recommended for approval in its current form.

### Carparking and Access

6. Proposed carparking consists of three (3) carparking spaces under the commercial office/residence 1 and two (2) carparking spaces under the commercial office/residence 2. In accordance with the provisions of the Planning Scheme the prescribed carparking rate is one (1) space per unit plus one (1) visitor space and two (2) spaces for the Office, requiring a total of five (5) onsite carparking spaces.

While the proposal complies with the prescribed minimum carparking rate the proposal is impractical as the designated spaces are accessed via separate driveways and are well removed for each other to facilitate sharing of the carparking spaces. There is a lack of pedestrian accessibility between the carparking areas and no direct and accessible route to the primary entrance to the offices. While compliance with the Building Regulations will be addressed at the time of the building approval, please confirm that compliance can be achieved with respect to designated PWD spaces and access to the building.

It is recommended that the carparking and access arrangements are reconsidered.

### Connection to Council's reticulated sewerage infrastructure

7. A review of Council's assets mapping has identified that the site is not connected to Council's reticulated sewerage infrastructure and an extension to the existing network will be required and/or will require upgrade to the reticulated sewerage network. Provide a report by a suitability qualified consultant addressing the proposed connection to Council's infrastructure and subsequent impacts in accordance with the requirements of the FNQROC Development Manual.

### Finished levels

8. Confirm the proposed finished level of the carparking area.

### Refuse collection

9. Detail on the site plan the location of the proposed refuse storage areas for the residential and office uses.

### Stormwater

10. the provided contours on PAWA plan 21E359 A0001 rev.4 indicate that there are several natural flow paths through the proposed site. A stormwater management plan is to be prepared by a suitably qualified RPEQ engineer detailing how the site will manage both upstream and adjacent flows impacting the lot and how the proposed development will create a no-worsening impact upon surrounding lots.

### **Further details**

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The due date for providing the requested information is 3 months from the date of this request.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

As Torres Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Torres Shire Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

Council's preference is that any response to the information request is submitted as one package. Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

If you have a query or seek clarification about any of these details, please contact me on the above telephone number.

Yours sincerely



Dalassa Yorkston  
**Chief Executive Officer**



# TORRES SHIRE COUNCIL

PO Box 171  
THURSDAY ISLAND 4875

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

Email: [admin@torres.qld.gov.au](mailto:admin@torres.qld.gov.au)  
Website: [www.torres.qld.gov.au](http://www.torres.qld.gov.au)  
ABN: 34 108 162 398

DATE: 13 May 2022

Our Ref: IDAS 22/02  
Enquire to: Joseph Sabatino  
Telephone: (07) 4083 1213

Community Enterprise Qld  
c/- RPS Australia East Pty Ltd  
PO Box 1949  
Cairns Qld 4870

Delivered via email – [owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)

Dear Sir/Madam

**Agreed extension to Information Request response period**  
Given under Section 13.1 of the Development Assessment Rules

## Applicant details

---

Application number:	IDAS 22/02
Approval sought:	Development Permit for a Material Change of Use for an Office and Multiple Dwelling Units
Description of proposal:	Material Change of Use – Office and Multiple Dwelling Units (2 Units)

## Location details

---

Street address:	15-23 Douglas Street, Thursday Island
Real property description:	Lot 114 on SP142714

I refer to Council's Information Request detailed in a letter dated 15 February 2022 and your email received on 10 May 2022 requesting an extension of the Information Request response period.

In accordance with section 13.1 of the Development Assessment Rules, Torres Shire Council as the Assessment Manager for the above development application agrees to the proposed extension to the Information Request response period until 17 June 2022.

Council's preference is that any response to the information request is submitted as one package. Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

If you have a query or seek clarification about any of these details, please contact me on the above telephone number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dalassa Yorkston', with a small dot to the right of the signature.

Dalassa Yorkston  
**Chief Executive Officer**

# 4. Response to Information Request



**Our ref: PR142524-6/L81380/OCK**

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

Date: 17 June 2022

Torres Shire Council  
PO Box 171  
THURSDAY ISLAND QLD 4875

Dear Sir/Madam,

**IDAS 22/02 - RESPONSE TO INFORMATION REQUEST – PROPOSED OFFICES AND MULTIPLE DWELLING UNITS AT 15-23 DOUGLAS STREET, THURSDAY ISLAND**

RPS Australia East Pty Ltd confirms that we act on behalf of Community Enterprise Queensland (the 'Applicant') in respect to the above-described response to Council's request for further information and provide the following to facilitate Council's assessment:

**Item 1 of Council's Information Request**

Item 1 of Council's Information Request states that:

*The subject site is included in the Business zone under the current Torres Shire Planning Scheme 2007 (v1). The intent of the Business zone as prescribed in the Business zone code is to 'provide for the provision of commercial uses and the provision of well designed, mixed-use commercial/residential premises which preserve or enhance the ground floor shop presentation to the street'. Commercial uses, which include an office are identified as uses consistent with the intent of the zone and are the preferred land uses. Multiple dwellings (where located to the rear of, or on floors above a ground floor commercial use) are identified as a consistent use. Specific outcome 3 further identifies the subject site as a site for 'a mixed use development that achieves a number of positive commercial, community and/or recreational outcomes. Uses exhibit a high standard of design and emphasise opportunities for public access and enjoyment of the foreshore area'.*

*Preliminary assessment of the proposal has determined that the proposal does not achieve the overall outcomes sought for the Business zone and the specific outcomes sought for the subject site.*

*It is considered that the development proposal does not represent a genuine mixed use development with a high quality commercial component. The built form is representative of two large residential dwellings with notional commercial floor space within the buildings. The proposed accessibility ramp from the Douglas Street frontage does not contribute to a high quality built form outcome for the site and appears to have been an addition to the overall design with the primary objective of complying with PWD access as opposed to a well designed mixed use development, respecting the streetscape. The carparking layout, vehicle access arrangements, proposed gates and fencing, and lack of direct pedestrian access from the carparking area to the office entry further reinforces the primary residential nature of this development.*

*Preliminary assessment of the proposal has determined that the proposal does not comply with the provisions of the Planning Scheme and will not be recommended for approval in its current form. It is recommended that the proposal be reconsidered.*

*While it is acknowledged that the application has been lodged under the provisions of the current Planning Scheme, it is noted that the site is included in the Industrial Zone in the new Torres Shire Planning Scheme which will come into effect on 28 February 2022. It is recommended the proposal is reconsidered taking into consideration the land use intent of the site as reflected in the new Planning Scheme, as Council can give weight to the new planning scheme as part of the assessment of the application.*

## Response

Item 1 of Council's Information Request addresses a number of matters which we have broken down into parts and respond as follows:

### Part 1

Council's Information Request states that:

*The subject site is included in the Business zone under the current Torres Shire Planning Scheme 2007 (v1). The intent of the Business zone as prescribed in the Business zone code is to 'provide for the provision of commercial uses and the provision of well designed, mixed-use commercial/residential premises which preserve or enhance the ground floor shop presentation to the street'. Commercial uses, which include an office are identified as uses consistent with the intent of the zone and are the preferred land uses. Multiple dwellings (where located to the rear of, or on floors above a ground floor commercial use) are identified as a consistent use. Specific outcome 3 further identifies the subject site as a site for 'a mixed use development that achieves a number of positive commercial, community and/or recreational outcomes. Uses exhibit a high standard of design and emphasise opportunities for public access and enjoyment of the foreshore area'.*

*Preliminary assessment of the proposal has determined that the proposal does not achieve the overall outcomes sought for the Business zone and the specific outcomes sought for the subject site.*

In response, we agree that the subject site is included in the Business zone under the current Torres Shire Planning Scheme 2007 (v1) and that the intent of the Business zone, as prescribed in the Business zone code, is to 'provide for the provision of commercial uses and the provision of well designed, mixed-use commercial/residential premises which preserve or enhance the ground floor shop presentation to the street'.

We also agree that commercial uses, which include an office are identified as uses consistent with the intent of the zone and are the preferred land uses and that multiple dwellings (where located to the rear of, or on floors above a ground floor commercial use) are identified as a consistent use.

Contrary to Council's preliminary assessment of the proposal, it is considered that the proposal is entirely consistent with achieving the overall outcomes sought for the Business Zone. The proposal is considered to be a well designed mixed-use commercial/residential development that adopts the character of a High-set Queenslander building which has been further refined in response to other items of Council's Information Request. The building design dedicates the Douglas Street frontage to commercial office use and is designed to integrate into the surrounding built development which is characterised by residential use and building design.

The design concept was developed on the basis that Community Enterprise Queensland (CEQ) sought to provide suitable and desirable office space and residential accommodation for its Regional Manager. If the second office and residence is not utilised by CEQ, it is expected to be sought after by other Government/Non-Government Agencies seeking suitable and desirable office space and residential accommodation for their Local/Regional Manager.

With regard to Specific Outcome 3, it is noted that;

1. The proposed development comprises a mixed use, commercial office and residential accommodation use;
2. The proposed development provides a desirable commercial office space in terms of design, location and outlook and is conveniently associated with residential accommodation, uses which are of demand in the community and therefore will clearly provide a community benefit, which are to be provided in well-designed buildings characterising High-set Queenslanders allowing the proposed built form and use to integrate into the immediate surrounds;
3. The proposed development is proposed on the part of the site where the low-set Queenslander residence and associated curtilage, known as Bishop's house, existed. Therefore, the proposed

## Our ref PR142524-6/L81380/OCK

development is not restricting public access and enjoyment of the foreshore area to any greater extent as compared to when the Bishop's house existed; and

4. The proposed development only relates to part of the site and we welcome the opportunity to discuss with Council how opportunities for public access and enjoyment of the foreshore area may be provided for and be reflected in reasonable and relevant conditions of approval.

As is evident from our response in respect of Specific Outcome 3, Council has no basis to suggest that the proposal does not achieve the specific outcomes sought for the subject site and we welcome the opportunity to discuss with Council how opportunities for public access and enjoyment of the foreshore area may be provided for and be reflected in reasonable and relevant conditions of approval.

### Part 2

*It is considered that the development proposal does not represent a genuine mixed use development with a high quality commercial component. The built form is representative of two large residential dwellings with notional commercial floor space within the buildings. The proposed accessibility ramp from the Douglas Street frontage does not contribute to a high quality built form outcome for the site and appears to have been an addition to the overall design with the primary objective of complying with PWD access as opposed to a well designed mixed use development, respecting the streetscape. The carparking layout, vehicle access arrangements, proposed gates and fencing, and lack of direct pedestrian access from the carparking area to the office entry further reinforces the primary residential nature of this development.*

*Preliminary assessment of the proposal has determined that the proposal does not comply with the provisions of the Planning Scheme and will not be recommended for approval in its current form. It is recommended that the proposal be reconsidered.*

In response, it would be appreciated if Council could expand on what it considers a 'genuine mixed use development with a high quality commercial component' and advise where in the Planning Scheme this interpretation is supported. It is of concern that Council is making a subjective judgement and is assessing the proposed development on that basis.

Given the constraints on available commercial office space on Thursday Island, it is understood that Portable Dongas approximately half the size the proposed commercial floor space proposed in each building are being used on Thursday Island for commercial office/administrative activities.

The same floor space area, as compared to the commercial floor space proposed in each building, accommodates 8 staff and associated workstations and internal access in RPS's Cairns Office. Council is welcome to inspect.

As indicated above, the design concept was developed on the basis that Community Enterprise Queensland (CEQ) sought to provide suitable and desirable office space and residential accommodation for its Regional Manager. If the second office and residence is not utilised by CEQ, it is expected to be sought after by other Government/Non-Government Agencies seeking suitable and desirable office space and residential accommodation for their Local/Regional Manager

Given the Thursday Island locality, where large scale office spaces are not expected to be commonly required, the commercial office floor space provided in each building is considered a generous commercial floor space provision. Given the location, outlook, design and integration with the residential accommodation component, the proposed development is certainly a genuine mixed use development with a high quality commercial component.

With regard to the built form, we are pleased that Council has observed that the built form is representative of two large residential dwellings. In fact, they are well-designed buildings characterising High-set Queenslanders, to allow the proposed built form and use to integrate into the predominantly residential character and use in the immediate surrounds, as is evident from the images below.

Our ref PR142524-6/L81380/OCK



Images above – the streetscape looking east along Douglas Street from the intersection with John Street and further east along Douglas Street.



The residence and commercial premises located directly adjacent to the proposed development site.



The dwelling located directly opposite the proposed development site.



Further east along Douglas Street looking west towards the dwelling located directly opposite the proposed development site.



Further east along Douglas Street looking at residential development located opposite the development site.



Further east along Douglas Street looking at residential development located opposite the development site.

Accommodating PWD access is a challenge to achieve, where the minimum floor level is required to be elevated to be located above storm surge levels, without the ramp access being a dominate feature of the site's frontage. However, PAWA Architecture have amended the Proposal Plans to address the matter raised in respect of the PWD access and the other design matters raised in Council's Information Request and the amended Proposal Plans are provided for reference in **Attachment A**.

Contrary to Council's preliminary assessment, as indicated above, the proposed development is considered largely consistent with the provisions of the Planning Scheme and PAWA Architecture have amended the Proposal Plans to address the design related matters raised in Council's Information Request. The proposed use and built form is considered to be a good fit for the site and locality and the proposed development is recommended for approval with the imposition of reasonable and relevant conditions.

### Part 3

*While it is acknowledged that the application has been lodged under the provisions of the current Planning Scheme, it is noted that the site is included in the Industrial Zone in the new Torres Shire Planning Scheme which will come into effect on 28 February 2022. It is recommended the proposal is reconsidered taking into consideration the land use intent of the site as reflected in the new Planning Scheme, as Council can give weight to the new planning scheme as part of the assessment of the application.*

Given the predominantly residential use that has been established in the locality, in accordance with the now former Planning Scheme, as is evident from the images above and the demand that exists for such mixed use development on Thursday Island, the Applicant (and owner of the land subject of the development) is at a loss that Council should deem it appropriate to include the subject land in the new Planning Scheme's Industrial Zone. The change in zoning has the potential to cause significant conflict with the established residential uses established in the locality.

It would appear from the change in zoning, that council has decided that the intent of Specific Outcome 3 (included in the former Planning Scheme and referred to in Council's Information Request), as indicated below;

## **Our ref PR142524-6/L81380/OCK**

*“Specific outcome 3 further identifies the subject site as a site for 'a mixed use development that achieves a number of positive commercial, community and/or recreational outcomes. Uses exhibit a high standard of design and emphasise opportunities for public access and enjoyment of the foreshore area”.*

Is now redundant, excluding the potential positive commercial, community and/or recreational outcomes sought for the land in the former Planning Scheme.

However, as indicated above, the proposed use and built form is considered to be a good fit for the site and locality, the proposal is considered to have considerable merit and we welcome the opportunity to discuss with Council how the positive outcomes sought for the land in the former Planning Scheme may be provided for and be reflected in reasonable and relevant conditions of approval.

### **Item 2 of Council's Information Request**

Item 2 of Council's Information Request states that:

*The site plan and floor plans indicate notional property boundaries around the proposed buildings. The development application does not include a Reconfiguring a Lot component. Confirm and amend the application to include a Reconfiguring a Lot component, or alternatively remove reference to notional boundaries from the plan of development.*

### **Response**

The Development Application does not include a Reconfiguring a Lot component.

The notional boundaries have been removed. Some fence lines within the site remain but these are for the management of the property only and do not relate to creating new property boundaries. Refer to the amended Proposal Plans prepared by PAWA Architecture and provided for reference in **Attachment A** for detail.

### **Item 3 of Council's Information Request**

Item 3 of Council's Information Request states that:

*The site plan indicates drainage easements in two locations. The planning report notes there are no existing easements burdening the site. Confirm if the easements identified on the plan are proposed easements. If no easements are proposed, remove drainage easement notations from the plan.*

### **Response**

Drainage easements do not exist on the land and are not proposed on the land. The reference to drainage easements from the existing drainage line has been removed. Refer to the amended Proposal Plans prepared by PAWA Architecture and provided for reference in **Attachment A** for detail.

### **Item 4 of Council's Information Request**

Item 4 of Council's Information Request states that:

*The site plan and cover sheet detail a hard stand area in front of the commercial office/residence 1. It is unclear the intention of this hardstand area and if the intent is for an additional carparking area. If an additional carparking area/drop off is proposed provide further information on the plans and in the planning report clearly identifying carparking/drop off area, how vehicles manoeuvre onsite and exit in a forward motion and impact off three proposed access crossovers.*

### **Response**

The hard stand area in front of the commercial offices has been removed. The carparking requirements have been addressed with proposed carparking now on-site via two driveways/access crossovers. Refer to the amended Proposal Plans prepared by PAWA Architecture and provided for reference in **Attachment A** for detail.

## Our ref PR142524-6/L81380/OCK

In addition, vehicle manoeuvring on-site, to confirm that vehicles can exit the site in a forward gear, has been assessed and determined suitable by CMG Consulting Engineers Pty Ltd (CMG), as is evident from the Vehicle Swept Paths Drawing prepared by CMG and provided for reference in **Attachment B**.

### Item 5 of Council's Information Request

Item 5 of Council's Information Request states that:

*The subject site is included in the Coastal Management District and erosion prone area and assessment against the provisions of the State Planning Policy is required.*

*The planning report lodged with the application states in reference to the new Planning Scheme, 'it appears that Council and the State accept that urban development on the land may vary from the assessment criteria in the SPP'. This statement is incorrect. The inclusion of the site in the Industrial zone in the new Planning Scheme does not represent a Council or State Government position that the SPP provisions do not apply. The Standard Outcomes of the Coastal Hazard Overlay and applicable Merit Outcomes in the new Planning Scheme integrate the state interests as reflected in the SPP.*

*Provide a further assessment of compliance with the provisions of the State Planning Policy (SPP), Part E.*

*It is considered that the proposed development does not achieve compliance with the SPP in respect to erosion prone areas within a coastal management district. The proposal does not comply with the applicable assessment benchmarks (natural hazards, risk and resilience) in the SPP, Part E which states:*

*Erosion prone areas within a coastal management district:*

*(1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is:*

*(a) coastal-dependent development; or*

*(b) temporary, readily relocatable or able to be abandoned development; or*

*(c) essential community infrastructure; or*

*(d) minor development of an existing permanent building or structure that cannot be relocated or abandoned.*

*(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.*

*Preliminary assessment of the proposal has determined that the proposal does not comply with the assessment benchmarks of the SPP and the application will not be recommended for approval in its current form.*

### Response

An assessment of compliance with the SPP's assessment benchmarks has been provided in Section 5.1 of the Planning Report submitted in support of the Development Application.

With regard to the SPP's Assessment Benchmarks (1) and (2) that relate to Erosion Prone Areas within a Coastal Management District and Council's Information Request, the following edited response is provided:

- While the subject proposal is not coastal-dependant development or temporary, readily relocatable or able to be abandoned development or essential community infrastructure, the proposed development is consistent with the current Planning Scheme's Business Zone provisions (refer above and to the Planning Report submitted in support of the Development Application) and provides for commercial office space and residential accommodation which is of demand on Thursday Island.
- In addition, the portion of the site proposed for development was previously occupied by a lowset dwelling, known as the Bishop's House, as is evident in the copy of SP142714 provided for reference in

**Attachment C** and the image provided below and a lowset double storey residential dwelling exists on the adjoining land, Lot 106 on SP116895 (refer to images above and below).

While the scale of development is greater than the scale of the dwelling that previously existed on the land, the portion of the site proposed for development is the same portion of the site that was occupied by the dwelling and used for residential purposes. While the proposed development does not comply with the criteria for 'minor redevelopment', the 'minor redevelopment' provision provides support for the development of this portion of the site, in place of the lowset dwelling that existed on this portion of the site, particularly given;

- a. The limited availability of developable land on Thursday Island;
- b. The demand for commercial office space and residential accommodation on Thursday Island; and
- c. The proposal represents infill development.



- The proposed development is designed to mitigate the risks to people and property to an acceptable or tolerable level, given that;
  - a. The proposed development has direct access to Douglas Street, a suitable point of evacuation;
  - b. The habitable floor areas in the residential accommodation and commercial floor space are to have a floor level that is above the defined storm level prescribed in the Council's Proposed Planning Scheme (Note – the defined storm level prescribed in the Council's Proposed Planning Scheme is anticipated to be conservatively high and the minimum floor level may vary dependant on the outcomes/recommendations of Council's Coastal Hazard Adaptation Strategy);
  - c. Limited re-profiling of the ground level is intended to provide a level usable area while also limiting any significant changes to coastal inundation events;
  - d. The ground level area is to be used for purposes that could be readily evacuated should that be required in response to a coastal inundation event; and
  - e. The foundation footings for the proposed building development will be designed to adequately accommodate potential coastal erosion and inundation events.

In terms of Council's assessment against the SPP's Assessment Benchmarks (1) and (2), it is noted that the Planning Regulation states the following in Sections 30 and 31:

*"30 Assessment benchmarks generally—Act, s 45*



**Our ref PR142524-6/L81380/OCK**

*(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*

*(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*

*(a) the assessment benchmarks stated in—*

*(i) the regional plan for a region; and*

*(ii) the State Planning Policy, part E, to the extent Part E is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme;*

*and.....*

*(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

*31 Matters impact assessment must have regard to generally—Act, s 45*

*(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—*

*(a) the matters stated in schedules 9 and 10 for the development; and*

*(b) if the prescribed assessment manager is the chief*

*executive— .....and*

*(d) if the prescribed assessment manager is a person other than the chief executive—*

*(i) the regional plan for a region; and*

*(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme; and.....*

*(f) any development approval for, and any lawful use of, the premises or adjacent premises; and*

*(g) the common material.”*

As is evident from Sections 30 and 31 of the Planning Regulation, Council is required to have regard to the SPP's Assessment Benchmarks (1) and (2).

Council is not compelled by the Planning Regulation to refuse a proposal that does not strictly comply with the SPP's Assessment Benchmarks (1) and (2) and it is considered highly inappropriate for Council to indicate in its Information Request that, *“Preliminary assessment of the proposal has determined that the proposal does not comply with the assessment benchmarks of the SPP and the application will not be recommended for approval in its current form”*, when a full assessment of the merits of the proposed development have not been considered.

As indicated above, the proposed use and built form is considered to be a good fit for the site and locality and the proposal is considered to have considerable merit. Council is required to have regard to the SPP's Assessment Benchmarks but is not compelled to refuse a proposal that does not strictly comply with the SPP's Assessment Benchmarks and after considering the matters that Council must have regard to in its assessment of the proposed development and the merits of the proposal, it is recommended that Council approve the proposed development subject to reasonable and relevant conditions.

### Item 6 of Council's Information Request

Item 6 of Council's Information Request states that:

*Proposed carparking consists of three (3) carparking spaces under the commercial office/residence 1 and two (2) carparking spaces under the commercial office/residence 2. In accordance with the provisions of the Planning Scheme the prescribed carparking rate is one (1) space per unit plus one (1) visitor space and two (2) spaces for the Office, requiring a total of five (5) onsite carparking spaces.*

*While the proposal complies with the prescribed minimum carparking rate the proposal is impractical as the designated spaces are accessed via separate driveways and are well removed for each other to facilitate sharing of the carparking spaces. There is a lack of pedestrian accessibility between the carparking areas and no direct and accessible route to the primary entrance to the offices. While compliance with the Building Regulations will be addressed at the time of the building approval, please confirm that compliance can be achieved with respect to designated PWD spaces and access to the building.*

*It is recommended that the carparking and access arrangements are reconsidered.*

### Response

The carparking and access arrangements, including vehicle manoeuvring and site levels, have been assessed and determined suitable by CMG Consulting Engineers and able to comply with the applicable Australian Standards and FNQROC Development Manual.

Refer to the amended Proposal Plans prepared by PAWA Architecture and provided for reference in **Attachment A** and the Vehicle Swept Paths Drawing prepared by CMG and provided for reference in **Attachment B** for detail.

### Item 7 of Council's Information Request

Item 7 of Council's Information Request states that:

*A review of Council's assets mapping has identified that the site is not connected to Council's reticulated sewerage infrastructure and an extension to the existing network will be required and/or will require upgrade to the reticulated sewerage network. Provide a report by a suitability qualified consultant addressing the proposed connection to Council's infrastructure and subsequent impacts in accordance with the requirements of the FNQROC Development Manual.*

### Response

CMG Consulting Engineers have detailed how the proposed development is to be connected to Council's existing sewerage network. Refer to the commentary and Plan prepared by CMG and provided for reference in **Attachment B** for detail.

### Item 8 of Council's Information Request

Item 8 of Council's Information Request states that:

*Confirm the proposed finished level of the carparking area.*

### Response

CMG Consulting Engineers have detailed the design and levels of the vehicle access and car parking. Refer to the commentary and Plan prepared by CMG and provided for reference in **Attachment B** for detail.

### Item 9 of Council's Information Request

Detail on the site plan the location of the proposed refuse storage areas for the residential and office uses.

**Our ref PR142524-6/L81380/OCK**

**Response**

Refer to the amended Proposal Plans prepared by PAWA Architecture and provided for reference in **Attachment A** for detail.

**Item 10 of Council's Information Request**

*The provided contours on PAWA plan 21 E359 A0001 Rev.4 indicate that there are several natural flow paths through the proposed site. A stormwater management plan is to be prepared by a suitably qualified RPEQ engineer detailing how the site will manage both upstream and adjacent flows impacting the lot and how the proposed development will create a no-worsening impact upon surrounding lots.*

**Response**

CMG Consulting Engineers have addressed the stormwater management plan requirement. Refer to the commentary and Plan prepared by CMG and provided for reference in **Attachment B** for detail.

The responses provided address all of the information requested and Council is requested to finalise its assessment of the proposal. However, should you seek to further discuss the proposal and/or seek further information, do not hesitate to contact the undersigned in the Cairns office.

Yours sincerely,  
for RPS Australia East Pty Ltd



**Owen Caddick-King**

Principal Planner

Owen.caddick-king@rpsgroup.com.au

+61 417 757 251

**Attachment A** – Amended Proposal Plans prepared by PAWA Architecture

**Attachment B** – Commentary and Plans prepared by CMG Consulting Engineers Pty Ltd

**Attachment C** – Copy of SP142714

**Attachment A**

Amended Proposal Plans prepared by PAWA Architecture

SHEET No.	SHEET NAME
A000	COVER SHEET
A001	SITE PLAN
A002	COMMERCIAL OFFICE - RESIDENCE 1
A003	COMMERCIAL OFFICE - RESIDENCE 1 - ELEVATIONS
A004	COMMERCIAL OFFICE - RESIDENCE 2
A005	COMMERCIAL OFFICE - RESIDENCE 2 - ELEVATIONS
A006	DETAIL SITE PLAN



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COVER SHEET  
 SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

COMMUNITY ENTERPRISE QUEENSLAND (CEQ)

21E359

A000

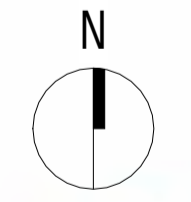
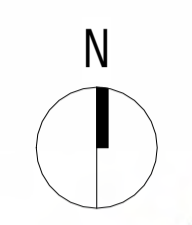
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**SITE PLAN**  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714



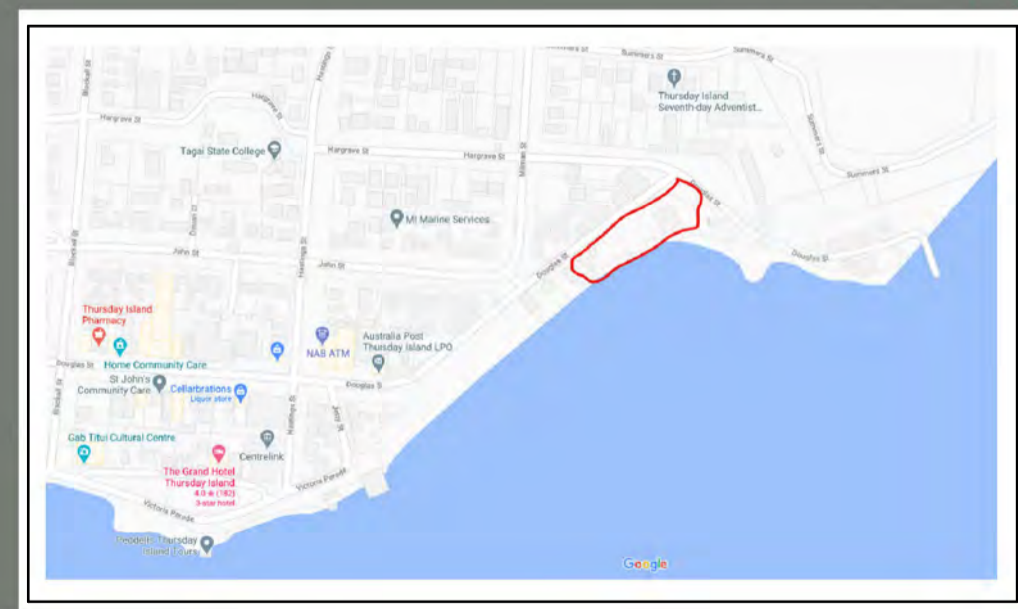
MEDIUM STORM TIDE LEVEL 4.091  
DEFAULT DSTE  
NB: MIN Habitable Floor Level =  
DSTE + 500mm = 4.591

MINOR STORM  
TIDE LEVEL 3.091

HAT = HIGHEST  
ASTRONOMICAL  
TIDE LEVEL

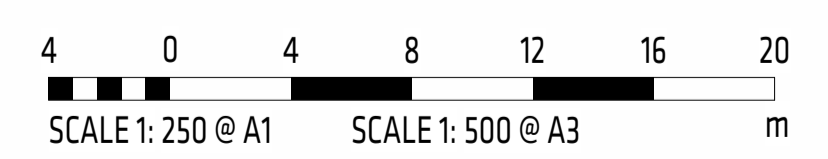
3.091 3.0 2.5 2.091 2.0 1.5 1.0 0.5 0.0  
Minor storm tide HAT Highest Astronomical Tide

**15-23 DOUGLAS ST**  
**LOT 114**  
**SP142714**  
**7001 M2**



LOCATION PLAN - NTS

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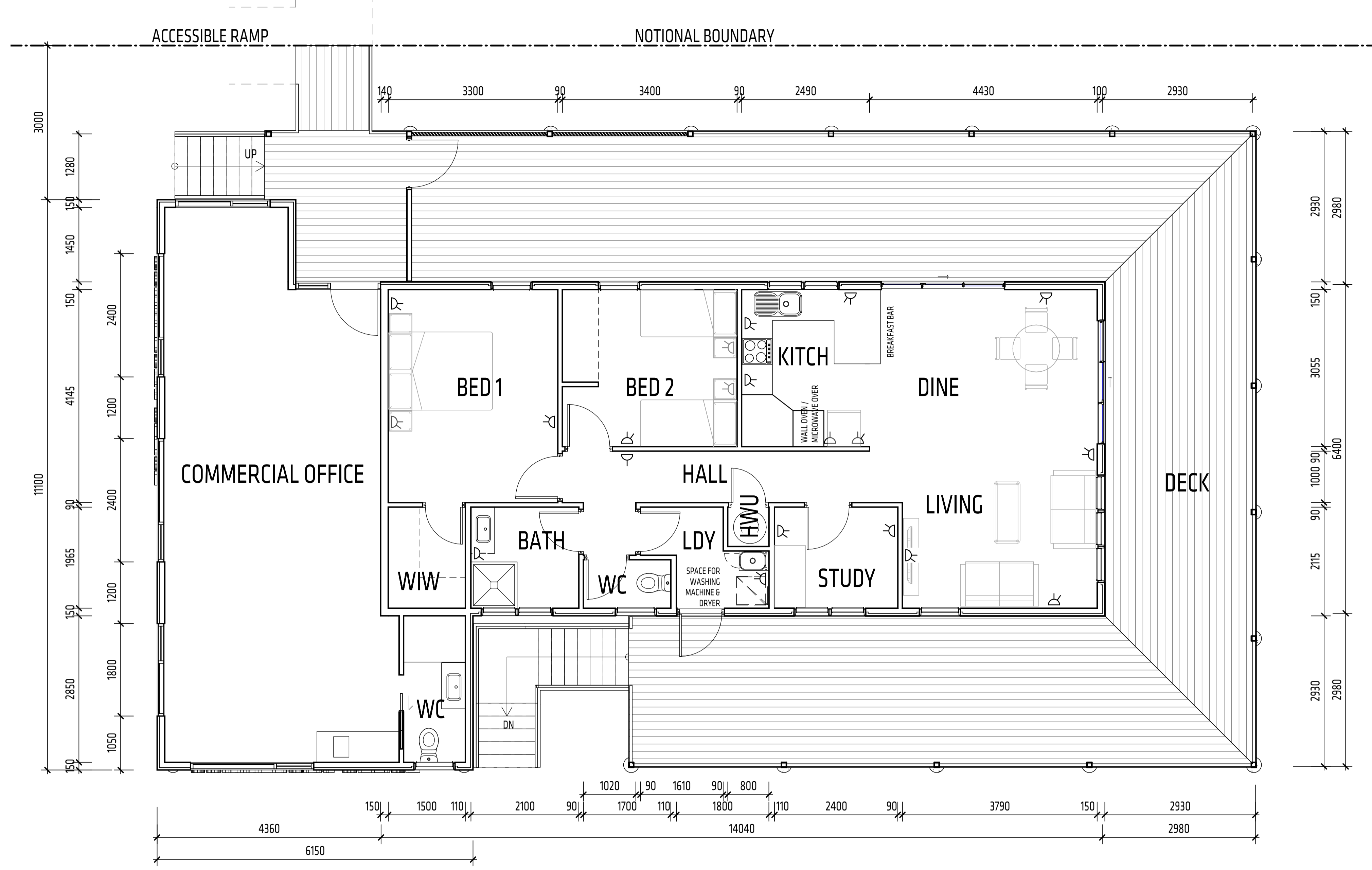
A001



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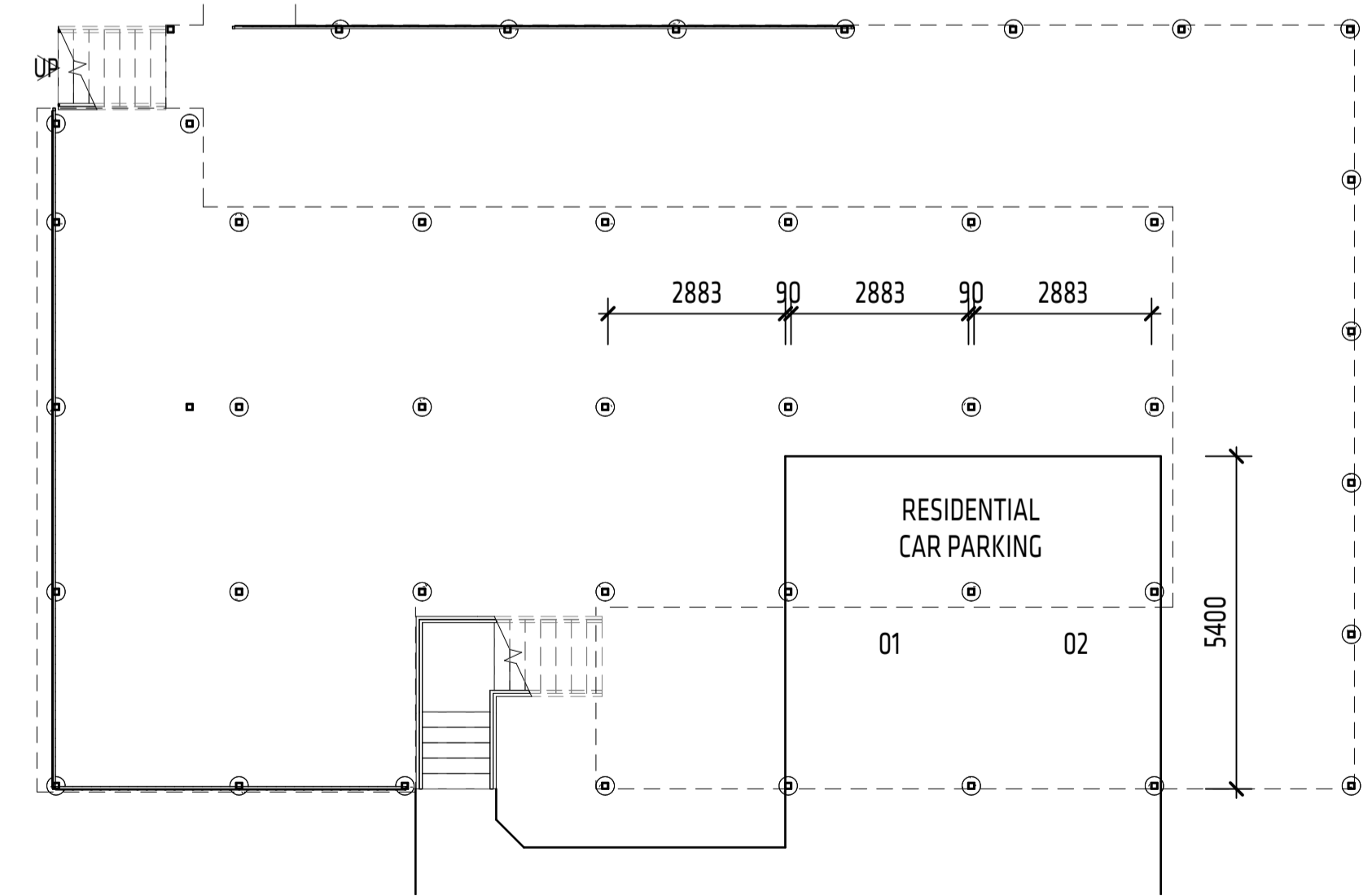
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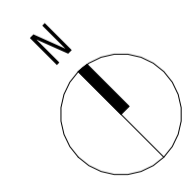


AREA SCHEDULE (GROSS)	
Name	Area
COMMERCIAL OFFICE	51.37 m <sup>2</sup>
COM DECK	8.95 m <sup>2</sup>
RES DECK	106.07 m <sup>2</sup>
BATH	4.75 m <sup>2</sup>
BED 1	14.59 m <sup>2</sup>
BED 2	11.08 m <sup>2</sup>
DINE	14.30 m <sup>2</sup>
HALL	7.70 m <sup>2</sup>
HWU	0.77 m <sup>2</sup>
KITCHEN	8.05 m <sup>2</sup>
LDY	3.92 m <sup>2</sup>
LIVING	13.06 m <sup>2</sup>
STUDY	5.21 m <sup>2</sup>
WC	1.98 m <sup>2</sup>
WIW	3.40 m <sup>2</sup>
<b>GRAND TOTAL</b>	<b>255.20 m<sup>2</sup></b>

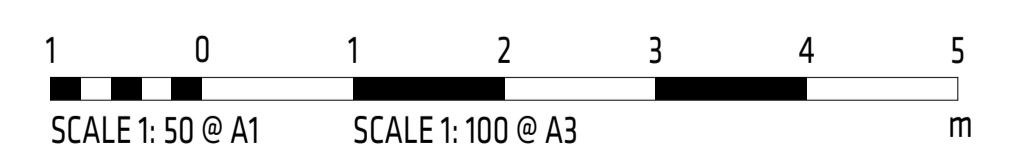
1 COMMERCIAL OFFICE & RESIDENCE  
scale 1:50 @ A1



2 BASEMENT / PARKING LEVEL  
scale 1:100 @ A1



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COMMERCIAL OFFICE - RESIDENCE 1  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

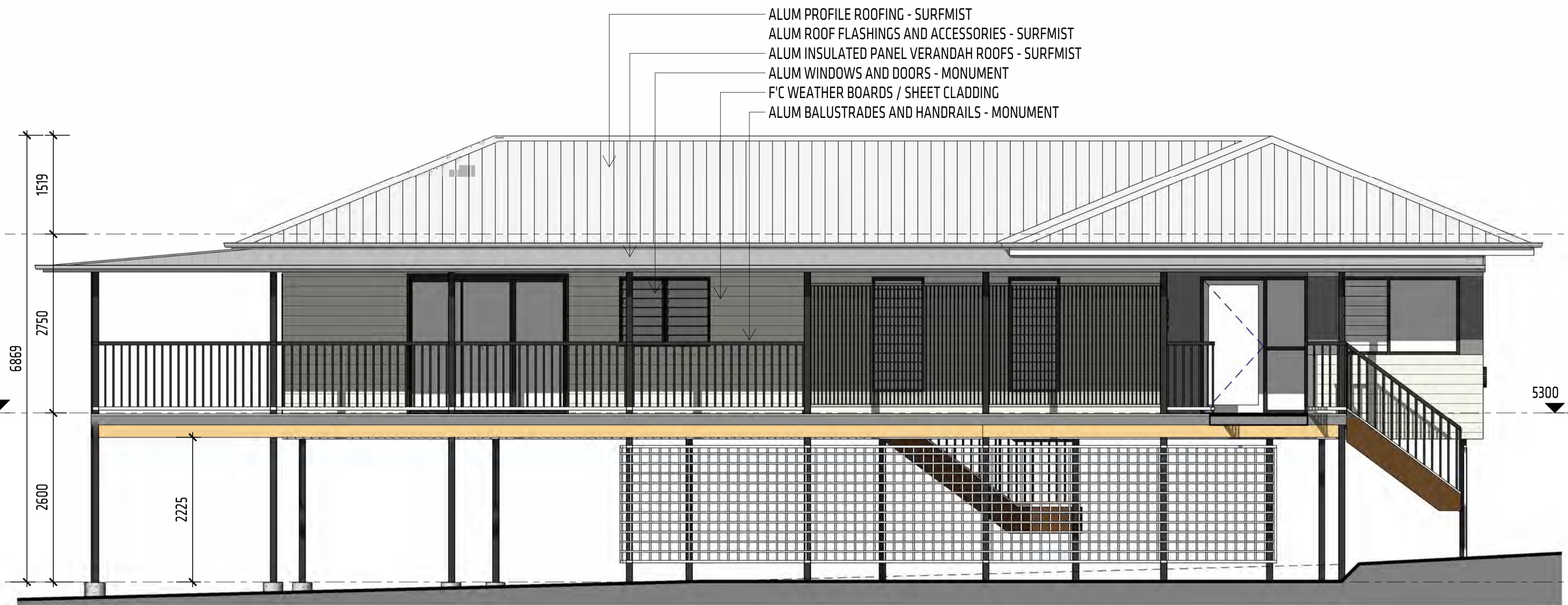
COMMUNITY ENTERPRISE QUEENSLAND

21E359





1 DOUGLAS STREET ELEVATION  
scale 1:50 @ A1



2 NORTH-EAST ELEVATION  
scale 1:50 @ A1



3 SEAWARD ELEVATION  
scale 1:50 @ A1

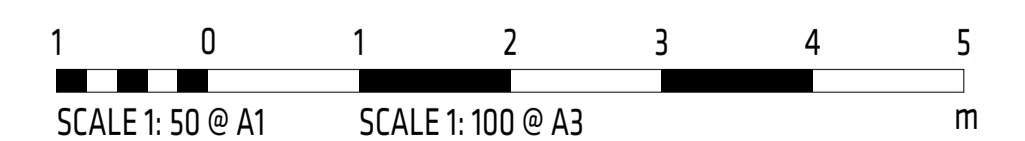


4 SOUTH-WEST ELEVATION  
scale 1:50 @ A1



COMMERCIAL OFFICE - RESIDENCE 1 - ELEVATIONS  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

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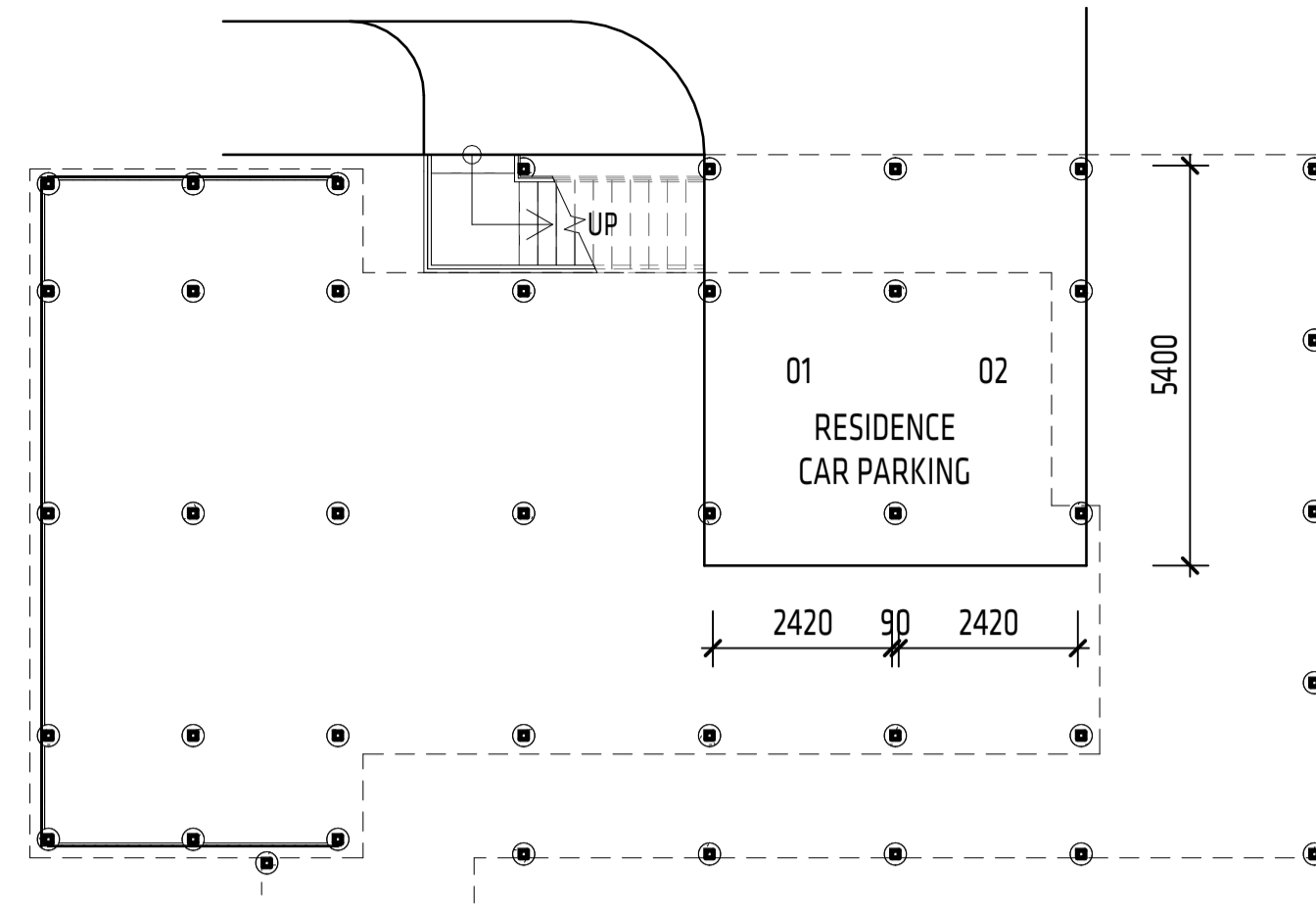
A003



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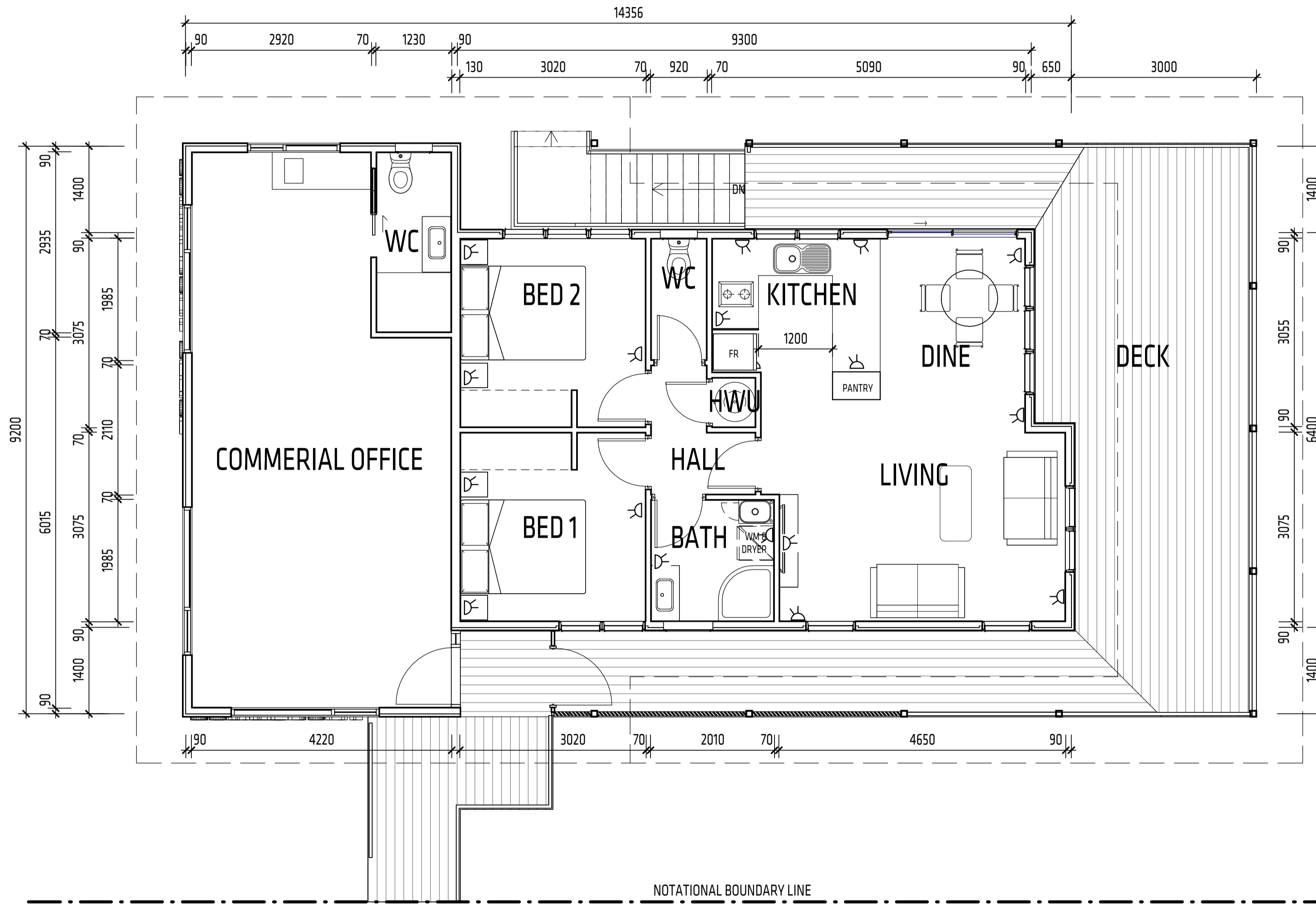
JUN 21 REVISION 6



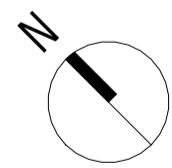


2 BASEMENT / PARKING  
scale 1 : 100 @ A1

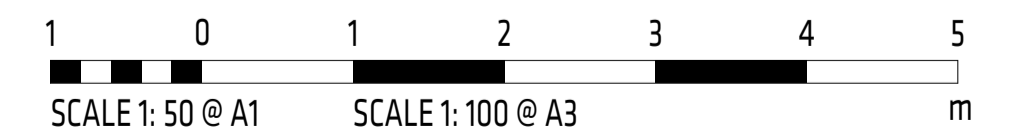
Area Schedule (Gross Building)	
Name	Area
COMMERCIAL OFFICE	41.26 m <sup>2</sup>
COMMON DECK	8.02 m <sup>2</sup>
DECK	50.30 m <sup>2</sup>
BATH	4.34 m <sup>2</sup>
BED 1	9.93 m <sup>2</sup>
BED 2	9.91 m <sup>2</sup>
DINE	7.86 m <sup>2</sup>
HALL	3.09 m <sup>2</sup>
HWU	0.70 m <sup>2</sup>
KITCHEN	7.96 m <sup>2</sup>
LIVING	15.43 m <sup>2</sup>
WC	2.28 m <sup>2</sup>
	61.49 m <sup>2</sup>
	161.07 m <sup>2</sup>



1 COMMERCIAL OFFICE - RESIDENCE 2 PLAN  
scale 1 : 50 @ A1



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COMMERCIAL OFFICE - RESIDENCE 2  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

COMMUNITY ENTERPRISE QUEENSLAND

21E359

A004



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JAN 21 REVISION 6

- ALUM PROFILE ROOFING - SURFMIST
- ALUM ROOF FLASHINGS AND ACCESSORIES - SURFMIST
- ALUM INSULATED PANEL VERANDAH ROOFS - SURFMIST
- ALUM WINDOWS AND DOORS - MONUMENT
- F/C WEATHER BOARDS / SHEET CLADDING
- ALUM BALUSTRADES AND HANDRAILS - MONUMENT



1 SEAWARD ELEVATION  
scale 1:50 @ A1



2 NORTH-EAST ELEVATION  
scale 1:50 @ A1



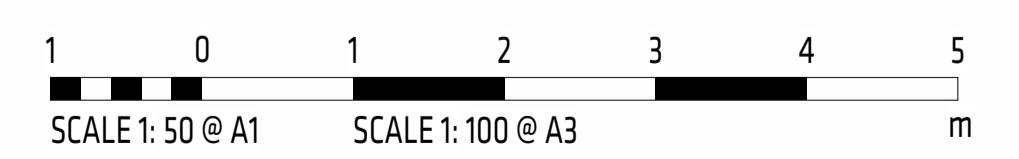
3 DOUGLAS STREET ELEVATION  
scale 1:50 @ A1



4 SOUTH-WEST ELEVATION  
scale 1:50 @ A1



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COMMERCIAL OFFICE - RESIDENCE 2 - ELEVATIONS  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

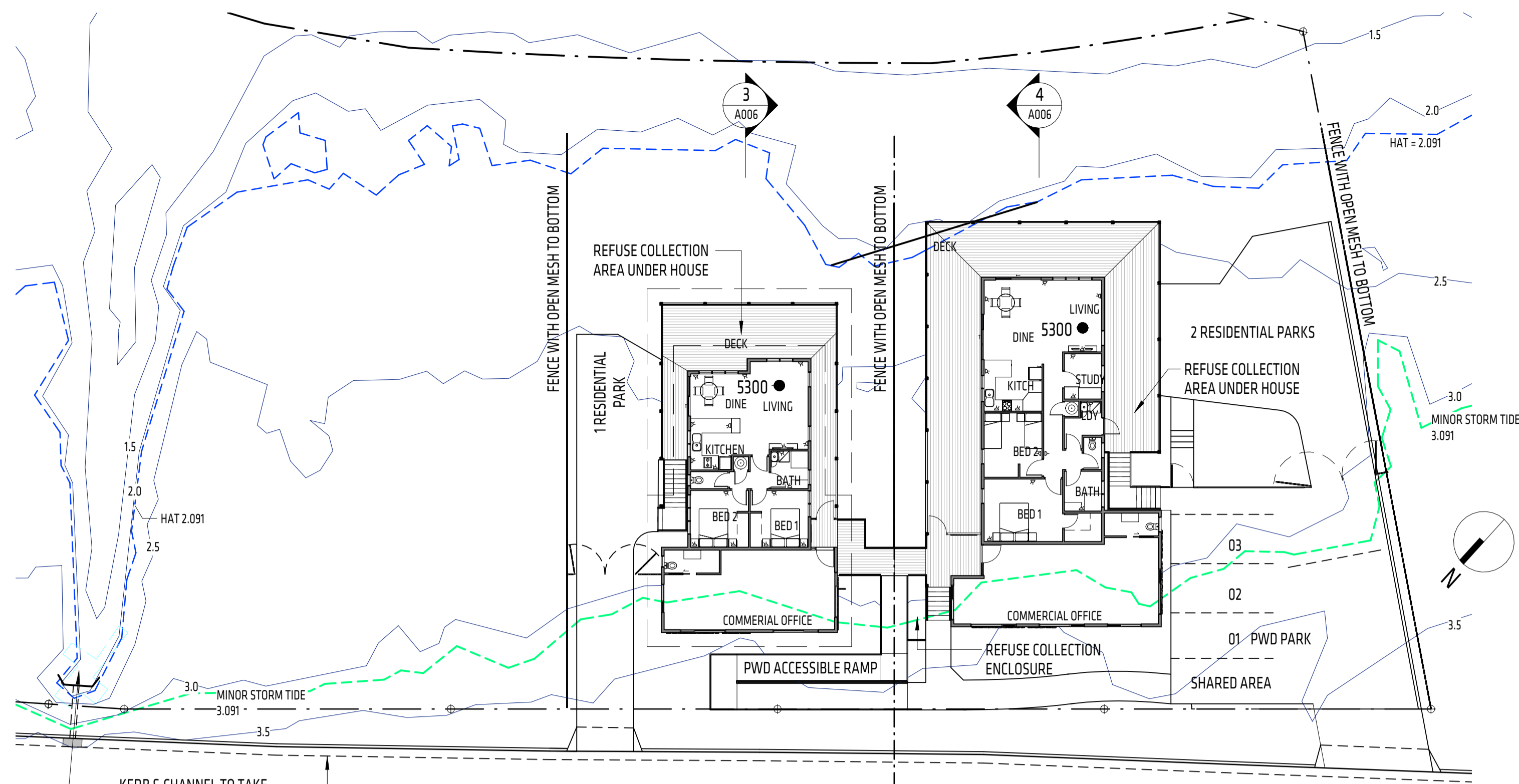
COMMUNITY ENTERPRISE QUEENSLAND

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A005

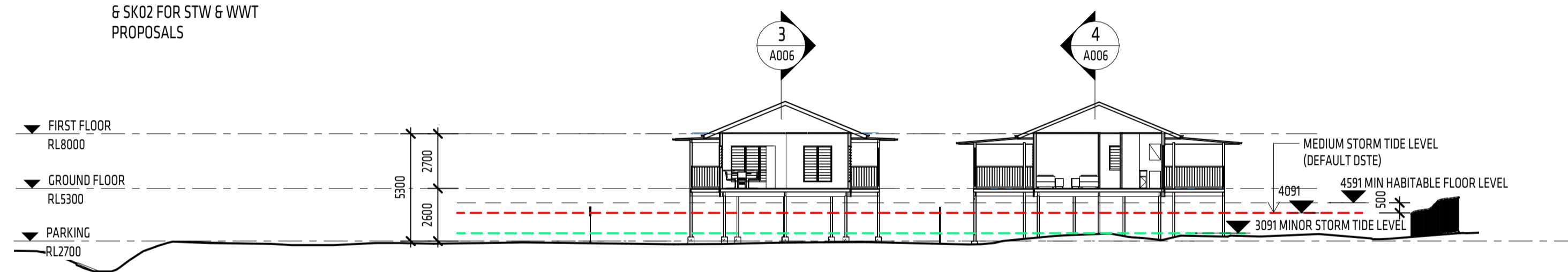


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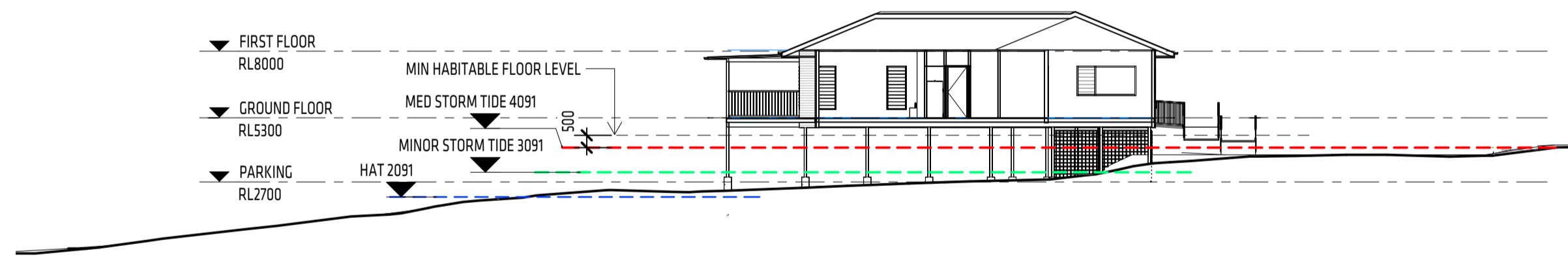


1 **DETAIL SITE PLAN**  
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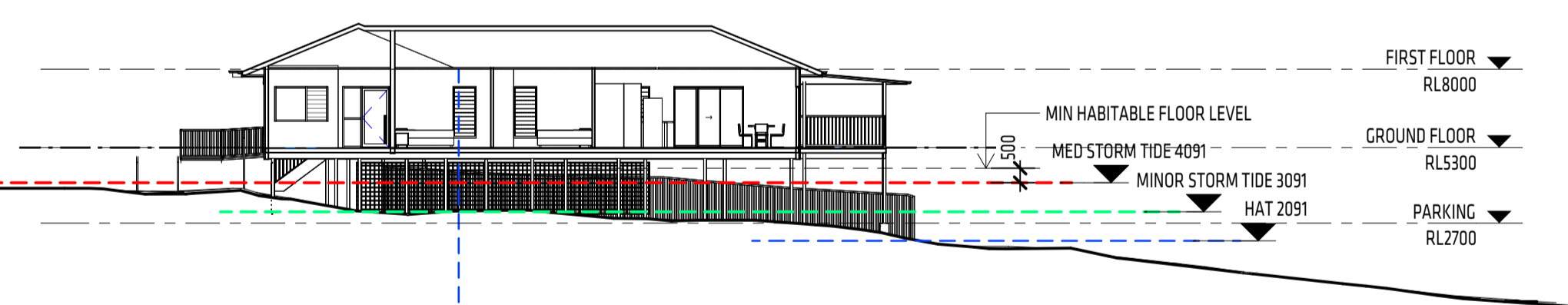
KERB & CHANNEL TO TAKE STORMWATER TO TAKE STORMWATER TO EXISTING STORM WATER OUTLET REFER TO CMG DRWGS SK01 & SK02 FOR STW & WWT PROPOSALS



2 **TYPICAL CROSS SECTION**  
scale 1 : 200 @ A1



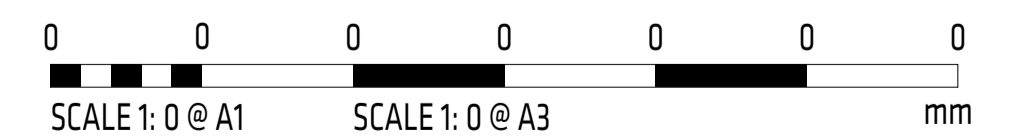
3 **TYPICAL LONG SECTION THROUGH RESIDENCE 1**  
A006 scale 1 : 200 @ A1



4 **TYPICAL LONG SECTION THROUGH RESIDENCE 2**  
A006 scale 1 : 200 @ A1



CONCEPT DESIGN ONLY



**DETAIL SITE PLAN**  
SLIPWAY LAND, 15-23 DOUGLAS ST THURSDAY ISLAND, QLD 4875 - LOT 114 SP142714

COMMUNITY ENTERPRISE QUEENSLAND (CEQ)

21E359

A006



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**Attachment B**

Commentary and Plans prepared by  
CMG Consulting Engineers Pty Ltd

Managing Director  
**CHARLES GIANARAKIS**  
B.Eng.,M.I.E. Aust.,C.P.Eng.,R.P.E.Q.

ACN 011 065 375 ABN 53 011 065 375

**STRUCTURAL AND CIVIL**

208 Buchan Street  
Postal Address  
P.O. Box 5901  
Cairns, Qld, 4870

Phone 0740 312775

Email chas@cmgengineers.com.au

Our Ref: 44801L1

12 May 2022

Owen Caddick-King  
Principal - Planning  
RPS Australia Asia Pacific  
135 Abbott Street  
Cairns Qld 4870

RE: *Proposed Slipway Land Development Lot 114 Douglas Street Thursday Island*

Dear Owen,

Outlined below are the responses to the Information Request from Torres Shire Council. The responses are to be read in conjunction with the attached drawings.

44801-SK01: Site works and Stormwater Drainage Management.

44801-SK02: Water and Sewerage.

44801-SK03: Vehicle Swept Paths.

**Item 6:**

This has been addressed by a change in the layout as shown on the current architectural plans. Drawing 44801-SK01 details the proposed changes to the access crossover with, driveway width, orientation of the car park layout and position of the PWD Parking Bay.

44801-SK03 shows vehicle swept paths for the commercial and residential parking bays.

**Item 7:**

The buildings are to be serviced by the existing sewerage network. It is proposed that a new manhole be installed within the lot and connected to existing sewerage manhole T101/8 with a DN150 main laid at 1:100 grade. The proposed new manhole will have a cover level of approx. RL 3.75 and an invert of RL 2.60. (1.15m Deep) or a depth of 2.6m below the proposed building FFL 5.30. The sanitary drainage for the new buildings will be hung under the floor and graded to fall to the front of the lot and the new manhole. The attached drawings 44801-SK02 shows the proposed extension of the sewerage networks.

**Item 8:**

The parking bays for the commercial offices will be graded to fall at 1:100 to the road, then ramp down to provide residential parking under the buildings. Drawing 44801-SK01 shows the proposed preliminary grading levels for the car park and driveways.

**Item 10:**

Currently two stormwater outlet pipes discharging on the development site and are conveyed to the foreshore via two open unlined drainage channels. The closest of these is located 25m to the east of the commercial offices/residences and runoff from Douglas Street sheet flows off the road through the site.

It is proposed construct a kerb and channel associated stormwater drainage to the southern side of Douglas Street and grade the kerb and channel to fall to low points adjacent to the two open unlined

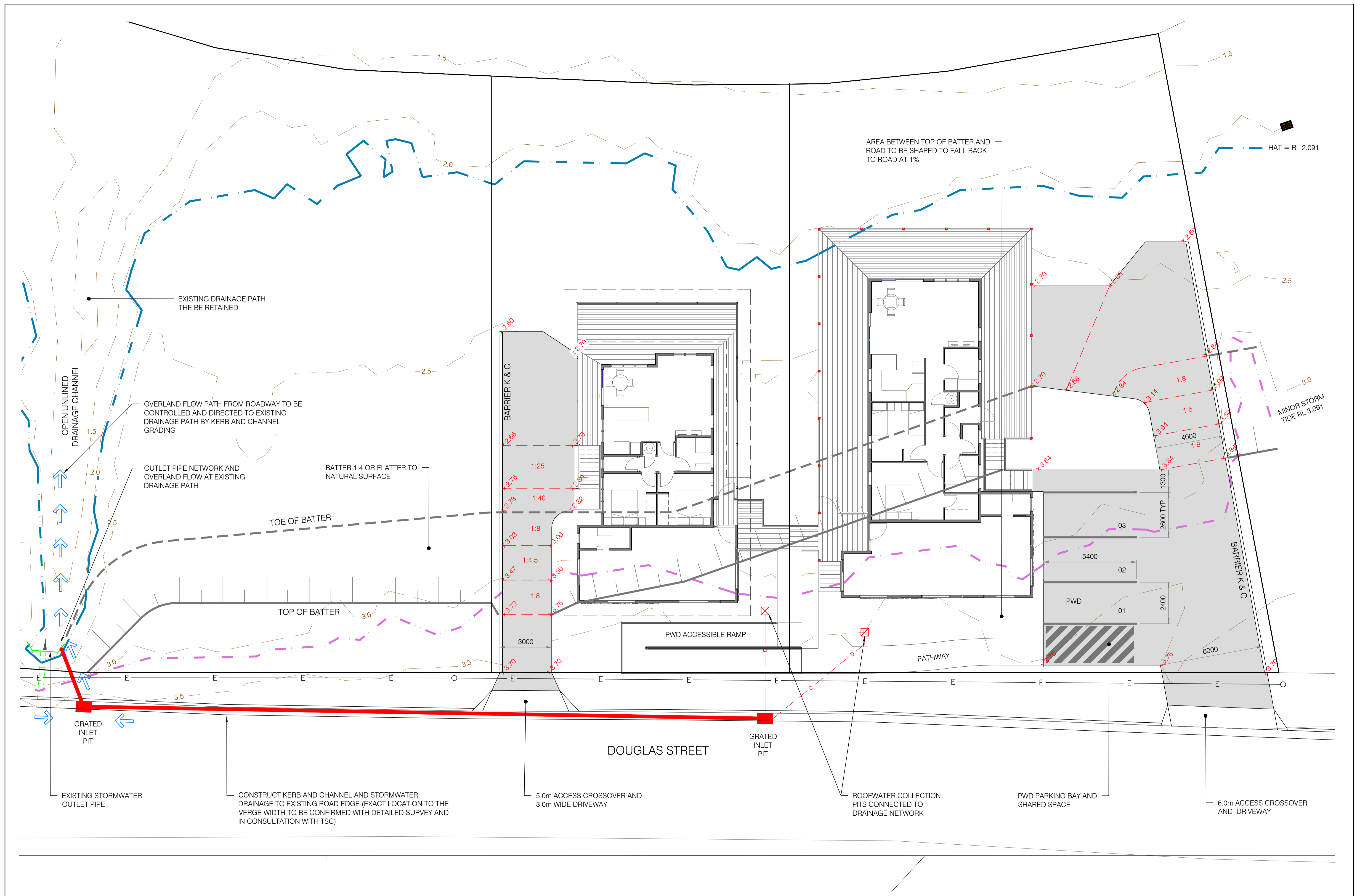
drains enabling overland flow to align with the existing drainage paths. The proposed drainage line in Douglas Street will be extended to enable a roofwater collection pit to be install in the front of the two new lots. These pits will be used to collect the building roofwater drainage. The proposed Stormwater Management Plan is shown on Drawing 44801-SK01.

Yours faithfully

C.M.G. CONSULTING  
ENGINEERS PTY. LTD.

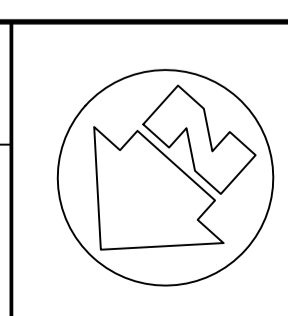


C.M. GIANARAKIS (RPEQ 1370)



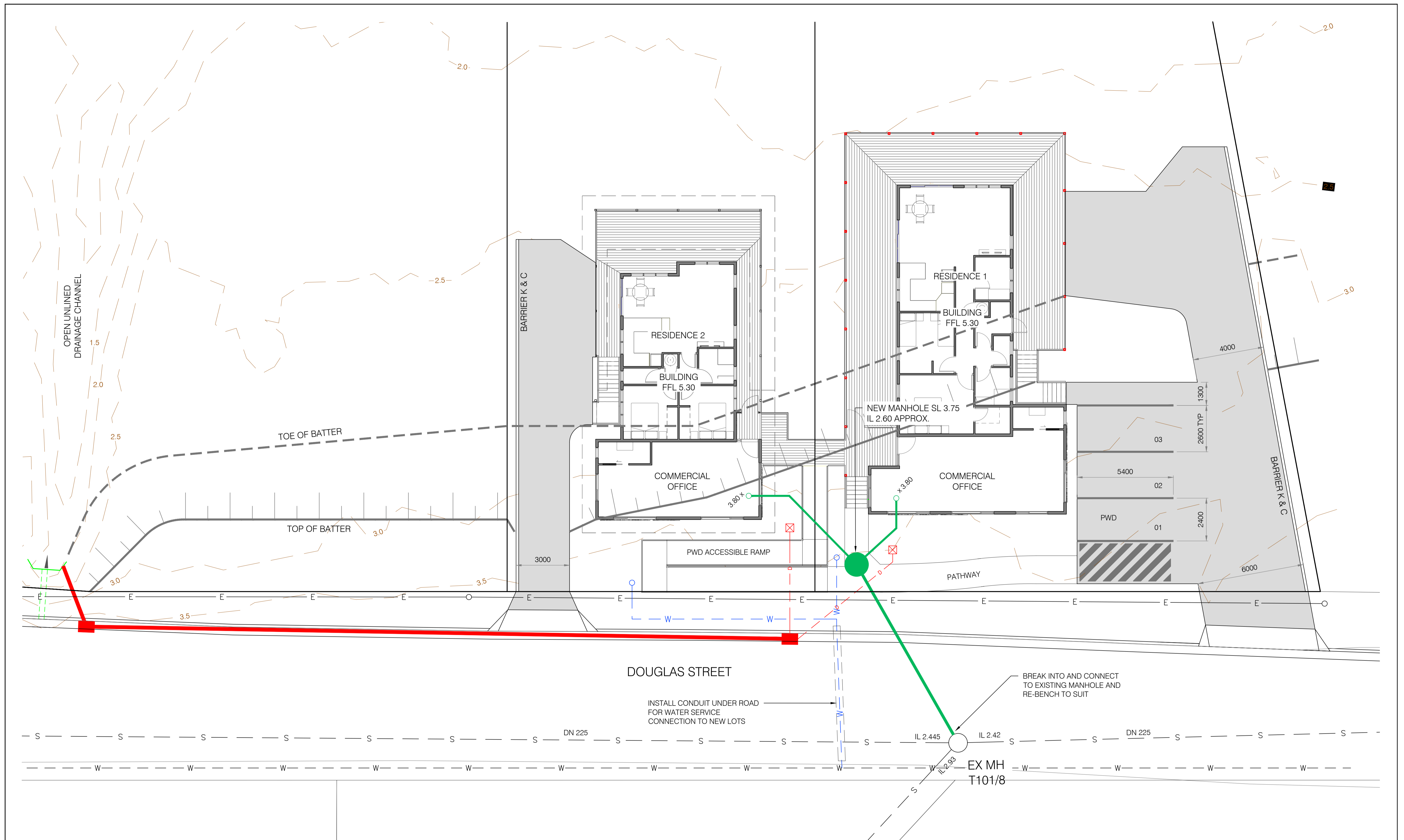
issue		amendments	
A	ORIGINAL ISSUE	12.05.22	

**CMG CONSULTING ENGINEERS** PTY. LTD.  
 A.C.N. 011 065 375 STRUCTURAL AND CIVIL  
 208 Buchan Street Cairns, 4870. Phone: (07) 4031 2775  
 P.O. Box 5901 Cairns Mail Centre Fax: (07) 4051 9013



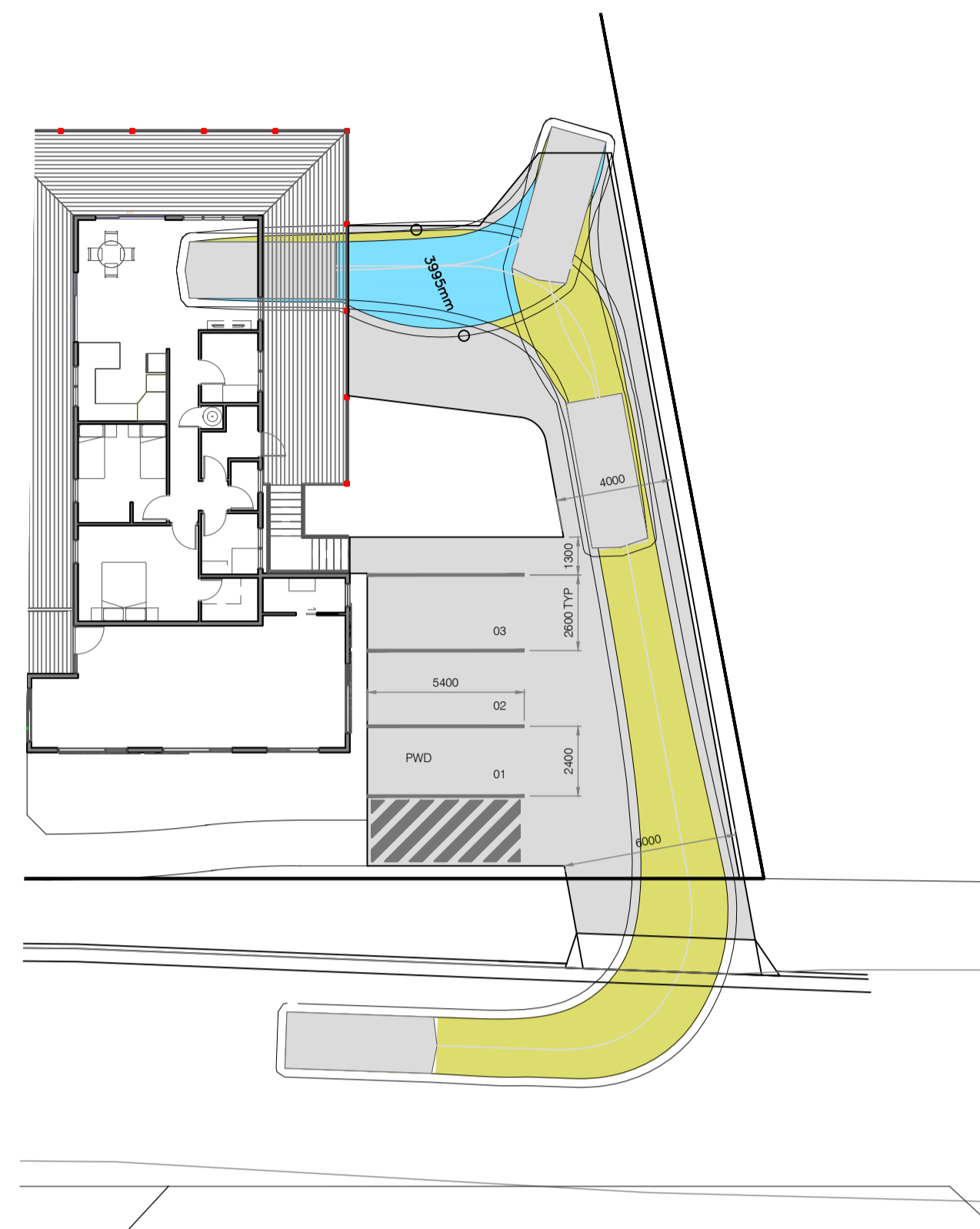
COMMUNITY ENTERPRISE QUEENSLAND  
 SLIPWAY LAND - COMMERCIAL OFFICE/RESIDENCE  
 15-23 DOUGLAS STREET, THURSDAY ISLAND  
 TITLE: SITEWORKS AND STORMWATER DRAINAGE MANAGEMENT

SCALE (AT A1 SIZE)	1:100	DRAWN	-
DATE	APR 22	DESIGNED	-
APPROVED	<i>[Signature]</i>	CHECKED	C.M.G.
DWG NUMBER	44801-SK01	AMDT	A

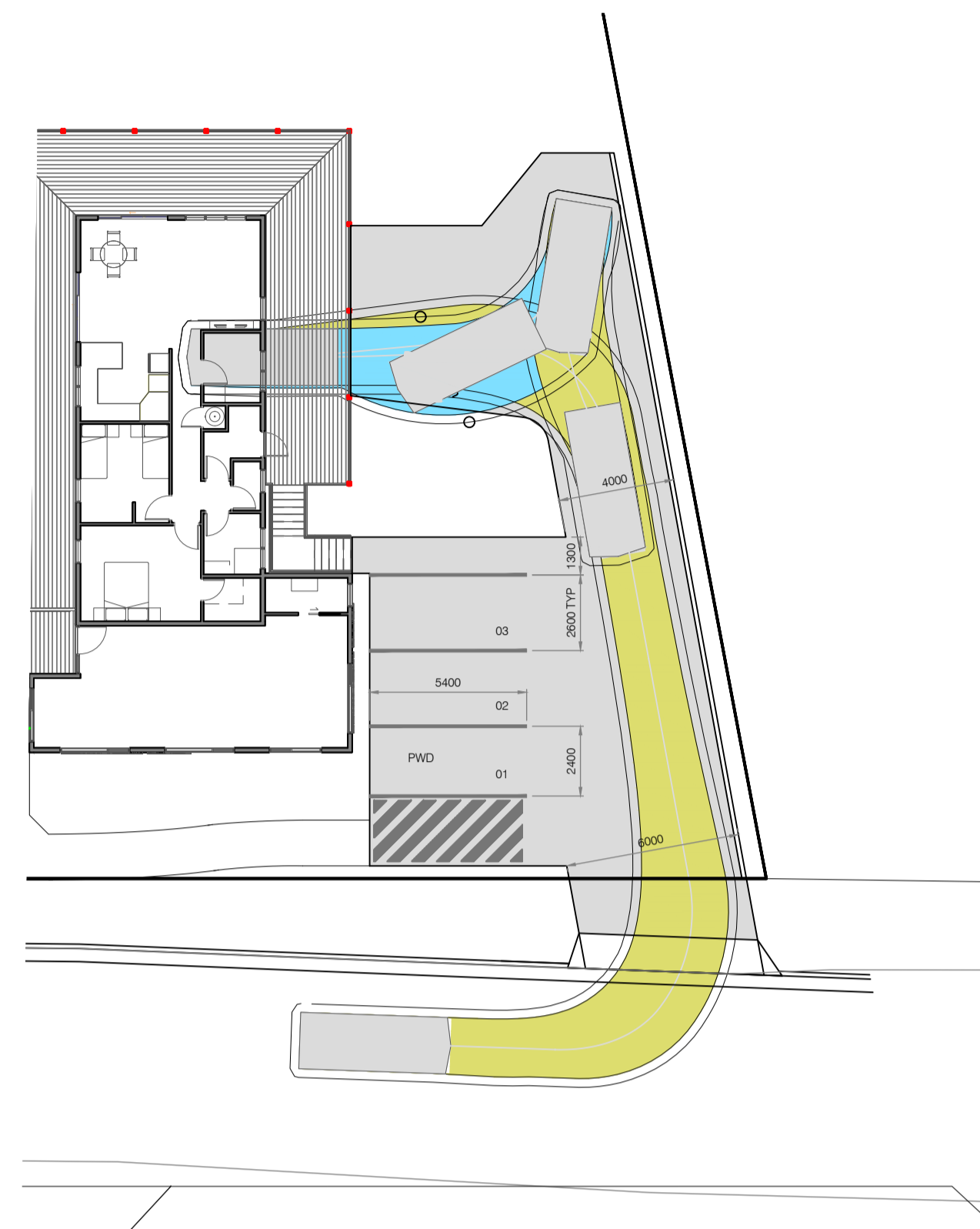


issue		amendments		<b>CMG CONSULTING ENGINEERS</b> PTY. LTD. <small>AC.N. 011 065 375 STRUCTURAL AND CIVIL</small> 208 Buchan Street CAIRNS, 4870. Phone: (07) 4031 2775 P.O. Box 5901 Cairns Mail Centre Fax: (07) 4051 9013		COMMUNITY ENTERPRISE QUEENSLAND SLIPWAY LAND – COMMERCIAL OFFICE/RESIDENCE 15–23 DOUGLAS STREET, THURSDAY ISLAND TITLE: WATER AND SEWERAGE	SCALE (AT A1 SIZE)	1:100	DRAWN	-
A	ORIGINAL ISSUE	12.05.22					DATE	APR 22	CHECKED	C.M.G.
							DWG NUMBER	44801-SK02	AMDT	A

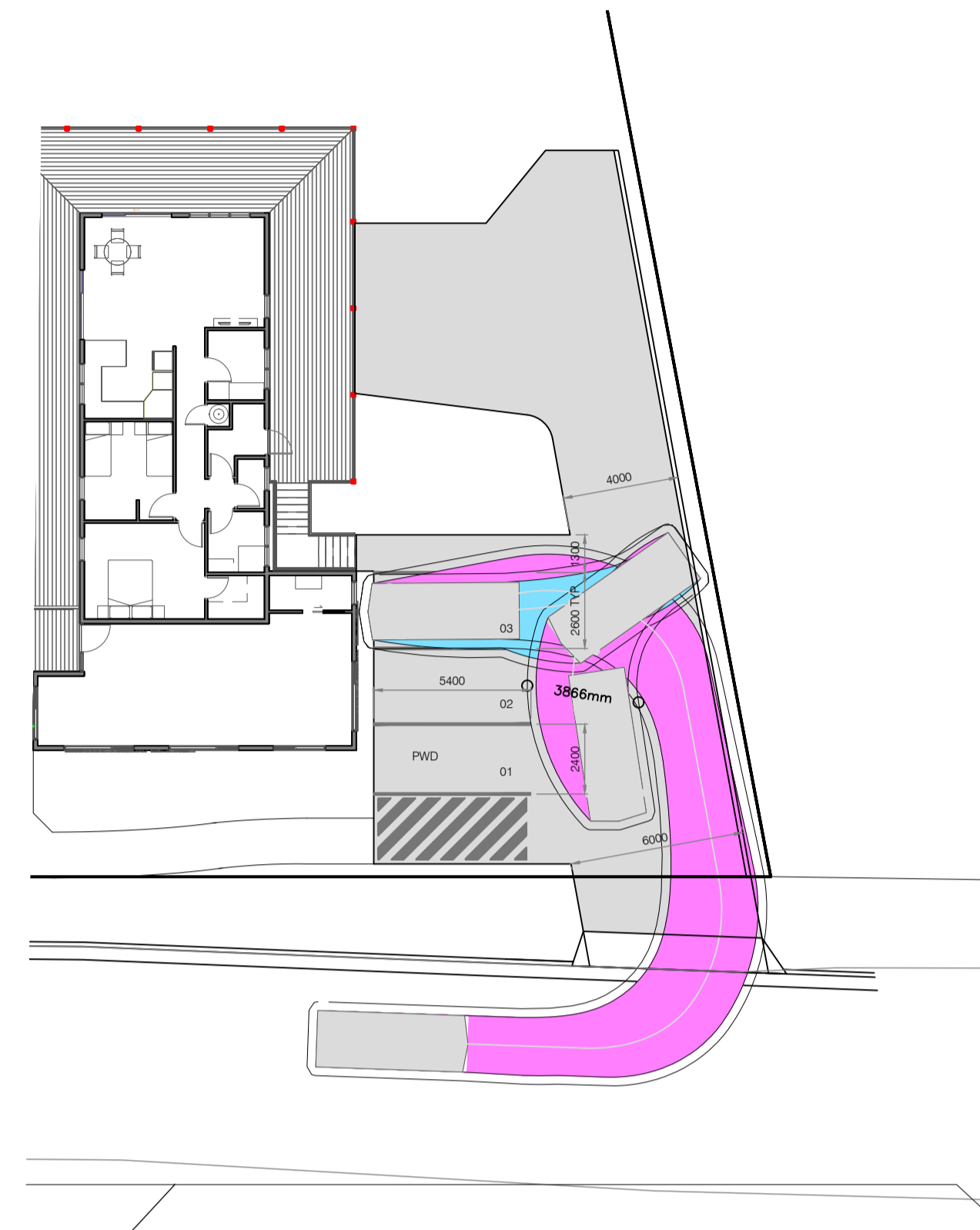




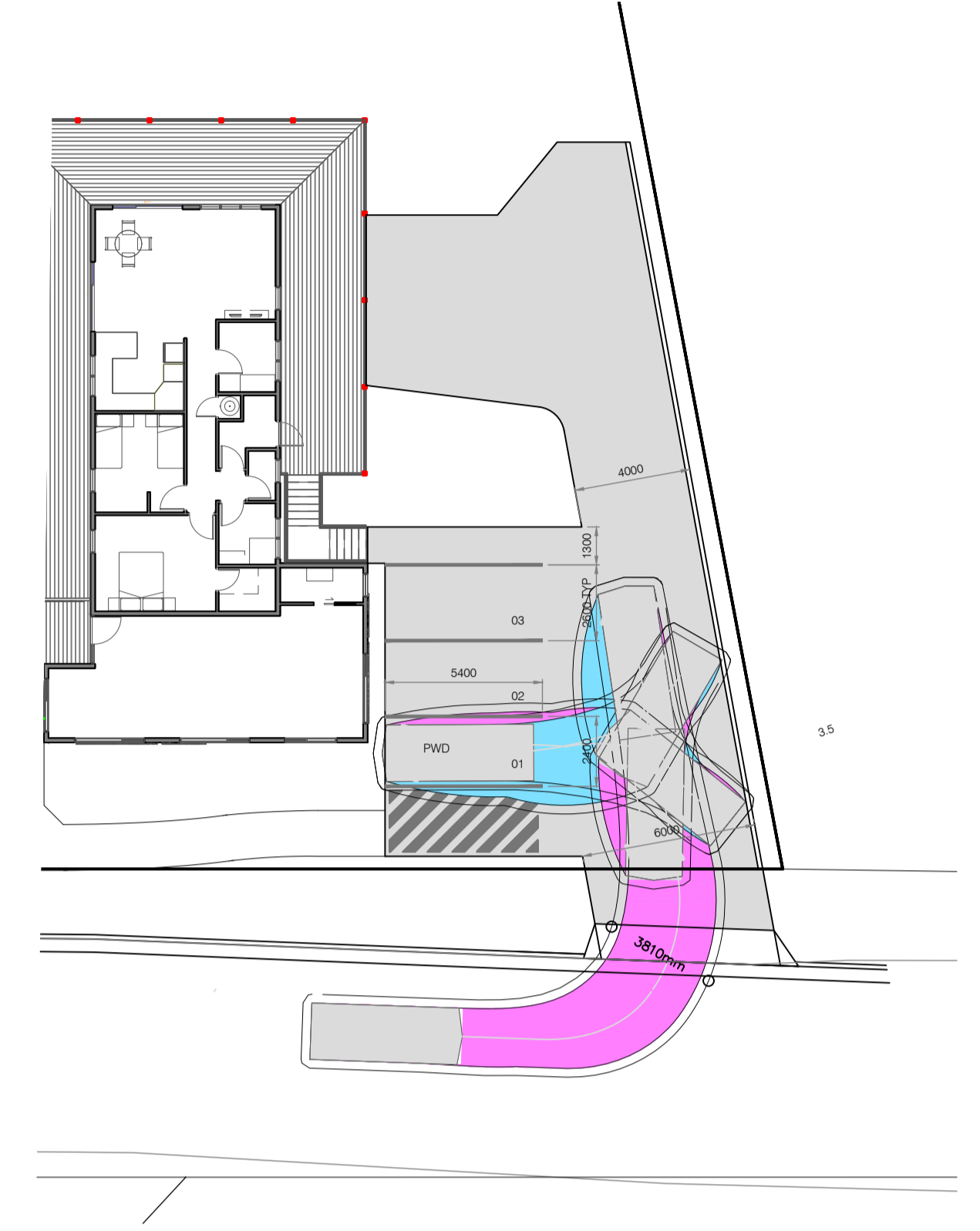
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1:200



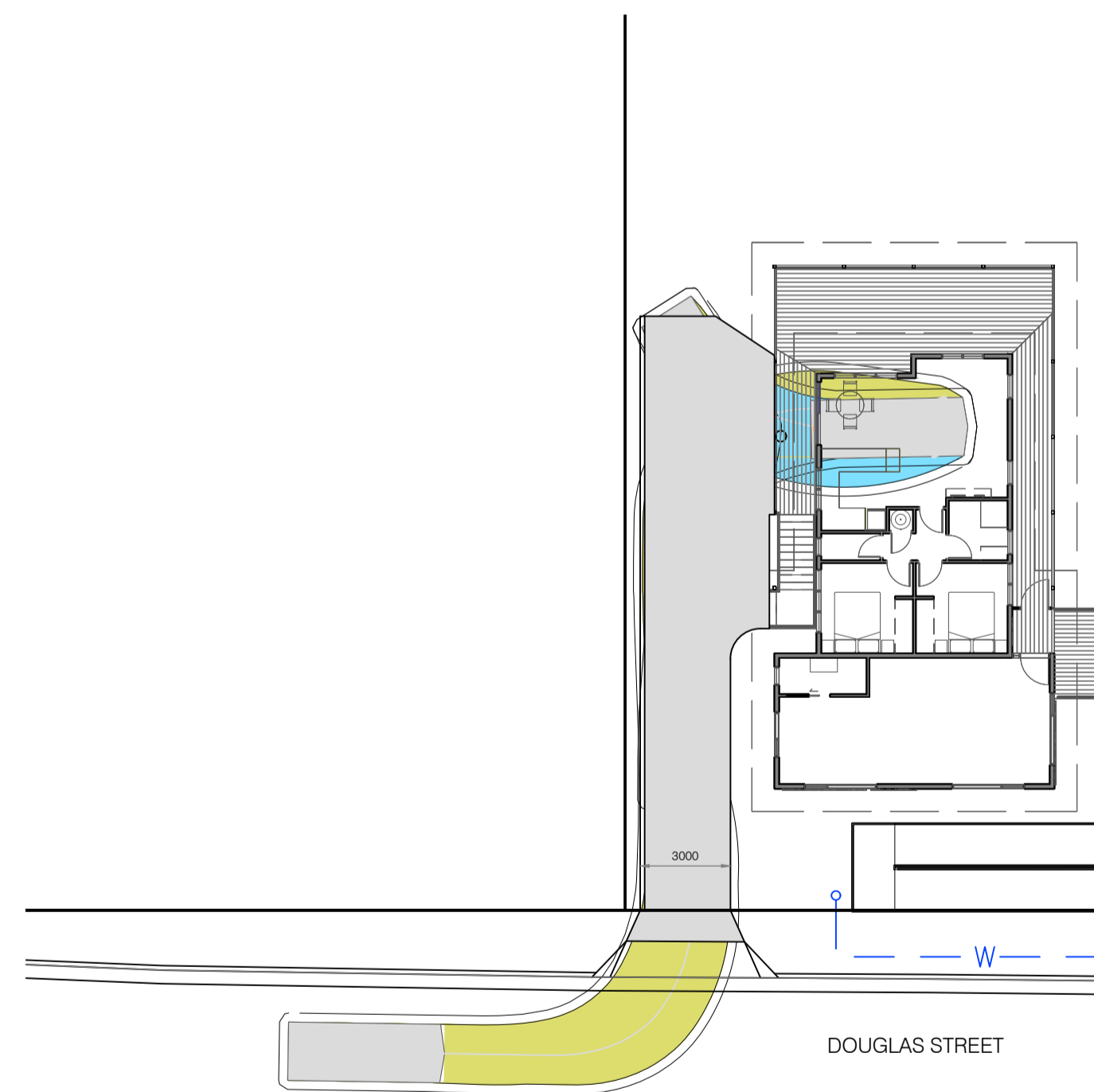
RESIDENCE 1  
1:200



COMMERCIAL OFFICE  
PARKING  
1:200



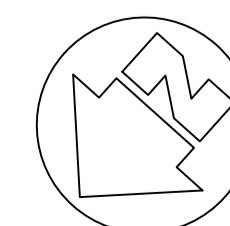
COMMERCIAL OFFICE  
PARKING  
1:200



RESIDENCE 2  
1:200

issue		amendments	
A	ORIGINAL ISSUE	12.05.22	

**CMG CONSULTING ENGINEERS** PTY. LTD.  
AC.N. 011 065 375 STRUCTURAL AND CIVIL  
 208 Buchan Street Cairns, 4870. Phone: (07) 4031 2775  
 P.O. Box 5901 Cairns Mail Centre Fax: (07) 4051 9013



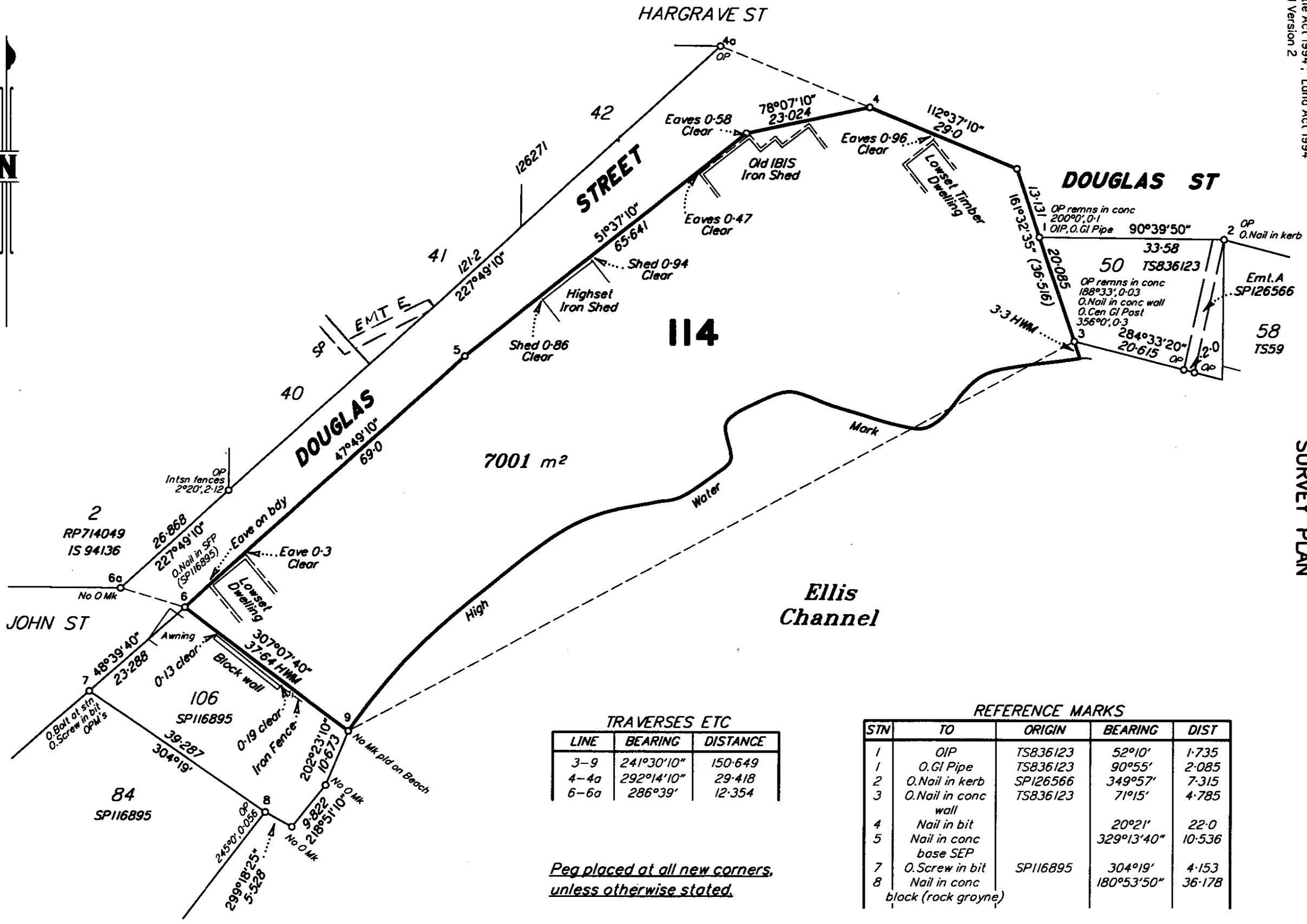
COMMUNITY ENTERPRISE QUEENSLAND  
 SLIPWAY LAND – COMMERCIAL OFFICE/RESIDENCE  
 15–23 DOUGLAS STREET, THURSDAY ISLAND  
 TITLE: VEHICLE SWEEP PATHS

SCALE (AT A1 SIZE)	1:200	DRAWN	-
DATE	APR 22	DESIGNED	-
APPROVED	<i>[Signature]</i>	CHECKED	C.M.G.
DWG NUMBER	44801-SK03	AMDT	A

Our ref PR142524-6/L81380/OCK

## Attachment C

Copy of SP142714



TRAVERSES ETC

LINE	BEARING	DISTANCE
3-9	241°30'10"	150.649
4-4a	292°14'10"	29.418
6-6a	286°39'	12.354

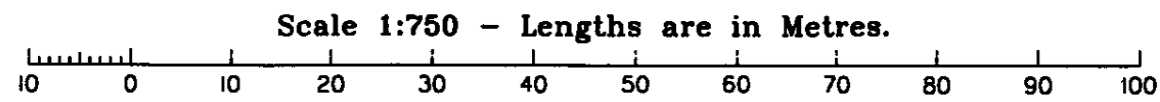
Peg placed at all new corners, unless otherwise stated.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	TS836123	52°10'	1.735
1	O.GI Pipe	TS836123	90°55'	2.085
2	O.Nail in kerb	SP126566	349°57'	7.315
3	O.Nail in conc wall	TS836123	71°15'	4.785
4	Nail in bit		20°21'	22.0
5	Nail in conc base SEP		329°13'40"	10.536
7	O.Screw in bit	SP116895	304°19'	4.153
8	Nail in conc block (rock groyne)		180°53'50"	36.178

PERMANENT MARKS

STN	ORIGIN	BEARING	DIST	NO
7-OPM	SP116895	241°32'	60.915	106548
7-OPM	SP116895	352°26'10"	157.562	106547



**C&B CONSULTANTS PTY LTD**  
ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Adrian Edward SLOMON, Registered Surveyor (licensed) for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1972 and the Surveyors Regulation 1992 and that the plan was completed on 26/6/2001.

**C&B CONSULTANTS PTY LTD**  
COMMONWEALTH OF AUSTRALIA  
REGISTERED SURVEYORS  
Stephen James REDGWELL  
Registered Surveyor (Director)  
Date 23.7.01

**Plan of Lot 114**  
Concilling Lot 114 on TS84  
PARISH: **PORT KENNEDY** COUNTY: **TORTRES**  
Meridian: SP126271 Add 4°13' for AMG (Zone 54)  
F/N's: Yes  
Scale: 1:750  
Format: **STANDARD**  
SP 142714  
Plan Status:

705273274

NO FEE  
18/12/2001 09:44

CS 495

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

Registered

5. Lodged by  
NRM  
PO Box 937  
CAIRNS QLD 4870  
D. MARTIN  
PH: 40398457  
CNS/007116  
(include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

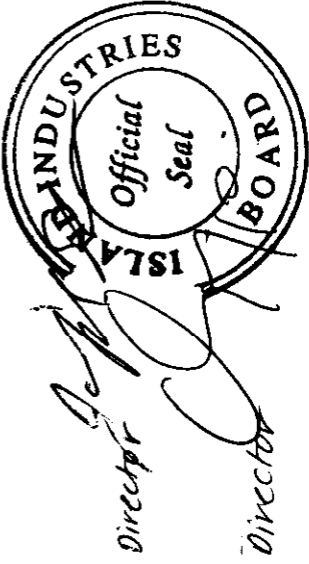
I/We THE ISLAND INDUSTRIES BOARD

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees



APPROVED  
Raahley  
Susan Teresa Ashley  
Delegate of the Minister  
for Natural Resources  
and Minister for Mines

\* Rule out whichever is inapplicable

2. Local Government Approval.

\* hereby approves this plan in accordance with the:  
%

Dated this ..... day of .....

#

#

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement:

CMS Number:

Name:

4. References:

Dept File:

Local Govt:

Surveyor: 90056

6. Existing Created

Title Reference	Lot	Plan	Lots	Emts	Road
17596038	114	TS84	114		

12. Building Format Plans only.

I certify that:

\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.

\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Licensed Surveyor/Director \* Date  
\* delete words not required

Lot 114  
on TS84

114

Orig Lots

7. Portion Allocation:

8. Map Reference:  
7376-41213

9. Locality:

THURSDAY ISLAND

10. Local Government:

Torres S.C.

11. Passed & Endorsed:

By: CAB CONSULTANTS PTY LTD

Date: 25/7/01

Signed: Solomon

Designation: LICENSED SURVEYOR

13. Lodgement Fees:

Survey Deposit \$

Lodgement \$ 119.65

Rec. 2584839 \$

New Titles \$

Photocopy \$

Postage \$

TOTAL \$ 119.65

14. Insert  
Plan  
Number  
SP142714

# 5. Commencement of Public Notification

## Kristy Tongue

---

**From:** Teresa Schmidt  
**Sent:** Thursday, 23 June 2022 1:03 PM  
**To:** Kristy Tongue  
**Subject:** FW: IDAS 22/02 - Community Enterprise Qld - MCU Office and Multiple Dwelling Units - 15-23 Douglas Street, Thursday Island

### Teresa Schmidt

BURP (Hons) MPIA | Principal Planner

**Email:** [teresa@reelplanning.com](mailto:teresa@reelplanning.com)

**Mob:** 0439 835 099



---

**From:** Owen Caddick-King <[owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)>  
**Sent:** Thursday, 23 June 2022 11:59 AM  
**To:** Teresa Schmidt <[teresa@reelplanning.com](mailto:teresa@reelplanning.com)>; Joseph Sabatino <[joseph.sabatino@torres.qld.gov.au](mailto:joseph.sabatino@torres.qld.gov.au)>  
**Subject:** IDAS 22/02 - Community Enterprise Qld - MCU Office and Multiple Dwelling Units - 15-23 Douglas Street, Thursday Island

Hello Teresa and Joseph

On behalf of the Applicant and pursuant to Section 17.2 of the Development Assessment Rules, please note that public notice of the Development Application will commence on Tuesday 28 June '22.

Regards

### Owen Caddick-King

Principal - Planning

RPS | Australia Asia Pacific

**D** +61 7 42761027

**E** [owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)

We acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respect to them and their cultures and to Elders past and present.

[Click here](#) to find out more about our Reconciliation Action Plan.

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