
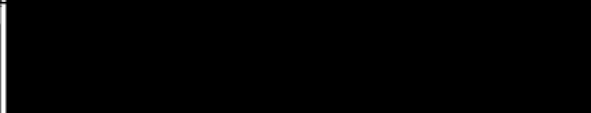




# Submission in relation to Proposed Torres Shire Council Planning Scheme

This document is a submission under the *Planning Act 2016*

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|---|---|---------------|--|
| Full Name                                   |   |               |  |
| Residential or Business Address             |   |               |  |
| Address for service (postal or email)       |   |               |  |
| Grounds                                     |   |               |  |
|   |   |               |  |
|   |   |               |  |
|   |   |               |  |
| Facts and Circumstances                     |   |               |  |
|   |   |               |  |
|   |   |               |  |
|   |   |               |  |
| Signed                                      |  | Date 16/11/20 |  |
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## Submission in relation to Proposed Torres Shire Council Planning Scheme


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| Full Name                                   |  |               |
| Residential or Business Address             |  |               |
| Address for service (postal or email)       |  |               |
| Grounds                                     | <p>As part of my selection policy &amp; position, I submit my submission to the T.S.C Planning Scheme for Thursday Island <span style="float: right;">On Stephen St</span></p> <p>① That the Miskin Trust Land is converted from park, sports &amp; rec area to a medium to high density area (3 story-high &amp; 4, 5, &amp; 6 bedrooms homes for TRAWO <del>the</del> next generation.</p> <p>② My pathway to be removed from the current site to allow parking to go in there and to build the Multi-purpose Sporting Precinct on Stephen St.</p> |               |
| Facts and Circumstances                     | <p>① T.S.C must replace the park, sports &amp; rec area with the Miskin Trust Land to build new houses to address the social determinants of overcrowding. It will provide home ownership opportunity to young TRAWO residents.</p> <p>② My policy platform &amp; position is to develop with BC, DARSID, TSEA (partners), the erection of the Multi-purpose Sporting Precinct infrastructure for TRAWO children.</p>  |               |
| Signed                                      |  | Date 16/11/20 |
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Office Use 1

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|                         |                              |   |
|-------------------------|------------------------------|---|
| Facts and Circumstances | Would like to see            |   |
|                         | Service Station at Rose Hill |   |
|                         | to service local community   |   |
|                         | This should be a             |   |
|                         | community enterprise         |   |
|                         |                              |   |
|                         |                              |   |
|                         |                              |   |
|                         |                              |   |
|                         |                              |   |
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| If you need             |                              | another submission sheet  |

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| Residential or Business Address       |   |  |               |
| Address for service (postal or email) |   |  |               |
| Grounds                               | <p>→ Overlay mark of Freehold Reserve Areas.</p>                          |  |               |
|                                       | <p>→ Miskin Land on Stephen st. should be changed to Low-Med Density.</p> |  |               |
|                                       |   |  |               |
|                                       |   |  |               |
| Facts and Circumstances               |   |  |               |
|                                       |   |  |               |
|                                       |   |  |               |
|                                       |   |  |               |
| Signed                                |   |  | Date 16/11/20 |
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Office Use 2.

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| Address for service (postal or email)       |   |  |               |
| Grounds                                     | ① | <p>To build new infrastructure on Miskin Land on Stephen Street earmarked by TSC as park, sports &amp; rec, my submission to TSC for future Medium to High Residential Area for TRAWQ residents &amp; young generation between the age distribution of 25 - 40. This will address the social determinants aspects of Overcrowding &amp; Home Ownership</p> |               |
|   | ② | WATER 000  |               |
| Facts and Circumstances                     | ① | <p>This will address the Burden of Illness TRAWQ residents is currently experiencing, including the aspect of Social Determinants of Overcrowding. There needs to be, should this piece of Estate is released by TSC to build housing for TRAWQ residents, Radio-Active (RATs) Tests done to measure the level of RATs prior to release</p>                |               |
| Signed                                      |   |  | Date 17/11/20 |
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Office Use 3

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Facts and Circumstances

Water is another precious

commodity, to ensure there is plenty of. With the greatest amount of Govt Housing is being erected, water will be a big problem. ~~STOP building government housing~~ <sup>START building housing for locals</sup>

I submit the following proposal to T.S.C to seriously consider;

① To build housing for TRAWO residents + <sup>next</sup> generation we need to ensure water will meet the needs of residents

on Muskin Land on Stephen St,

② Interim measure now, re-introduced the water ~~retract~~ <sup>tanks</sup> to houses on TRAWO residents. This must be proactively regulated

③ Land for TRAWO community Kai-Kai Garden Project.

④ Allocate land in Tamara, Roskill, Aplin, Warbur, Quarantine for our own Community Police Beats.

⑤ There must be a cap on the amount of non-indigenous people accessing & residing on T.I.

Signed

Date 17/11/20

If you require more space, please use another submission sheet


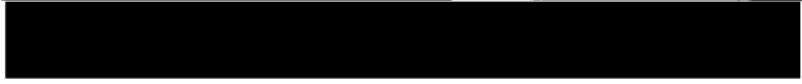

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## Submission in relation to Proposed Torres Shire Council Planning Scheme

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| Full Name                             |    |  |                |
| Residential or Business Address       |   |  |                |
| Address for service (postal or email) |   |  |                |
| Grounds                               | <p>I don't think having a Three Storey Building would be appropriate as it would block the breeze for others as well as block the view.</p> |  |                |
| Facts and Circumstances               | <p>I travel often around Wasaga Village with my Job and this idea is definately not fitting for this Village</p>                            |  |                |
| Signed                                |    |  | Date 18/11/20. |
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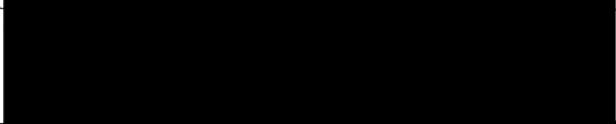
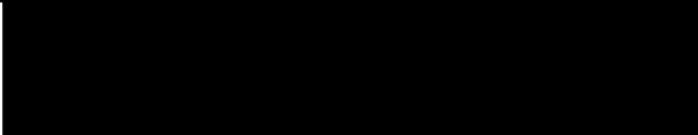
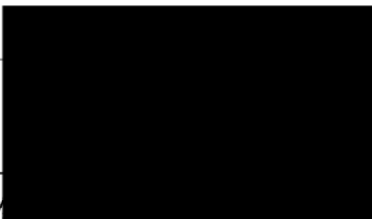
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## Submission in relation to Proposed Torres Shire Council Planning Scheme

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| Full Name                             |    |                  |
| Residential or Business Address       |    |                  |
| Address for service (postal or email) | As Above.  |                  |
| Grounds                               | <ul style="list-style-type: none"> <li>• Allow for fisheries development for region i.e:</li> <li>• Processing plant</li> <li>• Access to wharf facilities</li> <li>• Away from housing but close to transport services</li> </ul>                         |                  |
| Facts and Circumstances               | <ul style="list-style-type: none"> <li>• Establishment of ZK Fisheries</li> <li>• obvious growth in demand for our product</li> <li>• Value add proposition</li> <li>• Economic/enterprise development</li> <li>• from its obvious hub location</li> </ul> |                  |
| Signed                                |   | Date<br>18/11/20 |
| If you wish to return over            |  |                  |

Office Use 5

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## Submission in relation to Proposed Torres Shire Council Planning Scheme

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| Full Name                                   |   |  |                              |
| Residential or Business Address             |   |  |                              |
| Address for service (postal or email)       |   |  |                              |
| Grounds                                     | <p>* wanting family housing that is</p> <p>affordable for indigenous families</p>                                 |  |                              |
| Facts and Circumstances                     | <p>* no housing on town is for families</p> <p>* no information, wanting more consultation about this scheme.</p> |  |                              |
| Signed                                      |   |  | Date <u>13/11/2020</u><br>19 |
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Office Use 6

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|  |   |
|--|---|
| Facts and Circumstances  | * more meetings about the schemes   |
|  | * how to apply / process  |
|  | * time frame.   |
|  | * who will live in the house.   |
|  | * would it affect me.   |
|  | * will there be more schemes like this in the future?   |
|  | *   |
|  |   |
|  |   |
|  |   |
|  |   |
|  |   |
| Signed   | <div style="background-color: black; width: 150px; height: 40px; display: inline-block;"></div> Date 19/11/2020 |
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## Submission in relation to Proposed Torres Shire Council Planning Scheme

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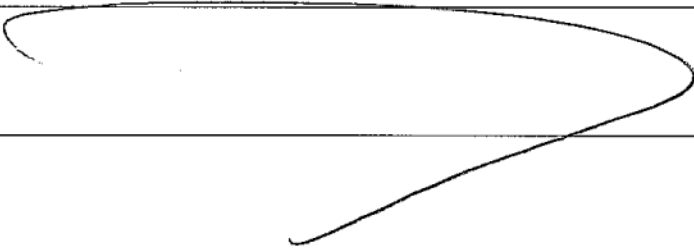
|   |   |
|---|---|
| Full Name                                   | [REDACTED]  |
| Residential or Business Address             | [REDACTED]  |
| Address for service (postal or email)       | [REDACTED]  |
| Grounds                                     | <ul style="list-style-type: none"> <li>• Horn Island may not be ready for three storeys - NOT ANYWHERE IN THE VILLAGE</li> <li>• 3 storeys is not appropriate on waterfront - CENTRAL ZONE</li> <li>• Housing for both <del>the</del> indigenous and non-indigenous people who are local long term residents</li> </ul>   |
| Facts and Circumstances                     | <p>PARTICULARLY AS PART OF THIS AFFORDABLE HOUSING - BECAUSE NO WHERE TO BUY</p> <ul style="list-style-type: none"> <li>• Coastal hazard risks FAIR FOR ALL LONG TERM RESIDENTS</li> <li>• Local drainage issues at street corner</li> <li>• Rising water table in Horn Island township during the wet</li> <li>• THREE STORY IS NOT RIGHT FOR TOWNSHIP</li> <li>• AFFORDABLE HOUSING DEVELOPMENT NEEDS PROPER DUST SUPPRESSION AND NOTICE TO COMMUNITY ABOUT THE DEVELOPMENT.</li> </ul> |
| Signed                                      | <div style="display: flex; justify-content: space-between;"> <div>[REDACTED]</div> <div>Date 19/11/2020</div> </div>  |
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Office Use 7 -

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| Full Name                                   |  |  |                 |
| Residential or Business Address             |  |  |                 |
| Address for service (postal or email)       | _____  |  |                 |
| Grounds                                     | <p>DISAGREES WITH 3 STOREYS ON HOW ISLAND IN THE WABARA VILLAGE.</p> <p>THERE IS A LOT OF FLAT LAND AROUND THE VILLAGE AVAILABLE FOR SUBDIVISION FOR LOW DENSITY HOUSING.</p> <p><del>THE</del></p>                                |  |                 |
| Facts and Circumstances                     | <p>HIGHER THE DENSITY THE MORE CLOSED IN YOU FEEL</p> <p>PRIVACY ISSUES + AMENITY</p> <div style="text-align: center; height: 100px;">  </div> |  |                 |
| Signed                                      |  |  | Date 19/11/2020 |
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Office Use 8

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| Full Name                                   |   |  |                 |
| Residential or Business Address             |   |  |                 |
| Address for service (postal or email)       |   |  |                 |
| Grounds                                     | <p>① Issues in the WASAQA VILLAGE WITH FLOODING</p> <p>② IT IS the lowest part of the Horn Island.</p> <p>③ Should not be 3 story</p> <p>④ ROAD ISSUES going out to Cable Bay - Flooding of driveway of his property.</p> |  |                 |
| Facts and Circumstances                     | <p>FLOODING ISSUES</p> <p>COUNCIL Road work issues to Cable Bay.</p> <div style="background-color: black; width: 300px; height: 80px; margin-top: 20px;"></div>   |  |                 |
| Signed                                      |   |  | Date 19/11/2020 |
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Office Use 9

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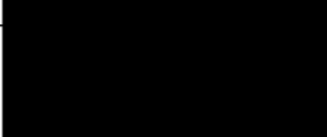
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| Full Name                                   |   |  |                 |
| Residential or Business Address             |   |  |                 |
| Address for service (postal or email)       |   |  |                 |
| Grounds                                     | I Don't agree with 3<br>Stonry Development<br>on Horn Island at<br>WASARA VILLAGE   |  |                 |
| Facts and Circumstances                     | PRIVACY ISSUES<br><br>CAN THE COUNCIL INFRASTRUCTURE<br>COPE - WATER SUPPLY<br>LACK OF RATE BASE.<br><br>* WANTS A CYCLIST TRACK TO<br>THE AIRPORT ON AIRPORT<br>ROAD |  |                 |
| Signed                                      |   |  | Date 19/11/2020 |
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Office Use 10

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|  |                                     |   |
|--|-------------------------------------|---|
| Facts and Circumstances  | Horn Island                         |   |
|  | More boat ramp                      |   |
|  | + public facilities                 |   |
|  | for dingies                         |   |
|  | public <del>at</del> access         |   |
|  | close to the wharf                  |   |
|  | No public facilities                |   |
|  | potentially south of existing jetty |   |
|  |                                     |   |
|  |                                     |   |
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| Address for service (postal or email)       |   |  |                 |
| Grounds                                     | <ul style="list-style-type: none"> <li>• INFRASTRUCTURE ISSUES on POW particularly A sealed ROAD on the esplanade to Country Women Beach</li> <li>• If the road cannot be sealed a method of stopping the dust on the unsealed road</li> <li>• Co-ordinated infrastructure by allowing properties to have boreholes or council purchasing a block to have a water facility or tank for community</li> </ul> |  |                 |
| Facts and Circumstances                     |   |  |                 |
| Signed                                      |   |  | Date 23/11/2020 |
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| Residential or Business Address             |  |  |                   |
| Address for service (postal or email)       |  |  |                   |
| Grounds                                     | <p>Safe &amp; proper footpath for pedestrians from Cnr Hargrave/Douglas St to See Hays (landmark).<br/>eg.</p> |  |                   |
| Facts and Circumstances                     | <p>Community members to walk to &amp; from work/school safely</p>  |  |                   |
| Signed                                      |  |  | Date 23 / 11 / 20 |
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Office Use 12

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|  |   |
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| Facts and Circumstances  | <p>* Safe + proper footpath Along Douglas St. on Pearl St. to Hospital <del>area</del> (especially for people staying at Meribor Muth).</p> <p>* bbq stands at front of the island foreshore area for family gatherings (like at Back Beach)</p> <p>* storage of construction building equipment away from Town Area.</p> |
| Signed   | <div data-bbox="555 1749 751 1861" style="background-color: black; width: 123px; height: 50px; display: inline-block;"></div> <div data-bbox="1050 1742 1369 1787" style="float: right;">Date 23 / 11 / 2022</div>  |
| If you require more space, please use another submission sheet |   |

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| Address for service (postal or email)       |  |  |  |
| Grounds                                     | <ul style="list-style-type: none"> <li>• Flexability to build a shed of a larger nature for work and personal purposes on own block.</li> <li>• Infrastructure for water storage + catchment.</li> </ul>     |  |  |
| Facts and Circumstances                     | <ul style="list-style-type: none"> <li>• Sealing the road to the the transfer station</li> <li>• Identified industrial / commercial area.</li> </ul> <p>→ <u>SPRATED SUSTAINABILITY</u> in the community</p> |  |  |
| Signed                                      | <div style="text-align: right;">Date 23/11/2020</div>  |  |  |
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Office Use 13

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| Full Name                                   |  |  |                 |
| Residential or Business Address             |  |  |                 |
| Address for service (postal or email)       |  |  |                 |
| Grounds                                     | Noise issues   |  |                 |
|   | Impacts on <del>drainage</del><br>drainage                     |  |                 |
|   | Impact to beach access and public use                          |  |                 |
|   | Dust   |  |                 |
| Facts and Circumstances                     | Continued heavy industrial machinery                           |  |                 |
|   | inside or adjacent residential zone.                           |  |                 |
|   | Risk to community in operating such machinery in such a space. |  |                 |
|   |  |  |                 |
| Signed                                      |  |  | Date 23 11 2020 |
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Office Use 14

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| Address for service (postal or email)       |   |                 |  |
| Grounds                                     |   |                 |  |
|   |   |                 |  |
|   |   |                 |  |
|   |   |                 |  |
| Facts and Circumstances                     | Happy with low-Med density thought to create more housing and walks       |                 |  |
|   | not alot of industry area to store plant + equipment on T.I.              |                 |  |
|   | Demo House (Bunt House) needs to be free of cultural Heritadge. (NAZI ST) |                 |  |
|   |   |                 |  |
| Signed                                      |   | Date 24/ 11/ 20 |  |
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Office Use 15

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| Address for service (postal or email)       |   |  |                   |
| Grounds                                     | Low-Med Density site                        |  |                   |
|   |   |  |                   |
|   |   |  |                   |
|   |   |  |                   |
| Facts and Circumstances                     | Agree, creates housing and more Building    |  |                   |
|   | Add more industry areas to Builders Blocks. |  |                   |
|   |   |  |                   |
|   |   |  |                   |
| Signed                                      |   |  | Date 24/ 11/ 2020 |
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Office Use 16

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| Address for service (postal or email)       |   |  |               |
| Grounds                                     |   |  |               |
|   |   |  |               |
|   |   |  |               |
|   |   |  |               |
| Facts and Circumstances                     | town water installation<br>Power install              |  |               |
|   | Breakwater to go ahead.                               |  |               |
|   | Bigger sheds and dwellings<br>to be allowed on Rural. |  |               |
|   |   |  |               |
| Signed                                      |   |  | Date 24 11/20 |
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Office Use 17

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| Grounds                                     | • CAPACITY TO FURTHER HOLD THE LEASE ON MY PROPERTY.                                     |  |               |
|   | • INCREASED TOURISM.   |  |               |
|   |  |  |               |
| Facts and Circumstances                     | • CONSULTATION WITH THE KAUARUA.   |  |               |
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## TORRES SHIRE COUNCIL

*To lead, provide & facilitate*

P O 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)

ABN 34 108 162 398

### Submission in relation to Proposed Torres Shire Council Planning Scheme

This document is a submission under the *Planning Act 2016*

|                                       |  |
|---------------------------------------|--|
| Full Name                             | [REDACTED]                                   |
| Residential or Business Address       | [REDACTED]                                   |
| Address for service (postal or email) | [REDACTED]                                   |
| Grounds                               | TWO STOREY ONLY IN<br>MEDIUM DENSITY.        |
| Facts and Circumstances               | PRIVACY AND AMENITY,<br>IT DOESNT LOOK GOOD. |

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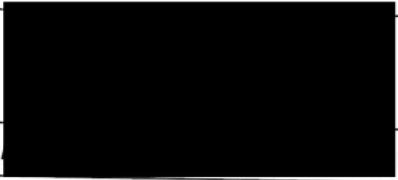
**Submission in relation to  
Proposed Torres Shire Council Planning Scheme**

This document is a submission under the *Planning Act 2016*

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| Full Name                             | [REDACTED]   |
| Residential or Business Address       | [REDACTED]   |
| Address for service (postal or email) | [REDACTED]   |
| Grounds                               | 2 story is better than 3 story<br>Building - not to modernise<br>it to much, keep it basic |
| Facts and Circumstances               | To My taste - might come   |

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ABN 34 108 162 398

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|                                       |   |
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| Full Name                             | [REDACTED]  |
| Residential or Business Address       | [REDACTED]<br>[REDACTED]  |
| Address for service (postal or email) | [REDACTED]  |
| Grounds                               | on the industrial land on<br>Horn Island.<br><br><br>                         |
| Facts and Circumstances               | want to have any property.<br>going to be built above 3<br>stories in height. |

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| Facts and Circumstances                            |  |
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|                                       |   |
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| Full Name                             | [REDACTED]  |
| Residential or Business Address       | [REDACTED]  |
| Address for service (postal or email) |   |
| Grounds                               | No to any Building unless it's for local people<br>No more government building in our community |
| Facts and Circumstances               | more local house with ownership   |

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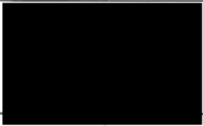


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| Facts and Circumstances                            | No more gov house no more   |
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ABN 34 108 162 398

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|                                       |   |
|---------------------------------------|---|
| Full Name                             | [REDACTED]  |
| Residential or Business Address       | [REDACTED]  |
| Address for service (postal or email) |   |
| Grounds                               | <p>Don't agree for more 2 to 3 story building around the Island</p> |
|                                       |   |
|                                       |   |
|                                       |   |
| Facts and Circumstances               | <p>New housing for local people.<br/>ownership of our homes.</p>    |
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| Facts and Circumstances                     |   |
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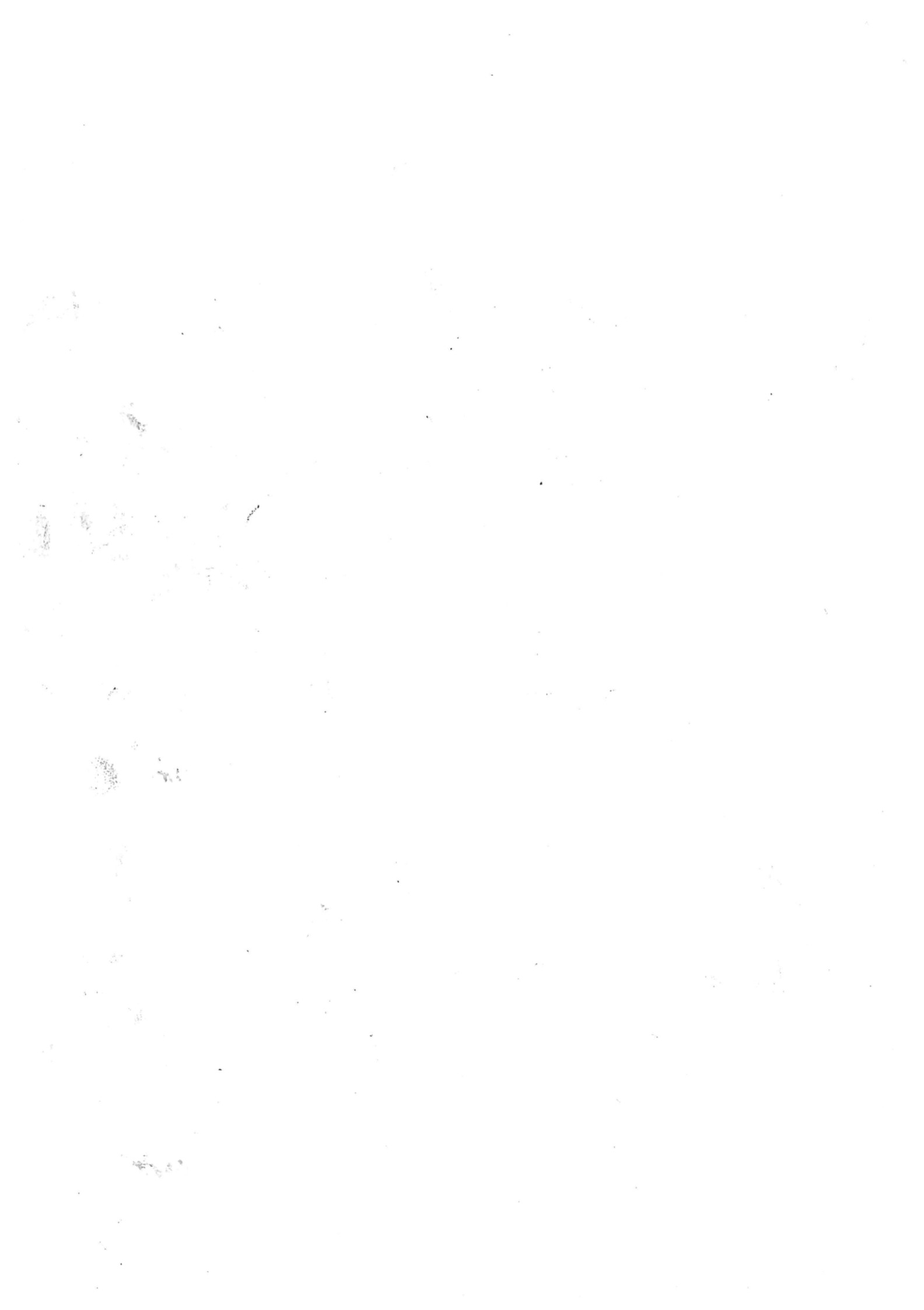
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ABN 34 108 162 398


### Submission in relation to Proposed Torres Shire Council Planning Scheme

This document is a submission under the *Planning Act 2016*

|                                       |  |
|---------------------------------------|--|
| Full Name                             | [REDACTED]   |
| Residential or Business Address       | [REDACTED]   |
| Address for service (postal or email) |  |
| Grounds                               | <p>I <del>do not</del> do not agree to have three stories building being built on Thursday Island.</p>   |
| Facts and Circumstances               | <p>I would like to see more housing for community members (own ownership)<br/>High cost of leaving and high rent being payed Needs to be lowered</p> |

Office Use

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ABN 34 108 162 398


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|                                       |   |
|---------------------------------------|---|
| Full Name                             | [REDACTED]  |
| Residential or Business Address       | [REDACTED]  |
| Address for service (postal or email) |   |
| Grounds                               | <p>IDO NOT AGREE WITH 3 STOREY BUILDING</p> <p>need to have more priority toward indigenous community members benefits.</p> |
| Facts and Circumstances               | <p>BUILD MORE HOUSES FOR LOCAL INDIGENOUS MEMBERS.</p>  |

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| Facts and Circumstances                            |   |
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ABN 34 108 162 398


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|                                       |  |
|---------------------------------------|--|
| Full Name                             | [REDACTED]   |
| Residential or Business Address       | [REDACTED]   |
| Address for service (postal or email) |  |
| Grounds                               | I do not agree to have 3 stories building built on Thursday Is. Need to have more priority towards indigenous members benefits |
| Facts and Circumstances               | I'd like to see more housing houses built for our local community members (HOME OWNERSHIP)                                     |

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|                         | <del>HIGH COST OF L</del><br>High coast of living and high rent<br>being payed needr to be lowerd |                 |
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| Facts and Circumstances |   |                 |
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|                                       |   |
|---------------------------------------|---|
| Full Name                             | [REDACTED]  |
| Residential or Business Address       | [REDACTED]  |
| Address for service (postal or email) | [REDACTED]  |
| Grounds                               | <p>I do not agree to have three stories buildings being built on Thursday Island.</p> <p>Need to have more priority towards Indigenous Community members benefits</p> |
| Facts and Circumstances               | <p>I would like to see new housing for our local community members. Home ownership!!</p>  |


Office Use

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|  | <p>High cost of living and HighRent<br/>needs to be lowered.</p>                  |               |
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| Facts and<br>Circumstances                         |   |               |
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ABN 34 108 162 398

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|                                       |   |
|---------------------------------------|---|
| Full Name                             | [REDACTED]  |
| Residential or Business Address       | [REDACTED]  |
| Address for service (postal or email) |   |
| Grounds                               | I DO NOT AGREE WITH 3 STORIES BUILDING ON THURSDAY ISLAND. BECAUSES MORE WATER WILL BE USED AND IT WILL NOT BE FOR LOCAL GOVERNMENT. OR THE COMMUNITY/ PEOPLE. IT WILL TAKE AWAY THE BEAUTY OF THE ISLANDS. |
| Facts and Circumstances               | BUILD NEW HOUSES FOR THE LOCALS. COMMUNITY MEMBERES. (HOME OWNERSHIP)   |

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| Facts and Circumstances                            |   |
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[REDACTED]

The CEO  
Torres Shire Council  
Box 171  
Thursday Island 4875

28 January 2021

by email admin@torres.qld.gov.au

## **Submission in relation to Proposed Torres Shire Council Planning Scheme**

(This document is a submission under the *Planning Act 2016*)

This submission has been prepared on behalf of [REDACTED] and [REDACTED]  
[REDACTED] owners of the land.

This submission relates to land at 4 Wees Street Wasaga described as Lot 152 SP 110299.

The submitters address for service is [REDACTED] or [REDACTED]

### **REQUESTED OUTCOME**

That the proposed zoning for the subject land be altered from Centre to Residential to facilitate the current intention that the relatively unconstrained parts of the land be subdivided into lots and used for the purpose of a dwelling houses or duplexes.

### **CONTEXT**

The current Town Planning Scheme, adopted in 2007 and replacing an earlier scheme, shows the land the subject of this submission included partly in the Business Zone and partly in the Open Space and Recreation Zone. The boundary between these zones makes no sense and does not reflect any physical or other relevant characteristics. Despite efforts to research the rationale for the pattern of zoning on the land no documentation has been revealed. The 2007 Scheme was a replacement for an even earlier Scheme adopted in 1992 and prior to that were the 1985 and 1973 Planning Schemes.

Knowledge of past practice associated with the preparation of town planning schemes back to the early 1980s and anecdotal evidence indicates that the zoning pattern may be unrelated to the characteristics of the site, good planning practice or good planning theory but was likely to relate to historic land-use and titles.

Aerial imagery seems to indicate that the (adjoining) hotel on the original large parcel was constructed in the early 1990s on a large parcel of land which includes the current Wongai Pub site and the subject land. The original site was subdivided years ago and the hotel plus its curtilage retained while the much larger balance (now lot 152) sold off.

In early town planning schemes, it was common practice/policy to zone land parcels consistent with the dominant existing lawful use; in this case the hotel. Although (so far)

I have not been able to find any documentary evidence that this is the reason for the whole of the parcel being zoned Business but it is logical, especially so given the physical characteristics of the balance area, its location and accessibility with respect to the balance of the Township. I would not be surprised to find the Business zone dates back to the 1985 Planning Scheme.

Recent efforts to obtain good reliable information in relation to the characteristics of the site and its constraints have demonstrated that it is suitable for residential purposes.

██████████ has identified a persistent pattern of undersupply of housing of various types with all the associated social, community and cost consequences. I believe Council has come to a similar conclusion and is acting to create more affordable residential lots for particular segments of the community. In 2020 he commissioned a development application that would lead to subdivision of the unconstrained parts of the site into lots suitable for residential occupation. Drawing Annexed.

The application did not proceed to the 'properly made' stage as Council representatives commence talks with ██████████ on the layout and works aimed at working cooperatively to achieve a mutually beneficial outcome for the community and ██████████

██████████ still intends to proceed with the application and the residential subdivision.

Earlier, Council had prepared and adopted (2013) the Wasaga Master Plan Strategy as part of the Horn Island Affordable Housing Project (HIAHP). The study area is limited to lands north of Wees Street (section 1.4) and does not include the subject land. However, the various drawings and suggestions do include references to limited aspects south of Wees Street. For instance, south of Wees Street the strategy recommends removal of some of the unconstrained, existing residential zone and identifies the subject land for 'waterfront' purposes – without explanation or apparent analysis. The only other references to the subject land being a more direct connection to the Cemetery from Wees Street and (surprisingly as it may be culturally inappropriate) the creation of a walking trail for locals and tourists through the cemetery as part of the proposed Town Walking Trail.

Accordingly, the available research indicates that the current zoning reflects the land use (hotel) prior to the adoption of the initial town planning scheme.

## **SITE ANALYSIS**

It seems that no analysis of the site's characteristics was undertaken in the preparation of the 2007 Scheme or the Wasaga Master Plan Strategy. The existing zone boundaries do not reflect the physical and environmental characteristics of the site. There are no good town planning reasons that support either the adoption or the maintenance of the existing business zoning.

The site has connections to all necessary urban infrastructure including water supply, sewerage, electricity and telecommunications reticulation; or with sufficient capacity to meet the demand generated by residential development.

The site has two frontages. The bulk of the site has access from Wees Street by way of the relatively narrow (8m) but adequate, access strip. This provides the current access to existing dwelling as well as informal (unauthorised) low-key rear/secondary access to some of the nearby houses that front Wees Street.

A secondary access is available to the Esplanade but it is constrained by the swale and the Esplanade along this frontage is unsealed and of a low construction standard.

Parts of the subject land have been used for various purposes over the decades.

The previous owner cleared part of the land to construct a dwelling, cold storage and other facilities associated with living on the site and operating a crayfish supply business.

Previous to that, for many decades, the sand ridge was used by local residents as an unofficial disposal area for hard waste such as car bodies, household appliances, machinery, building materials and the like. At the time of purchase by the current owner such material was distributed virtually along the full length of the sand ridge as far as and beyond the rear boundary.

Anecdotal evidence indicates that for a long period of time, possibly finishing about two decades ago, an area on the western section of the swale was used informally for the extraction of sand for construction and filling purposes. It doesn't appear to have been a commercial operation, rather a "borrow pit" used by locals from time to time. The pit is shallow, as near vertical sides and the base is below invert level of the swale further downstream. Its shape and form are consistent with the stories and inconsistent with a natural hydraulic mechanism.

Within the swale, but upstream of the sandpit, are the remnants of two hand-built wells. Anecdotal evidence indicates that these were constructed early in the nonindigenous occupation of the island as a source of freshwater. These are useful in the analysis of the site as they demonstrate that the swale (in the location of the wells) has an invert level above HAT, as otherwise the wells would be useless because they would be inundated by salt water from time to time.

Topographically, the bulk of the site consists of a swale and sand ridge running parallel to the coastline as well as the western and eastern boundaries, absolutely typical of the topography of similar geographical locations. The topography is shown on the attached contour drawing prepared by RPS Surveys from recent ground survey. Please note; this drawing is slightly different to that submitted with the original development application which was based on incomplete survey work. A complete survey has been undertaken subsequently with the area below HAT mapped accurately.

State issues-based constraints mapping is (unsurprisingly) inconsistent as it is a generalisation interpreted from aerial photography without the benefit of detail survey.

## **PLANNING PRINCIPLES AND GOOD TOWN PLANNING PRACTICE**

Wasaga is a small community in the Torres Strait close to Thursday Island the administrative and commercial centre of the region. Thursday Island contains the higher order services and facilities but has limited room for residential expansion. As a consequence, Wasaga on Horn Island is being increasingly relied upon to provide affordable residential opportunities for the local community, imported workers and the like.

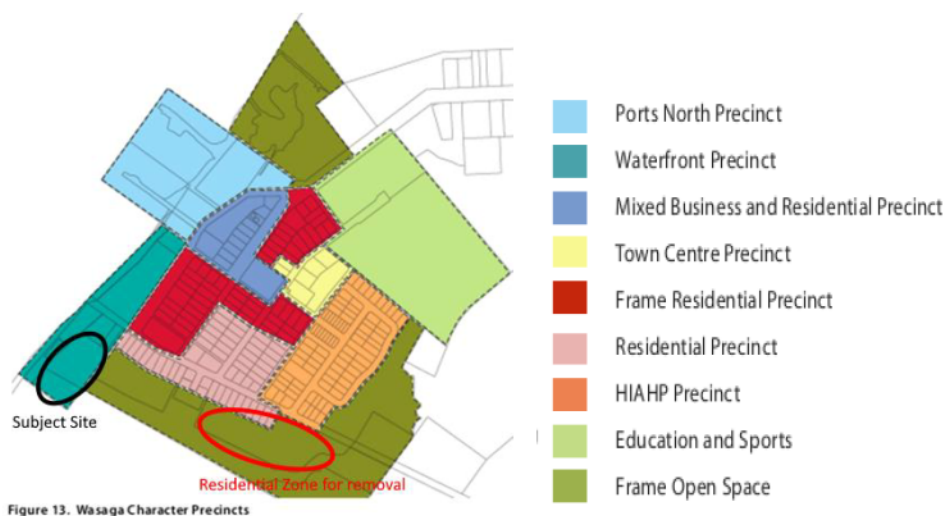
Typical of small settlements in remote areas there is a mixture of land uses that has evolved over time as commercial and service activities have been introduced and fitted on available land parcels dispersed throughout the Township. This "Swiss Cheese" land use pattern works well in this type of community as there is no fundamental incompatibility between the residential and non-residential land uses.

Wasaga is sufficiently compact that the non-residential support uses distributed throughout the Township are conveniently located and well within reasonable walking distance. This is in contrast to the circumstances that would exist if the subject land,



located as it is on the fringe of the Township, were to be used for business and service activities envisaged by the Centre Zone.

The Wasaga Master Plan Strategy (Section 5) advances a stereotypical land use pattern for the development of a planned community in a locality largely unconstrained by existing land use. It nominates a Town Centre Precinct close to the geographical centre of the township, a Mixed Business and Residential Precinct nearby and around that a Frame Residential Precinct. The theory accords with classic town planning principles of separating incompatible land uses with the (unsupported) expectation that commercial, services and administrative activities have some degree of incompatibility with residential use. While this may be so for large or more intense uses, activities necessary to support such a small township such as Wasaga are low-key and generally considered by the residents to be a convenience rather than problem.



Historic land-use patterns are such that both the Residential Frame Precinct and the Mix Business and Residential Precinct are both largely residential in nature. The building stock is relatively new and there is no reason to expect rates of redevelopment will alter this pattern in the life of the Planning Scheme or that the local community are in any way concerned or perceive this material adverse impact on amenity.

This historic mix of residential, commercial and services (particularly services) is well accepted in the community and reinforced by the various levels of government which from time to time acquire residentially zoned land for (their) non-residential activities. Acquisition patterns since the adoption of the Wasaga Master plan strategy in 2013 reinforce this. It is inevitably so in small and remote communities when non-residential services are largely provided by government or government authorities.

In any case using the subject land for non-residential purposes is inconsistent with the adopted Strategy. Especially as it is almost half the size as the defined Town Centre Precinct. Should it be used for centre purposes it would substantially detract from the importance of the Town Centre precinct in Nawie Street.

Historic uptake of the land in the business zone for business and service purposes has been low. In fact, in recent times more of it has probably been used for residential purposes than for non-residential purposes. There are, given the context, a substantial number of vacant sites available for business purposes without relying on the subject land.

In conclusion, it appears that there is no need to maintain the subject land in a Business or Centre zone. Given that land is suitable for residential purposes and is not identified in the Wasaga Master Plan Strategy for town 'centre' purposes, its inclusion in the Residential zone would not conflict with proper town planning principles or good town planning practice.

## **NEED FOR RESIDENTIAL**

██████████ recognises that the type of housing required for local residents and their families is somewhat different to that produced to cater for the needs and expectations of transitory workers, government employees and persons who moved to the area for short and medium term project work. These households are generally smaller, the typical age of occupants is older (usually without children present) and the tenured is usually leasehold rather than owner occupiers.

The Council and Government have made considerable efforts to meet the needs of locals for housing; the HIAHP precinct is an example.

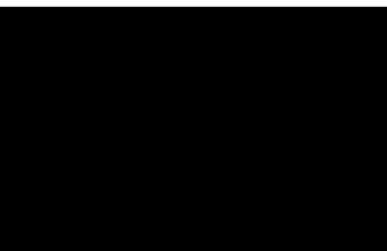
There is a persistent housing need for other sectors of the community which is not being addressed in any coordinated or planned way. Discussions with Council representatives and consultants as well as experience with other authorities reveals a belief that there is an undersupply of suitable private housing for, what could be loosely termed, non-locals and itinerant workers. For example, although not recent, I'm aware of a situation where a local aviation company had difficulty attracting/retaining pilots and engineers in large part due to the standard of accommodation provided. At the time there appeared to be no suitable alternative at any cost.

██████████ of the subject land recognises this need and sees the site is an attractive residential location where he can make available both land and residences that meets the residential needs.

## **CONCLUSION**

- the historic business zoning of the site is no basis in good town planning practice or theory but simply reflects past attachment to a commercial land use
- existing zoning pattern on the site has no relevance to physical or other relevant characteristics of the land
- retention of the site in the Centre Zone is inconsistent with the adopted Wasaga Master Plan Strategy
- detailed site analysis defines the unconstrained parts of the site and reveals that they are suitable for residential development
- in accordance with good town planning practice and theory the site should be included in the residential zone

We look forward to Council's favourable determination.



CC Reel Planning Stephen Whitaker [stephen@reelplanning.com](mailto:stephen@reelplanning.com)  
Gerhard Visser [Gerhard.Visser@datsip.qld.gov.au](mailto:Gerhard.Visser@datsip.qld.gov.au)







Our ref: [REDACTED]

Date: 9 February 2021

Attn: Chief Executive Officer  
Torres Shire Council  
68 Douglas Street  
THURSDAY ISLAND, QLD 4875

Via Email - [admin@torres.qld.gov.au](mailto:admin@torres.qld.gov.au)

**SUBMISSION TO PROPOSED TORRES SHIRE COUNCIL PLANNING SCHEME ON BEHALF OF [REDACTED] IN RESPECT OF LOT 114 ON SP142714, THURSDAY ISLAND**

[REDACTED] confirms that we act on behalf of [REDACTED] in lodging this submission in response to the Proposed Torres Shire Council Planning Scheme (Proposed Planning Scheme).

[REDACTED] of Lot 114 on SP142714 (the subject land) which has an area of 7001m<sup>2</sup>, a frontage of approximately 200 metres to Douglas Street and fronts the shoreline of See Hop Beach (refer to Queensland Globe image in **Attachment A**).

[REDACTED] the land from the State and have [REDACTED]

The land has previously been used for a mix of residential and waterfront industry type uses and an elevated portion of the site is currently used for storage purposes. As indicated in the copy of SP142714 provided for reference in **Attachment B**, a lowset dwelling existed at the western and eastern portions of the site.

As is also evident from the Queensland Globe image in **Attachment A**;

- A detached dwelling currently exists on land described as Lot 106 on SP116895 and Lot 50 on TS836123 which are 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.

In Council's current Planning Scheme the subject land and land immediately adjacent to the subject land is included in the Planning Scheme's Business Zone and the majority of the land located on the opposite side of Douglas Street is included in the Residential Zone (Precinct 2) (intended for higher density residential accommodation development) with one allotment being included in the Business Zone. Therefore, it appears that higher density residential accommodation has been established on the opposite side of Douglas Street, in accordance with the Planning Scheme's current Zoning, with the expectation that development on the subject land would be consistent with the Planning Scheme's intents for the Business Zone.

The range of uses encouraged to be established in the current Planning Scheme's Business Zone is indicated in the Business Zone Codes Specific Outcomes O1, O2 and O3, as indicated in the following extract of the Business Zone Code;



Our ref: [REDACTED]

### **Specific Outcome 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.

### **Specific Outcome O2**

Provided uses are developed:

- to be compatible with surrounding Commercial Purposes by being of similar scale, intensity and character; and
- to support preferred uses, and
- to not adversely affect the amenity of the locality; or
- to provide recreational or community facilities that are more appropriately located in the Business zone;
- The following uses are consistent with the Overall Outcomes sought for the Business Zone:
  - i. Accommodation building;
  - ii. Caretaker's residence;
  - iii. Car park;
  - iv. Car wash;
  - v. Child care centre;
  - vi. Indoor entertainment;
  - vii. Indoor sports facility;
  - viii. Light industry (if located within an existing building and not exceeding 100m<sup>2</sup> GFA);
  - ix. Local utility;
  - x. Multiple dwelling (where located to the rear of, or on floors above a ground floor commercial use) ;
  - xi. Special purpose;
  - xii. Telecommunications facility (medium impact); or
  - xiii. Transport terminal.

### **Specific Outcome O3**

The following additional uses are consistent with the overall outcomes sought for the nominated sites within the Business Zone:

- Lot 114 on TS84 – old IBIS slipway on Douglas Street at See Hop Beach: Consistent Uses:
  - 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.

Since April 2016, [REDACTED] intentions for the land included the establishment of a range of ground level commercial uses and residential uses above the ground level commercial use, generally consistent with the intent of the Planning Scheme's Business Zone. However, due to other priorities, the intended use of the land was not formalised by way of a Development Application lodged with Council for the proposed development.

Currently, the critical shortfall in the availability of residential accommodation on Thursday Island is requiring [REDACTED] to seek the land to be developed and used for residential accommodation. The first stage of residential development intended to be established on the subject land comprises two detached dwellings, as detailed in the PAWA Architecture Plans provided for reference in **Attachment C**.

The residential accommodation proposal is considered to have merit for a range of reasons, including but not limited to the following;

- The development of the subject land for residential accommodation purposes will be compatible with:

Our ref: [REDACTED]

- the residential use, the detached dwellings, located adjacent to the western and eastern ends of the subject land; and
- the higher density residential use that has been established on the opposite side of Douglas Street in accordance with the current Planning Scheme's Precinct 2 Residential land use zoning;
- The portion of the site currently proposed for residential development is where a single detached residential dwelling, known as the Bishop's House, was located on the subject land;
- The proposed residential dwellings are designed and are intended to be constructed in a manner that will adequately address the subject land's coastal constraints in accordance with the Proposed Planning Scheme's Merit based assessment; and
- The critical shortfall in the availability of residential accommodation on Thursday Island provides an overriding need for the land to be developed for residential accommodation purposes in preference to its development for other urban uses that would also be required to adequately address the subject land's coastal constraints.

The Proposed Planning Scheme intends to include the subject land and adjoining land in the Industry Zone, and we object to this intent on the basis that;

- The inclusion of the land in the Industry Zone would further constrain [REDACTED] intent to develop the land for residential purposes, which will:
  - assist in addressing the critical shortfall in the availability of residential accommodation on Thursday Island; and
  - provide a future land use on the subject land that will be compatible with the residential accommodation uses that are established on land adjacent to the site and on the opposite side of Douglas Street; and
- Inclusion of the land in the Industry Zone is a significant departure from the current Business Zone's preferred land uses and development of the land in accordance with the Proposed Planning Scheme's Industry Zone provisions, which has the potential to permit a range of high impact industry activities, has the potential to:
  - adversely impact the residential amenity that has been established (refer above) in accordance with the current Planning Scheme's provisions; and
  - adversely impact the visual amenity and environmental values of See Hop Beach; and
- Inclusion of the subject land in the Industry Zone is not considered to represent the best use of the land given:
  - the surrounding established land uses and See Hop Beachfront location;
  - the ability of residential development on the land to be designed and constructed in a manner that will be able to adequately address the land's coastal constraints; and
  - development of the land for residential accommodation purposes will assist in addressing the critical shortfall in the availability of residential accommodation on Thursday Island.

To facilitate [REDACTED] intent to develop the land for residential accommodation purposes, it is requested that the land be included in the Proposed Planning Scheme's Low-Medium Density Residential Zone. Any conflict that this may represent is considered to be justified given the land uses that have been established in the locality, the need for residential accommodation development on Thursday Island and the suitability of the land for such development, provided it is designed and constructed to adequately address the Proposed Planning Scheme's Merit based assessment provisions.

To further consider [REDACTED] intent to develop the land and the requested change to the Proposed Planning Scheme's Zoning of the subject land and/or any alternate changes to the Proposed Planning Scheme that Council may suggest for [REDACTED] consideration, it is requested that the opportunity be provided to meet and discuss the proposed development and requested change, prior to Council's formal consideration of this submission.

In the interim, should you require any further details or clarification, prior to arranging a formal meeting, please do not hesitate to contact the undersigned in the Cairns office.

Our ref: [REDACTED]

Yours sincerely,  
for [REDACTED]



cc:



Attachment A - Queensland Globe image  
Attachment B - SP142714  
Attachment C - [REDACTED]

Our ref: [REDACTED]

## ATTACHMENT A

Queensland Globe image



Douglas St, Thursday Is

Lot 114 on SP142714

10°34'53"S 142°13'23"E



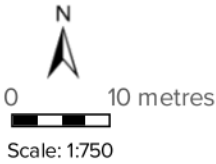
10°34'53"S 142°13'31"E



10°34'59"S 142°13'23"E

10°34'59"S 142°13'31"E

Legend located on next page



Printed at: A3  
Print date: 27/11/2019  
Datum: Geocentric Datum of Australia 1994  
Projection: Web Mercator EPSG 102100

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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Queensland  
Government

Department of Natural Resources, Mines and Energy



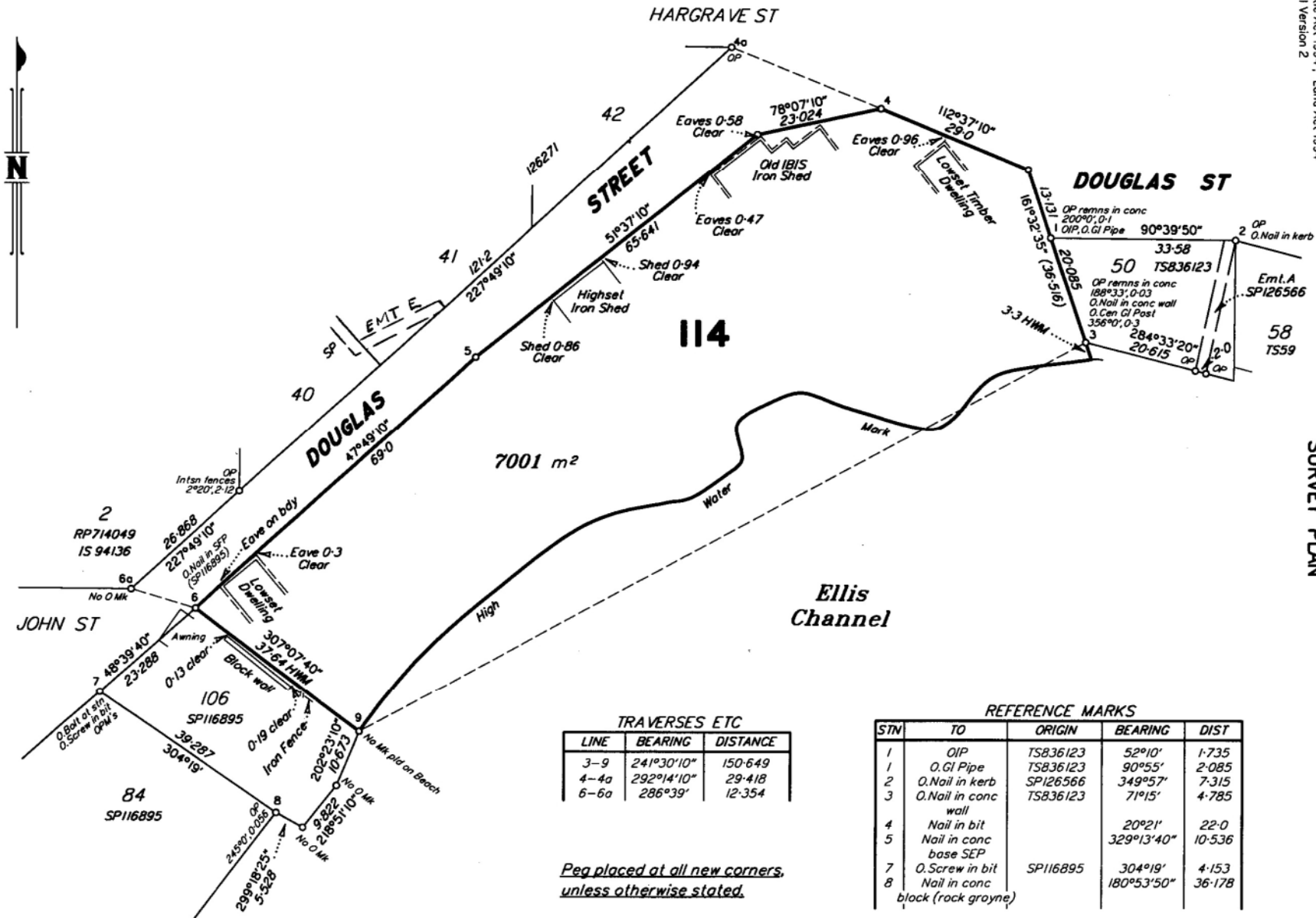
Our ref:



## ATTACHMENT B

SP142714









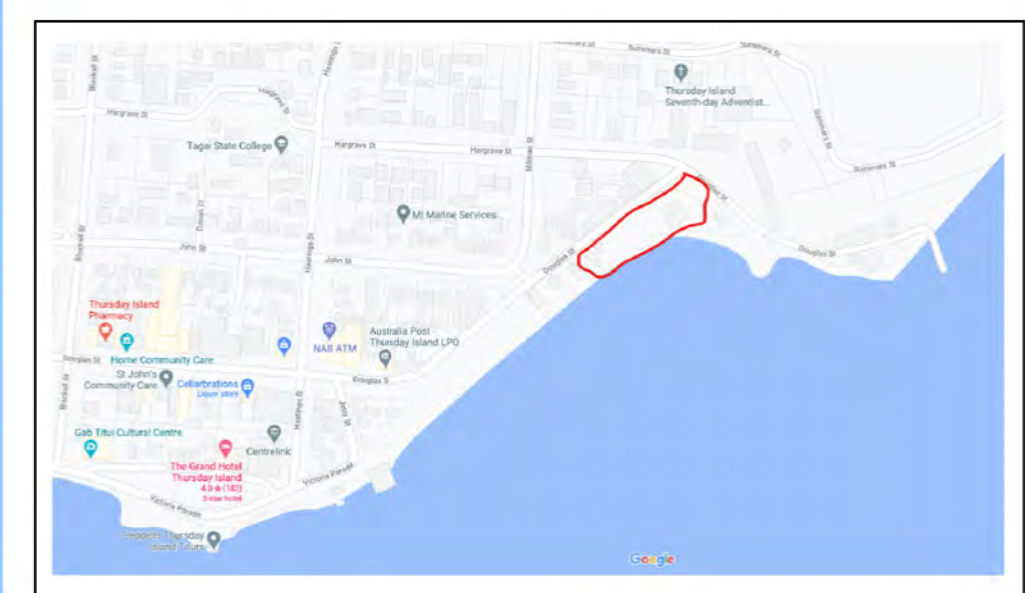
Our ref: [REDACTED]

ATTACHMENT C

[REDACTED]

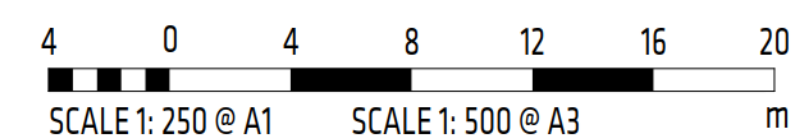
[REDACTED]





LOCATION PLAN - NTS

CONCEPT DESIGN ONLY



**SITE PLAN - OPTION ONE**  
**SLIPWAY LAND T1 - [REDACTED] ACCOMMODATION**

21E359

A001

architecture | tropical design | masterplanning | interiors

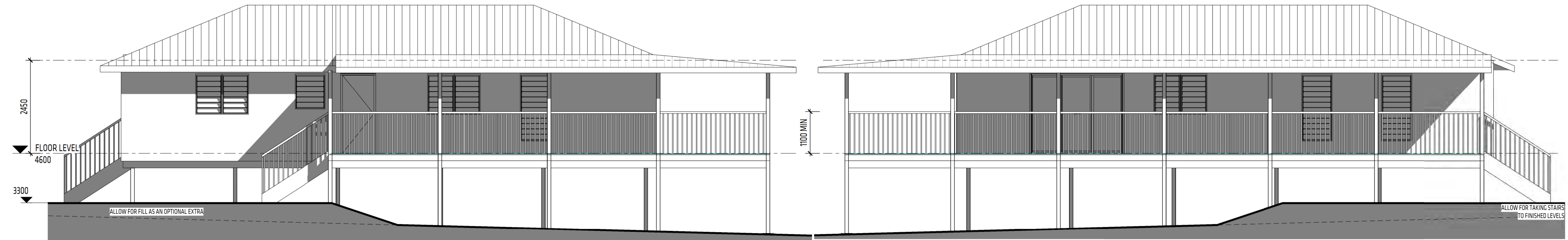
This design document remains the property of [REDACTED] and must not be used, retained or copied without the written permission of [REDACTED]

JAN 2021

REVISION 2

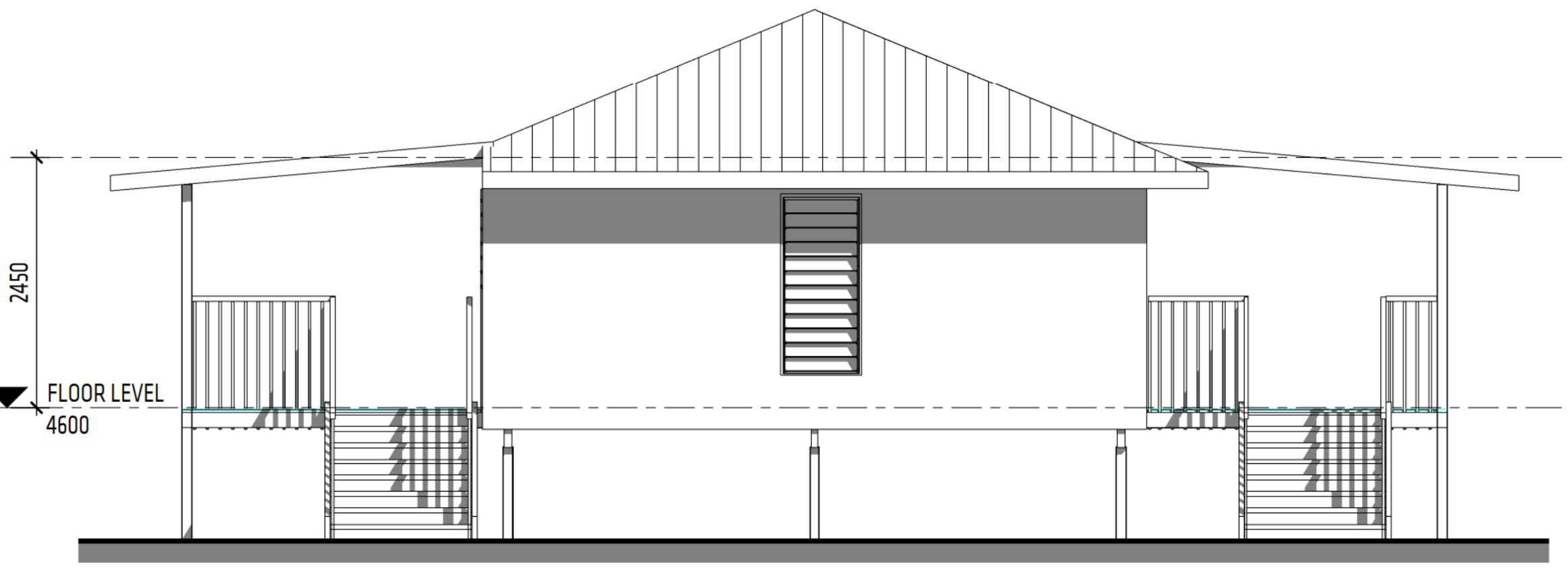
27/01/2021 4:08:30 PM





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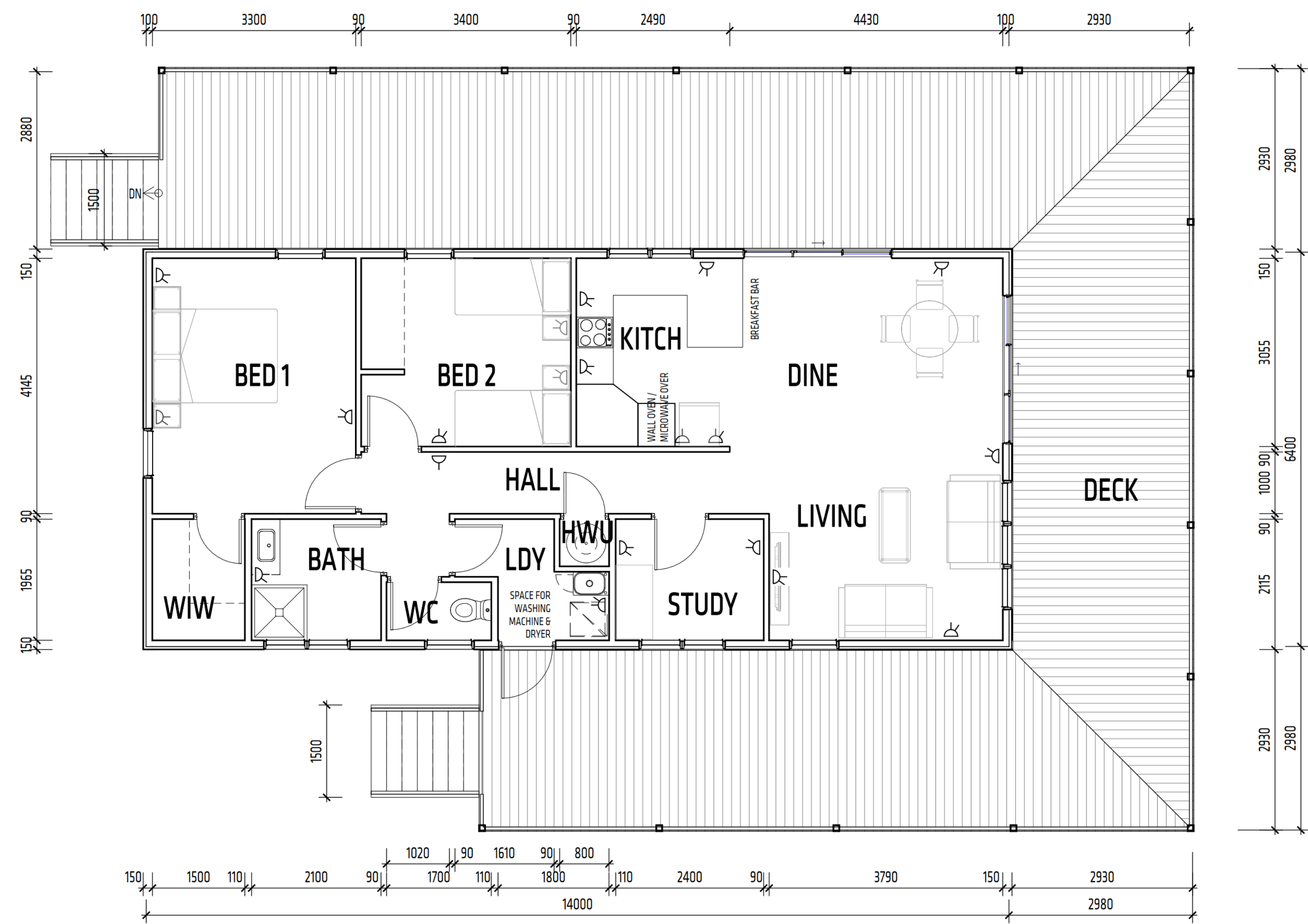
E2 ELEV 02  
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E1 ELEV 01  
scale 1 : 50 @ A1



E3 ELEV 03  
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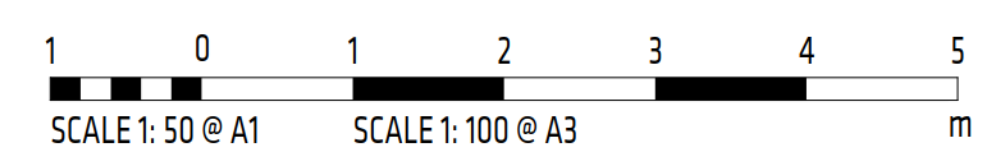


1 MANAGER'S RESIDENCE  
scale 1 : 50 @ A1

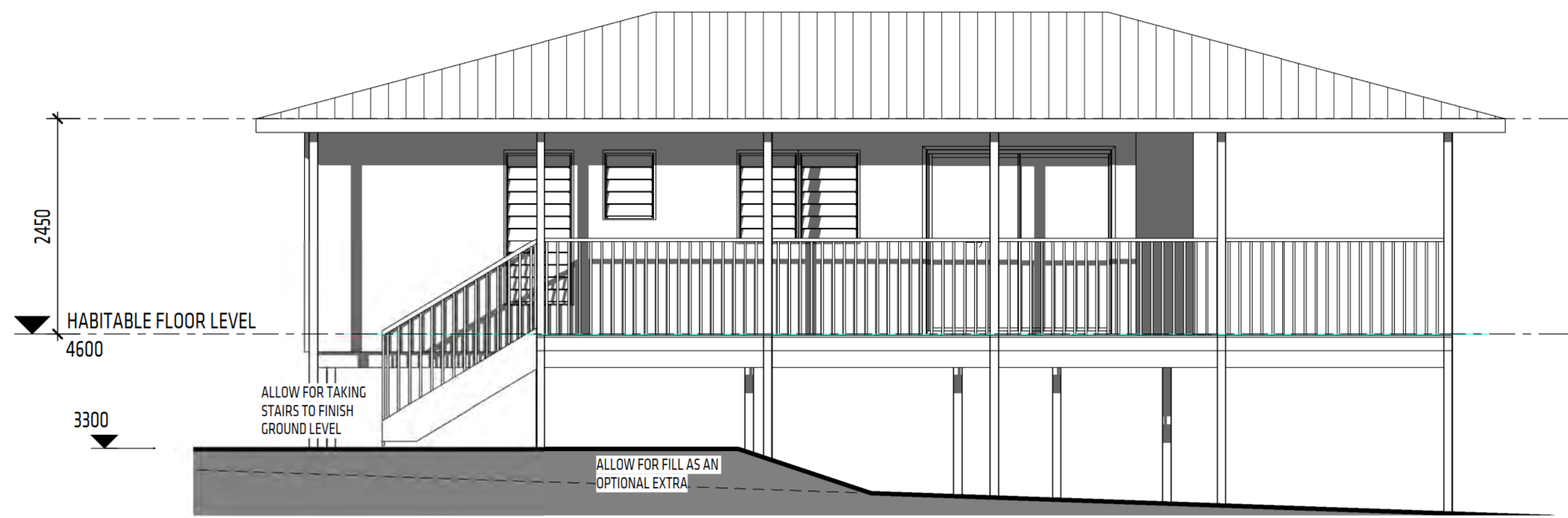
Area Schedule (Cross Building)

| Name        | Area                  |
|-------------|-----------------------|
| DECK        | 104.97 m <sup>2</sup> |
| BATH        | 4.75 m <sup>2</sup>   |
| BED 1       | 14.92 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          | 2.03 m <sup>2</sup>   |
| WIW         | 3.68 m <sup>2</sup>   |
|             | 89.49 m <sup>2</sup>  |
| Grand total | 194.46 m <sup>2</sup> |

PROPOSED MANAGER'S RESIDENCE  
SLIPWAY LAND TI, ACCOMMODATION



CONCEPT DESIGN ONLY



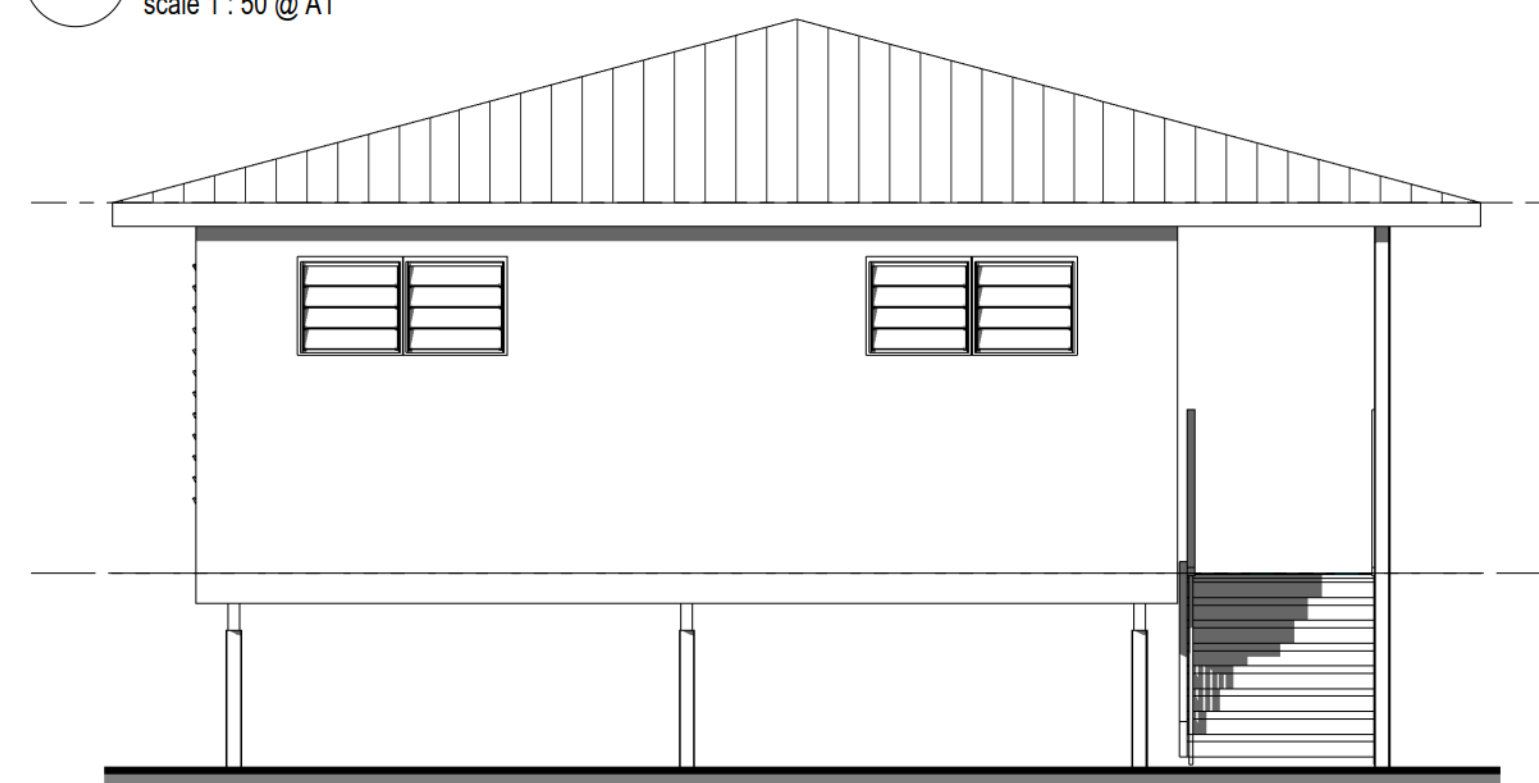
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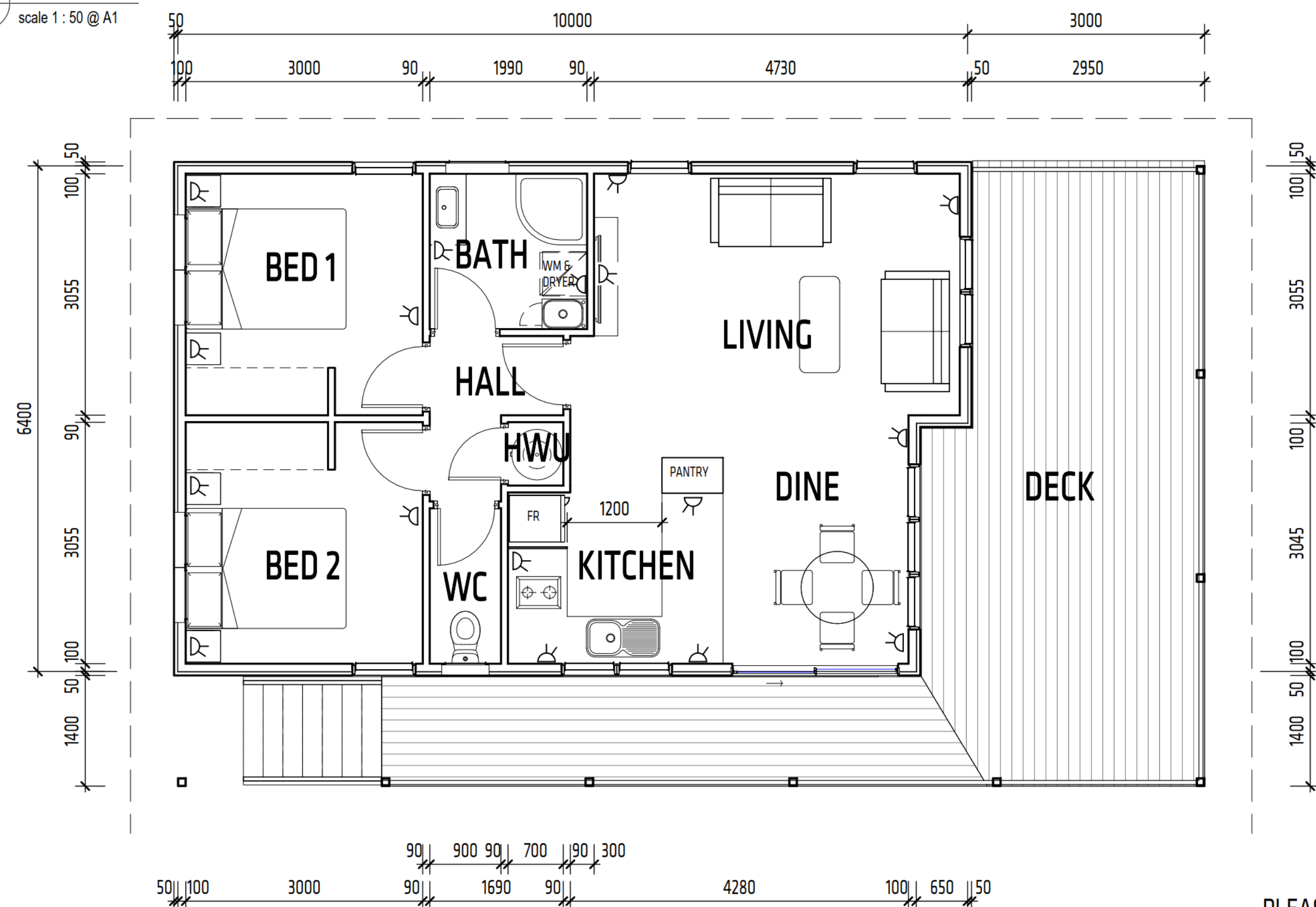
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E4 ELEV 04  
scale 1 : 50 @ A1



E3 ELEV 03  
scale 1 : 50 @ A1

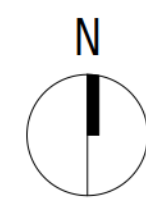
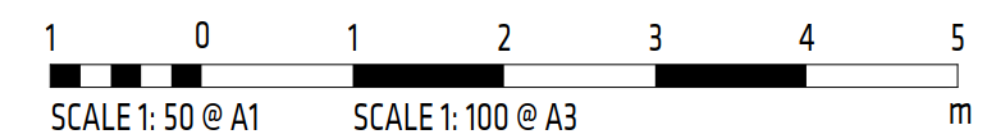


Area Schedule (Gross Building)

| Name    | Area                 |
|---------|----------------------|
| DECK    | 36.70 m <sup>2</sup> |
| BATH    | 4.49 m <sup>2</sup>  |
| BED 1   | 10.13 m <sup>2</sup> |
| BED 2   | 10.38 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 | 7.92 m <sup>2</sup>  |
| LIVING  | 15.78 m <sup>2</sup> |
| WC      | 2.20 m <sup>2</sup>  |
|         | 62.56 m <sup>2</sup> |
|         | 99.26 m <sup>2</sup> |

PLEASE NOTE:  
THE BUILDING REQUIRED FOR THIS PROJECT  
& AS SHOWN ON THE SITE PLAN IS A  
MIRROR IMAGE OF THIS PROPOSAL

CONCEPT DESIGN ONLY



## PROPOSED TWO BEDROOM TEMPORARY ACCOMMODATION SLIPWAY LAND TI, ACCOMMODATION

21E359

A003

architecture | tropical design | masterplanning



[REDACTED]

29 January 2021

Planning and Development  
Torres Shire Council  
PO Box 171  
THURSDAY ISLAND QLD 4875

By Email: [admin@torres.qld.gov.au](mailto:admin@torres.qld.gov.au)



Dear Sir/Madam

## SUBMISSION TO THE TORRES SHIRE COUNCIL PROPOSED SHIRE PLANNING SCHEME

[REDACTED] seeks to make a submission to the Torres Shire Council Proposed Shire Planning Scheme (proposed Planning Scheme). We have taken the opportunity to review the proposed Planning Scheme in the context of protecting [REDACTED] operational interests and strategic development plans at the [REDACTED]

### SUBMITTER DETAILS

Name of Submitter: [REDACTED]

Address: [REDACTED]

### BACKGROUND

The Port of Kennedy (or as it is commonly known, the Port of Thursday Island) is a community port located in the northern most part of Australia. [REDACTED] the wharf facilities, which are established on both Thursday Island and Horn Island. The port services the needs of the two islands and also operates as a major transhipment point for the supply of essential cargoes to other islands of the Torres Strait.

Torres Shire's strategic location on an active international border has meant that the Port is a focus for a number of public sector authorities. Being located on an international border, services pertaining to federal police, defence, customs and immigration are based on Thursday Island to monitor movements in the region.

In accordance with section 287 of the *Transport Infrastructure Act 1994*, those land parcels identified as strategic port land (SPL) are subject to the Port of Thursday Island Land Use Plan (Thursday Island LUP) and are outside the jurisdiction of Council's Planning Scheme.

As outlined in the Thursday Island LUP, [REDACTED] vision for the Port is the sustainable and responsible development of strategic port land that facilitates regional economic growth and efficient port operations for the ongoing benefit of port users, the Torres Strait Islands and adjoining Cape York region and Queensland.

[REDACTED]

## GROUND'S OF SUBMISSION

██████████ principal concern is ensuring that the proposed Planning Scheme does not facilitate development that would conflict with or detrimentally impact on the operation and expansion of the Port, particularly in those areas immediately adjacent to the port and port lands.

It is noted that the zoning of land adjacent to SPL is generally either Industry, Community facilities or Centre which are considered consistent with [REDACTED] operational interests and strategic development plans for SPL at the Port.

The provision of sufficient appropriately zoned industrial land adjoining SPL is of vital importance to the future operation and expansion of Port facilities and residential land adjoining SPL is not an appropriate or strategic use.

It is noted on Horn Island that some lots in the vicinity of vacant SPL Lot 1 on TS371 and Lot 173 SP108488 are zoned Low-Medium Density Residential. However, this essentially carries over existing zoning designation, and we note that your Strategic Intent outlines that the Shire is currently subject to a number of housing pressures.

We also note and support the change of zoning in the following areas:

- six lots on Upper Victoria Parade, adjacent to SPL Lot 1 on SP118062, from Residential to Centre;
- the group of lots adjacent to SPL Lot 142 on SP152630, from Residential to Industry

## SUMMARY

In summary, [REDACTED] is generally supportive of the proposed Planning Scheme.

This submission has been made within the Public Notification period which runs until 9 February 2021.

We look forward to receiving Council's response to these matters.

We trust this information is sufficient for your purposes. Should you required further details or wish to discuss these matters, please contact the undersigned.

Yours faithfully

Enquiries:  
Email:  
Our Ref:

\_\_\_\_\_