



TORRES SHIRE COUNCIL

To lead, provide and facilitate a sustainable, safe
and culturally vibrant community

P.O Box 171
THURSDAY ISLAND 4875

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ABN 34 108 162 398

DATE: 29 June 2026

Our Ref: IDAS20/04
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Roman Catholic Trust Corporation for the Diocese of Cairns
c/ Brazier Motti Pty Ltd
PO Box 1185
Cairns QLD 4870

Email: cns.planning@braziermotti.com.au

Dear Sir/Madam

Decision Notice – Minor Change

Given under section 83 of the Planning Act 2016

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was approved by Torres Shire Council in full, subject to conditions.

Details of the decision are as follows:

DATE OF DECISION

Council approved the Development Application at the Council meeting on 16 June 2026.

APPLICATION DETAILS

Application No:	IDAS20/04
Approval Sought:	Minor Change to Development Permit for a Material Change of Use
Description of the Development	Material Change of Use – Special Purpose (Extension to Existing Educational Establishment)
Planning Scheme:	Torres Shire Council Planning Scheme 2022

LOCATION DETAILS

Street Address:	120 Douglas Street, Thursday Island
Real Property Description:	Lot 1 SP340642

DECISION DETAILS

The original decision date was 15 June 2021, with the original Decision Notice dated 16 June 2021.

Torres Shire Council, on 16 July 2024 decided to approved a minor change to the development permit, Decision Notice dated 18 July 2026.

Torres Shire Council, on 16 June 2026 resolved to approve a minor change and issue the following type of approval:

- Minor Change to Development Permit - Material Change of Use - Special Purpose (Extension to Existing Educational Establishment).

Subject to the following:

(A) Amend the conditions of the approval as follows:

- (1) Amend condition 7 - Approved plans and documents to reflect the amended plans
- (2) Delete condition 27 - Road Works – Design & Construction – Chester Street
- (3) Correct a typographical error in condition 25 – on-site parking (stage 2 only)

(B) All other conditions remain as per the minor change decision notice dated 18 July 2024.

(C) An updated Infrastructure Charges Notice is issued for the amount of \$57,000 in relation to the Change Application (Minor Change) to Development Permit for Material Change of Use – Special Purpose (Extension to Existing Educational Establishment at 120 Douglas Street, Thursday Island, formally described as Lot 1 on SP340642.

(D) Issue a copy of the decision on the change application to the State Assessment Referral Agency (SARA).

CURRENCY PERIOD

The use of the subject land must be commenced within a period of six (6) years from the date, unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

PROPERLY MADE SUBMISSIONS

Not applicable – no part of the minor change application required public notification.

There were no properly made submissions to the original application.

REFERRAL AGENCIES

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

The referral agencies for the original application:

Referral Agency	Referral Matter
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<p>State Assessment and Referral Agency (SARA)</p> <p>Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870 Ph: 07 4037 3214</p> <p>Email: CairnsSARA@dasilgp.qld.gov.au MyDAS2 online referrals: https://prod2.dev-assess.qld.gov.au/suite/</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use within 25 metres of a state-controlled road</p> <p>Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 – Material Change of Use adjoining a Queensland Heritage Place</p>
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FURTHER DEVELOPMENT PERMITS REQUIRED

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

OTHER REQUIRMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017

Not Applicable.

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice (Attachment 2)

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the Planning Act 2016 are attached (Attachment 5).

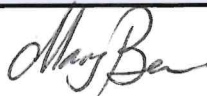
OTHER DETAILS

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Torres Shire Council on (07) 4069 1336.

DELEGATED PERSON

Name: Mary Bani

Signature:



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

CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

PARAMETERS OF APPROVAL

1. COMPLIANCE WITH CONDITIONS

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

Timing: At all times.

2. WORKS – APPLICANT’S EXPENSE

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

Timing: At all times.

3. INFRASTRUCTURE CONDITIONS

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

Timing: At all times

4. WORKS – DEVELOPER RESPONSIBILITY

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

Timing: At all times.

5. WORKS – DESIGN & STANDARD

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

Timing: At all times.

6. WORKS – SPECIFICATION & CONSTRUCTION

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

Timing: At all times.

6a. STAGING

The use must not commence until all conditions of the approval relevant to each stage have been complied with. Stages to be developed in chronological order of each stage as identified on the approved plans. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

Timing: At all times

APPROVED PLANS AND DOCUMENTS

7. APPROVED PLANS & DOCUMENTS

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

Title	Plan No.	Date	Prepared by
Cover & Drawing List	DA.00	26/06/2024 <u>April 2026</u>	Peddle Thorp
Site Plan – existing facilities <u>Existing – demolition site plan</u>	DA.01	26/06/2024 <u>April 2026</u>	Peddle Thorp
Masterplan as proposed upper + lower levels <u>Proposed Site Plan – Stage 1</u>	DA.02	26/06/2024 <u>April 2026</u>	Peddle Thorp
Masterplan showing stages + setbacks + dimensions <u>Proposed Site Plan – Stage 2</u>	DA.03	26/06/2024 <u>April 2026</u>	Peddle Thorp
<u>Site Elevations</u>	<u>DA.04</u>	<u>April 2026</u>	<u>Peddle Thorp</u>
Early Learning + Student Amenities – upper level	DA.04	26/06/2024	Peddle Thorp
Early Learning + Student Amenities	DA.05	26/06/2024	Peddle Thorp
Sports Court + Canteen – upper level	DA.06	26/06/2024	Peddle Thorp
Sports Court + Canteen – showing set-backs + dimensions	DA.07	26/06/2024	Peddle Thorp
Main Entrance + Admin – lower level	DA.08	26/06/2024	Peddle Thorp
Main Entrance + Admin – showing set-backs + dimensions	DA.09	26/06/2024	Peddle Thorp
GLA + Staff Building – lower level	DA.10	26/06/2024	Peddle Thorp
GLA + Staff building – showing set-backs + dimensions	DA.11	26/06/2024	Peddle Thorp
Elevations – Normandy Street views	DA.12	26/06/2024	Peddle Thorp
Elevations – Chester Street views	DA.13	26/06/2024	Peddle Thorp
Elevations – views up from church	DA.14	26/06/2024	Peddle Thorp
3 Dimensional Views existing + proposed view 1	DA.15 <u>DA.05</u>	26/06/2024 <u>April 2026</u>	Peddle Thorp
3 Dimensional Views existing + proposed view 2	DA.16 <u>DA.06</u>	26/06/2024 <u>April 2026</u>	Peddle Thorp

3 Dimensional Views existing + proposed view 3	DA.17 <u>DA.07</u>	26/06/2024 <u>April 2026</u>	Peddle Thorp
3 Dimensional Views existing + proposed view 4	DA.18 <u>DA.08</u>	26/06/2024 <u>April 2026</u>	Peddle Thorp
<u>Site Section and 3D Views</u>	<u>DA.09</u>	<u>April 2026</u>	Peddle Thorp
Proposed Drop Off Area on Normanby Street	SK06	26/06/2024	Peddle Thorp
Photo Montages	View 1	undated	Peddle Thorp
Photo Montages	View 2	undated	Peddle Thorp
Photo Montages	View 3	undated	Peddle Thorp
Heritage Impact Statement	21053	14/12/20	Australian Heritage Specialists
Heritage Impact Statement – addendum	Na	11/02/20	Australian Heritage Specialists

Timing: At all times.

8 CONDITIONS OF APPROVAL & APPROVED PLANS

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

Timing: At all times.

ENGINEERING WORK – STORMWATER DRAINAGE WORKS

9 OPERATIONAL WORK – STORMWATER DRAINAGE

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

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

10 STORMWATER MANAGEMENT PLAN

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

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

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

11 STORMWATER DRAINAGE WORKS

Design, construct and maintain all stormwater drainage works for the development generally in accordance with the endorsed stormwater management plan, FNQROC Development Manual, Queensland Urban Drainage Manual (QUDM) and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).

Timing: At all times.

EROSION AND SEDIMENT CONTROL

12 SUBMIT EROSION & SEDIMENT CONTROL PLAN

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

- (i) Demonstrate the release of sediment-laden stormwater is avoided for the nominated design storm and minimised where the design storm is exceeded such that target contaminants are treated to the design objectives of the FNQROC Development Manual.
- (ii) Include erosion and sediment control measures that are to be designed and constructed in accordance with the document 'Best Practice Soil and Erosion Control' (IECA 2008).

Timing: As specified within the wording of this condition.

13 IMPLEMENT EROSION & SEDIMENT CONTROL PLAN

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

Timing: As specified within the wording of this condition.

ENGINEERING WORK – WATER SUPPLY

14 WATER SUPPLY

Connect the development to Council's reticulated water network.

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

15 OPERATIONAL WORKS – WATER SUPPLY

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

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

16 WATER SUPPLY – DESIGN, CONSTRUCTION & MAINTENANCE

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

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

17 REDUNDANT WATER INFRASTRUCTURE

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

Timing: Prior to commencement of the use.

ENGINEERING WORK – SEWERAGE INFRASTRUCTURE

18 RETICULATED SEWERAGE NETWORK

Connect the development to Council's reticulated sewerage network.

Timing: At all times.

19 OPERATIONAL WORKS – SEWAGE INFRASTRUCTURE

Obtain a Development Permit for Operational Works for Engineering Work – Sewage Infrastructure.

Timing: Prior to commencement of any sewerage works onsite.

20 SEWERAGE WORKS – DESIGN CONSTRUCTION & MAINTENANCE

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

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

21 REDUNDANT SEWERAGE INFRASTRUCTURE

Remove all redundant sewer infrastructure, including but not limited to pipes and connection point.

Timing: Prior to commencement of use.

ENGINEERING WORK - CAR PARKING AND ACCESS

22 OPERATIONAL WORK – PARKING & ACCESS

Obtain a Development Permit for Operational Work for Engineering Works - Parking and Access Works.

Timing: Prior to the commencement of any car parking or access works.

23 ON-SITE CAR PARKING (STAGE 2 ONLY)

Design, construct and maintain all car parking and access works generally in accordance with the approved plans, FNQROC Development Manual, AS2890-1: 2004 Parking facilities – Off-street car parking, Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Parking and Access Works).

Timing: At all times.

24 VEHICULAR ACCESS

Design, construct and maintain the approved vehicular access, as per the approved plans and documents, in accordance with the FNQROC Development Manual.

Timing: At all times.

25 ON-SITE CAR PARKING (STAGE 2 ONLY)

Provide and retain twelve (14 ~~12~~) sealed car parking spaces on-site in accordance with the approved plans and the AS2890-1:2004 Parking facilities – Off-street car parking .

Timing: At all times.

ENGINEERING WORKS – ROAD WORKS

26 OPERATIONAL WORK – ROAD WORKS (STAGE 2 ONLY)

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

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

~~**27 ROAD WORKS – DESIGN & CONSTRUCTION – CHESTER STREET (STAGE 2 ONLY)**~~

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

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

- ~~(b) Access must be appropriately designed and signposted allowing for left in and left out vehicle movements only.~~

- ~~(c) Vehicle access to the site from Chester Street is restricted to bus and service vehicles only. Appropriate signposting must be installed in accordance with the Manual of Uniform Traffic Control Devices.~~

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

28 ROAD WORKS – DESIGN & CONSTRUCTION – NORMANBY STREET (STAGE 2 ONLY)

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

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

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

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

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

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

29 REINSTATEMENT OF KERB AND CHANNEL

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

Timing: At all times.

30 PEDESTRIAN FOOTPATH – NORMANBY STREET (STAGE 2 ONLY)

Design and construct a concrete pedestrian footpath a minimum width of 1.5 metres within the road frontage of Normanby Street generally in accordance with the approved plan. The pedestrian footpath must provide pedestrian access from the site frontage near the existing northern-most driveway extending to the northern extent of the existing linemarked carparking spaces along Normanby Street. The footpath must be in accordance with the FNQROC Development Manual and the provisions of a Development Permit for Operational Work (Engineering work – Road works).

Timing: Prior to commencement of the use.

LANDSCAPING

31 OPERATIONAL WORK - LANDSCAPING (STAGE 2 ONLY)

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

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

Timing: As specified within the wording of the condition.

32 ESTABLISHMENT OF LANDSCAPING WORKS (STAGE 2 ONLY)

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

Timing: At all times.

WASTE MANAGEMENT

33 WASTE STORAGE

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

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

Timing: At all times.

AMENITY – GENERAL

34 AMENITY - GENERAL

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

Timing: At all times.

AMENITY – LIGHT

35 AMENITY - LIGHTING

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

Timing: At all times

AMENITY – BUILDING WORKS

36 AMENITY – BUILDING WORKS

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

Timing: At all times.

AMALGAMATION OF LOTS

37 AMALGAMATION OF LOTS

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

Timing: Prior to issue of building permit.

CONSTRUCTION ACTIVITY

38 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

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

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

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

ADVISORY NOTES

1. This approval, granted under the provisions of the Planning Act 2016, shall lapse six (6) years from the day the approval takes effect in accordance with the relevant provision s85 of the Planning Act 2016.
2. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.
3. Infrastructure Charges must be paid to Council as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. The *Environmental Protections Act 1994* states a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities, involved in civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council.

6. In accordance with the Environmental Protection (Water & Wetland Biodiversity) Policy 2019, all sand, silt, mud, paint, cement, concrete, builders waste or rubbish shall not be permitted to enter or be placed where it could reasonably be expected to more into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.
7. An application to TSC is required for water and/or sewerage services to be connected to a property. The developer should contact TSC for further information on the necessary forms and application process.
8. No building materials or the like are to be stored on the footpath unless an appropriate approval from Council is obtained, including the payment of associated fees.
9. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone

warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.

10. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the *EPBC Act* can be obtained from the Department of Agriculture, Water and the Environment website <https://www.environment.gov.au/epbc/about>
11. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

CONDITIONS IMPOSED BY A REFERRAL AGENCY

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



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

9 February 2021

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

Attention: Maxwell Duncan

Dear Sir / Madam

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

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

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

Response

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

Development details

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

Material change of use adjoining a Queensland Heritage Place

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

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

Representations

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

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

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

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

Yours sincerely



Graeme Kenna
Manager (Planning)

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

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

Attachment 1—Referral agency conditions

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

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

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

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

Attachment 2—Advice to the applicant

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

Attachment 3—Reasons for referral agency response

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

The reasons for the department's decision are:

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

Material used in the assessment of the application:

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

Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

¹ Pursuant to Section 68 of the *Planning Act 2016*

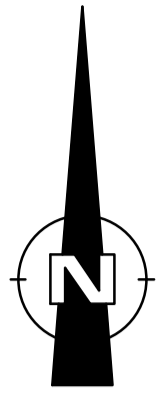
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2012-20260 SRA

Date: 9 February 2020

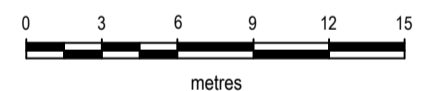
- IMPORTANT NOTE**
- This plan was prepared for the sole purposes of the client for the specific purpose of producing a detail plan. This plan is strictly limited to the purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
 - RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
 - Third Party publishing, using or relying on the plan;
 - RPS Australia East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unrepresentable;
 - any inaccuracies or other faults with information or data sourced from a Third Party;
 - RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
 - lodgement of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd;
 - the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.
 - Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
 - Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
 - The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
 - Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NOTE:
Sewer invert levels are taken from as-constructed records.

NOTES
Level Datum: AHD
Origin of Levels: OPM 99049
RL 5.42
Meridian: RP747337
Origin of Coordinates: East Corner
Lot 405 on T2071
E 1000
N 5000
Contour Interval: 0.2m
Index: 1.0m

Legend

- Road - Sealed
- Box Culvert
- Open Lined Drain
- Drain Pipe U/G
- Sewer Pipe U/G
- Electricity A/G
- Electricity U/G
- Top of Bank
- Toe of Bank
- Change of Grade
- Edge of Vegetation
- Edge of Scrub
- Building
- Fence
- Eaves
- Water Meter
- Water Hydrant
- Water Valve
- Water Tap
- Water Pump
- Sewer Manhole
- Sewer HCB
- Electricity Pole
- Field Inlet Pit
- Telstra Pit
- Sign
- Floor Level
- Tree/Palm



SCALE 1:300 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A1) (1:600 @ A3)

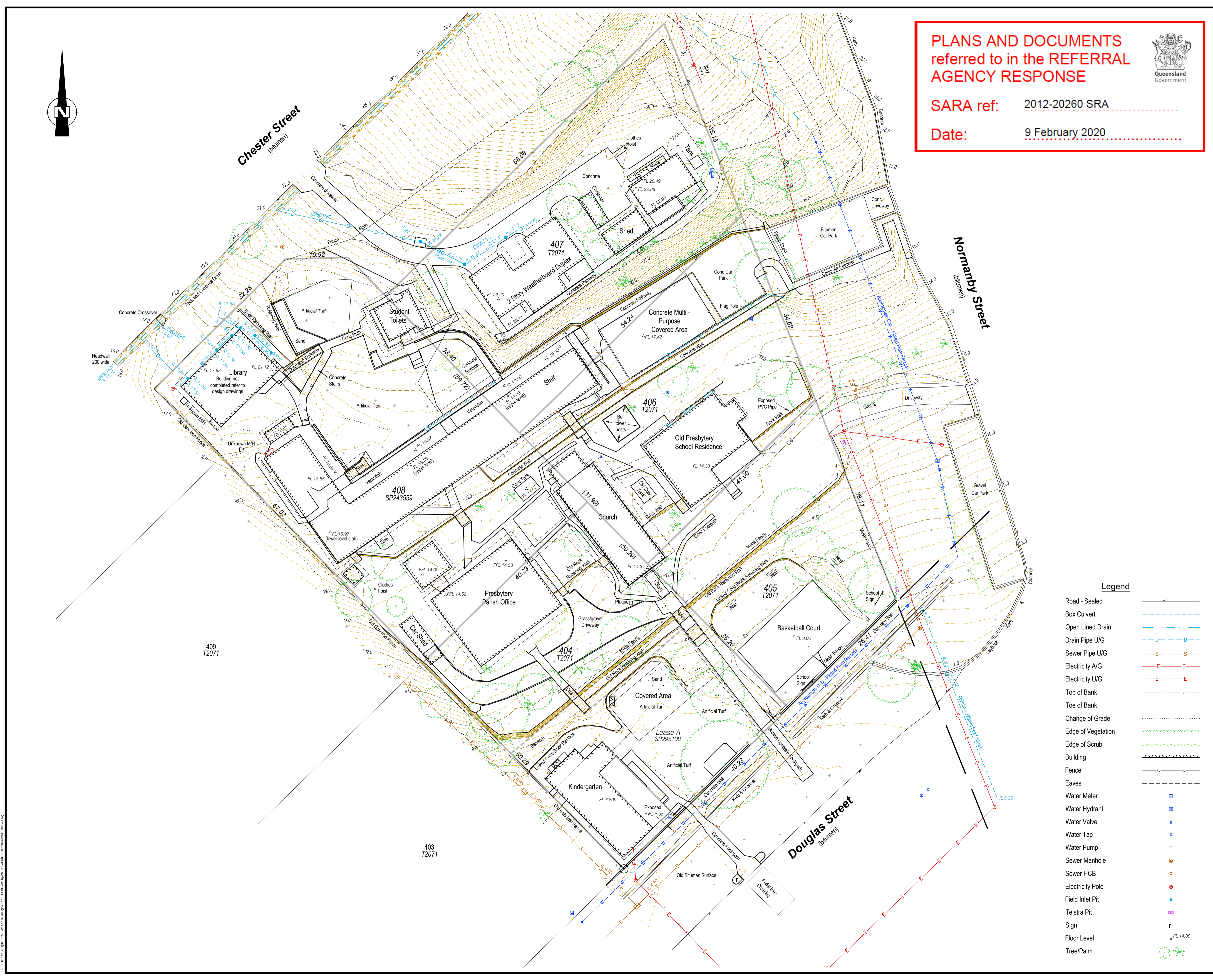
PROJECT MANAGER A. Solomon	SURVEYED VS & DKO 22/1/2019
COMPILED RMS	CAD REF PR142694-1.DWG
SHEET SIZE A1	SHEET OF SHEETS 1 1

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
135 Abbott St
PO Box 1949
CAIRNS QLD 4870
T +61 7 4031 1336
F +61 7 4031 2942
W rpsgroup.com.au

Diocesan Project Services

Detail Survey
Our Lady of Sacred Heart School
Douglas, Normanby & Chester Streets
Thursday Island

SCALE 1:300	DATE 7/2/2019	DRAWING NO. PR142694-1	ISSUE
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MASTERPLAN

Buildings

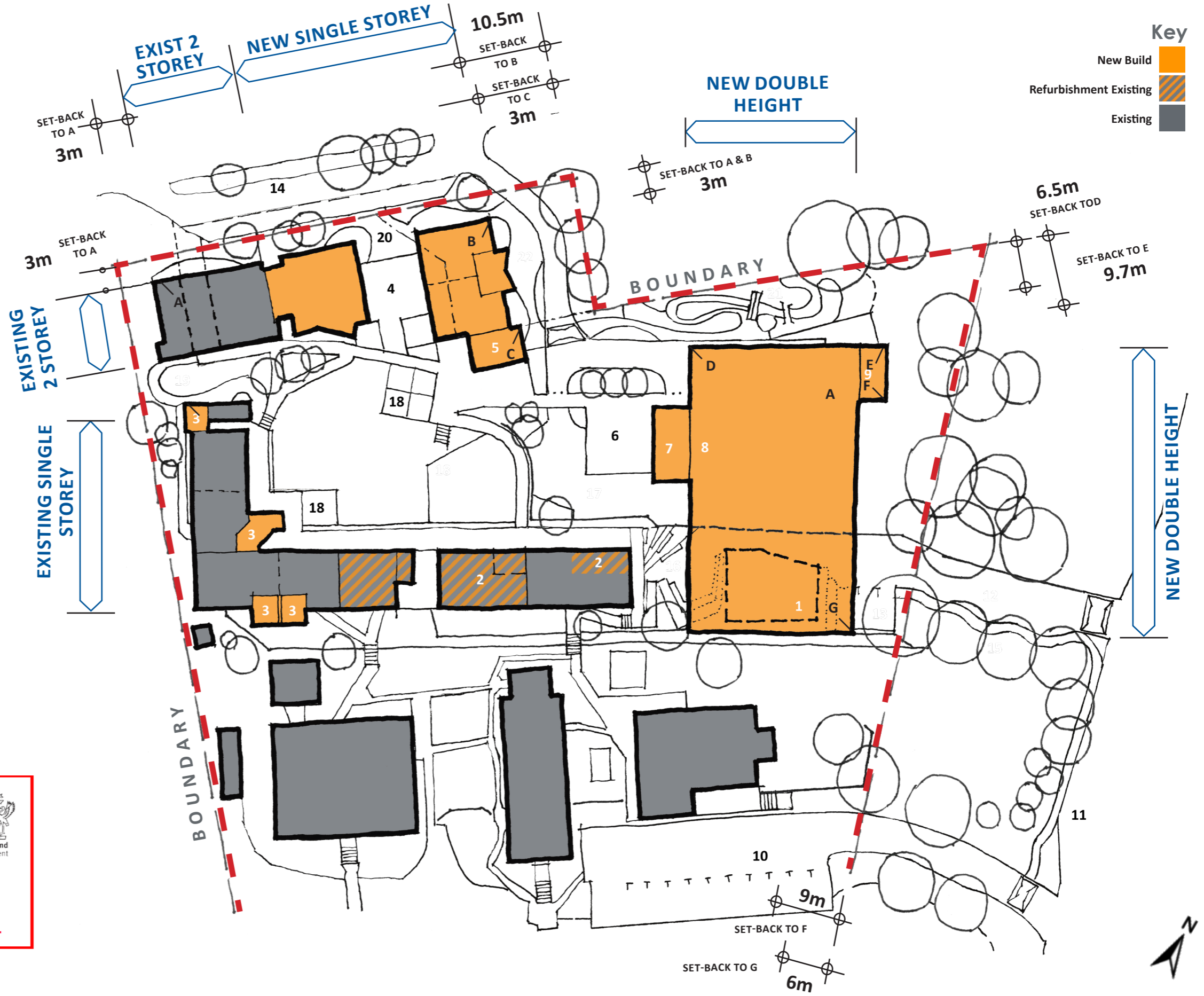
1. New Entry and Administration Building below Sports Court (85)
2. Refurbished Administration (150)
3. Part refurbished/new GLA breakout spaces
4. New Early Learning with Prep Multi-Purpose and GLA (Y1) around Covered Area (60)
5. New student Amenities
6. New Covered Lunch area (125)
7. New Canteen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

Infrastructure

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

Open Space

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




Key

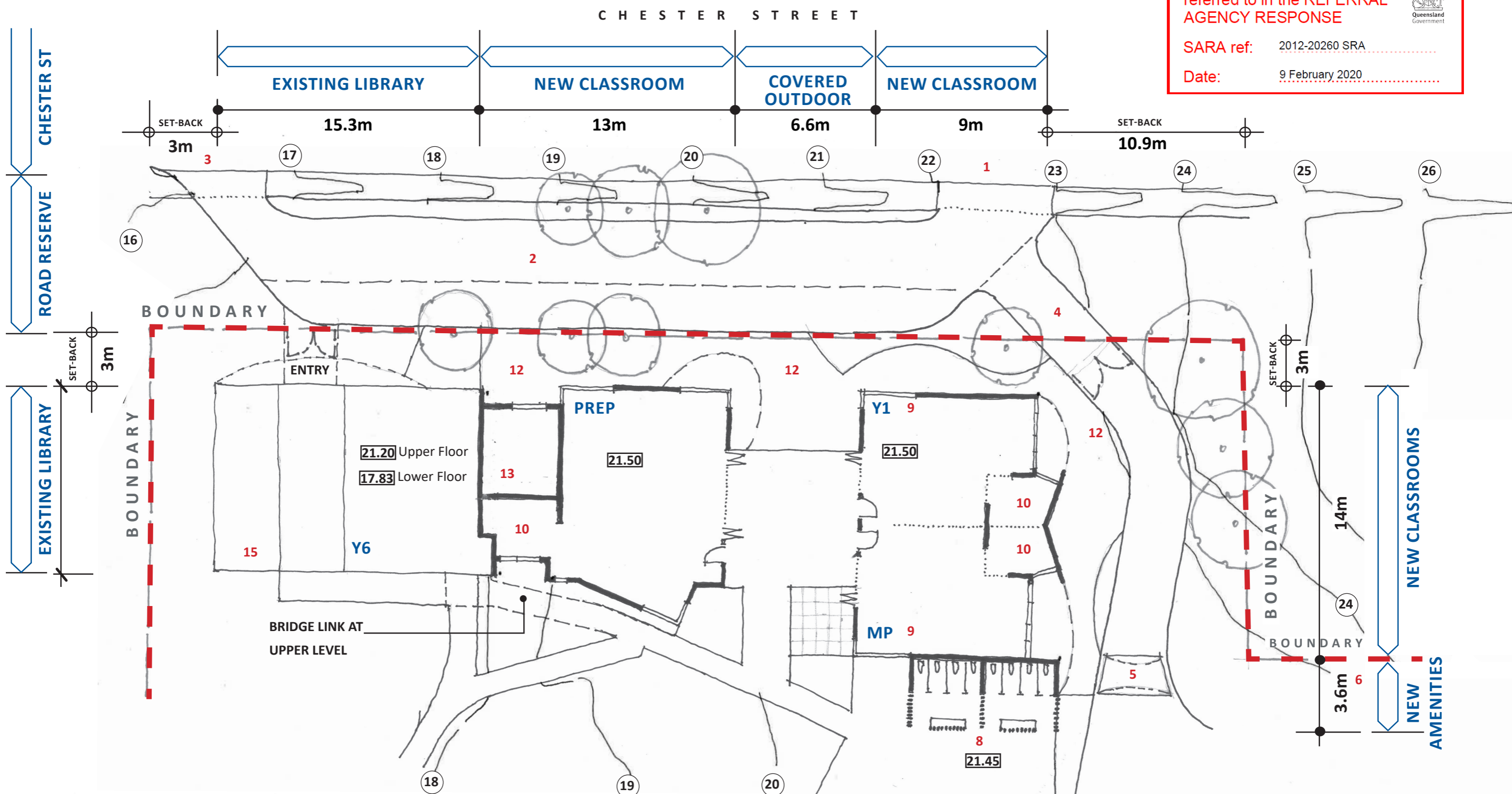
- New Build
- Refurbishment Existing
- Existing

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2012-20260 SRA

Date: 9 February 2020





KEY

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

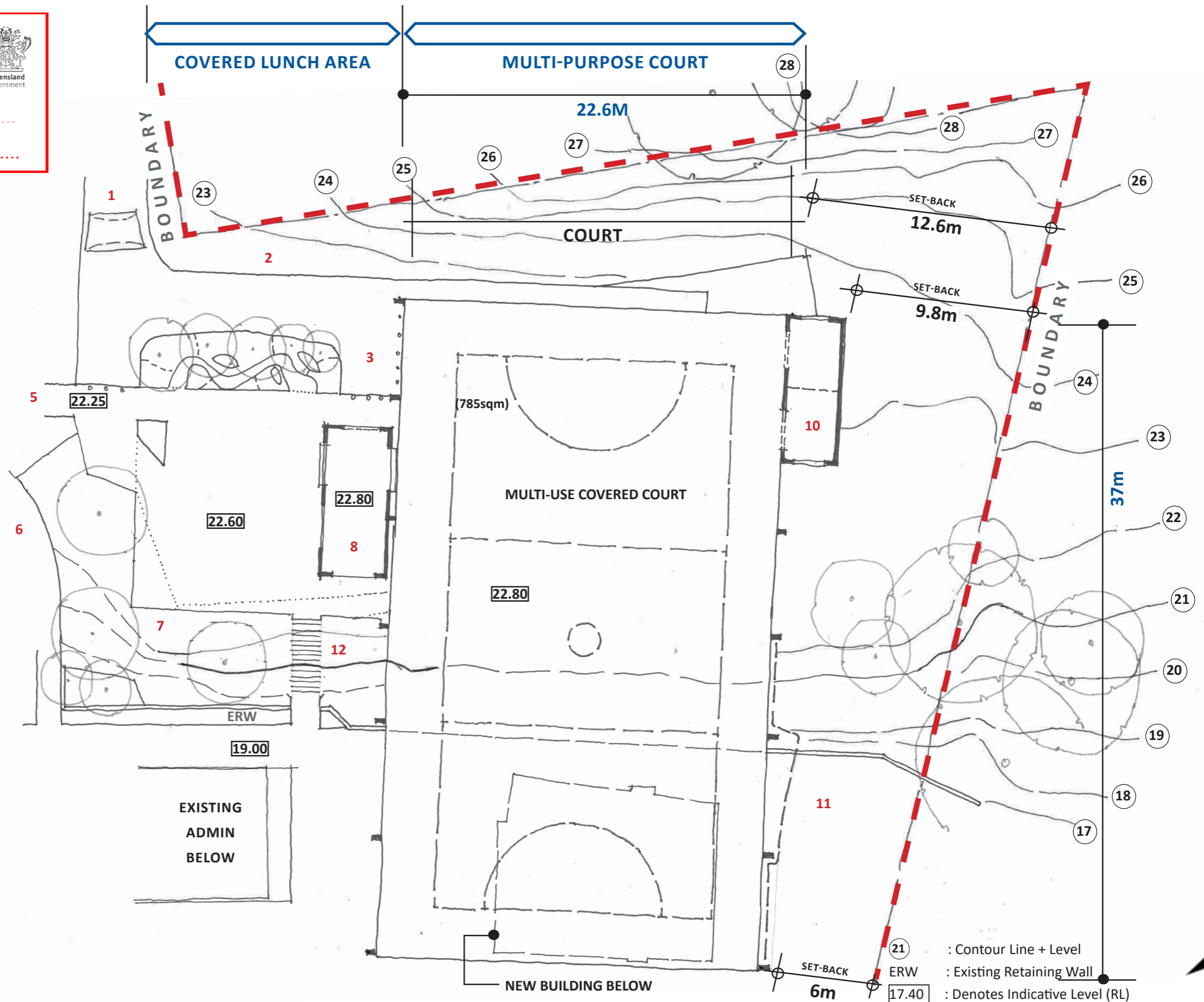
- (21) : Contour Line + Level
ERW : Existing Retaining Wall
[17.40] : Denotes Indicative Level (RL)

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2012-20260 SRA

Date: 9 February 2020



KEY

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

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

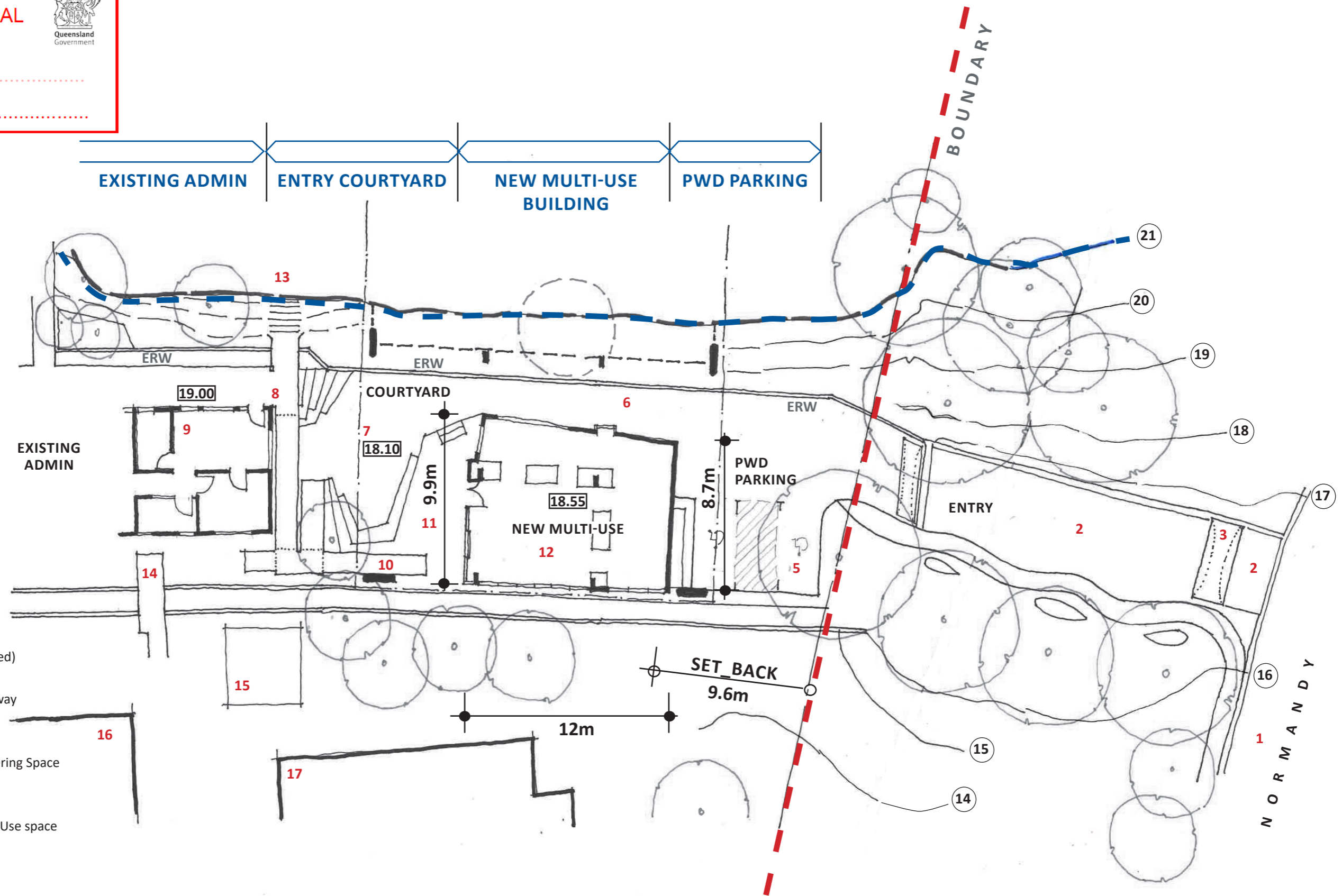


PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2012-20260 SRA

Date: 9 February 2020



KEY

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

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

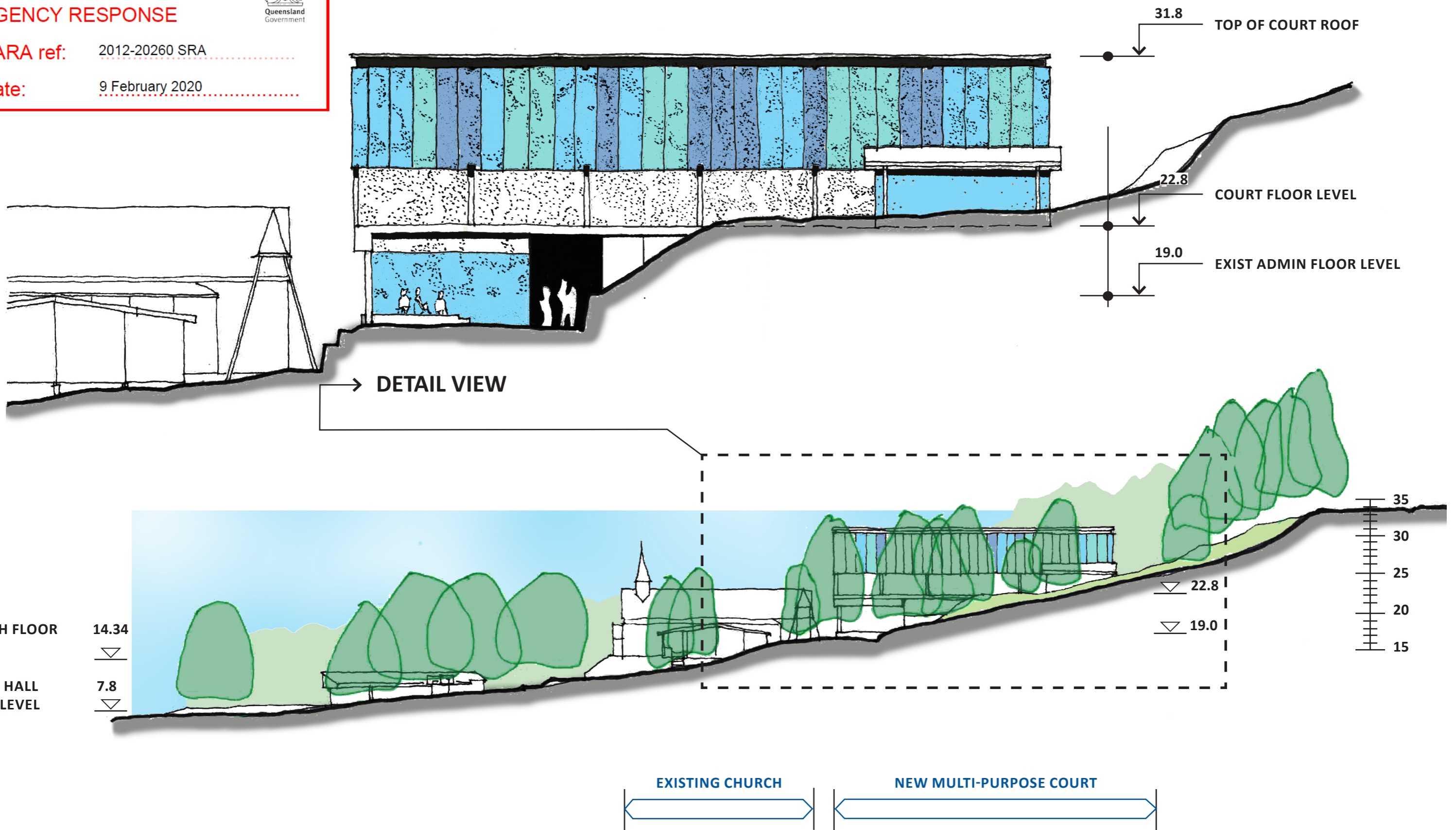


PLANS AND DOCUMENTS
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AGENCY RESPONSE



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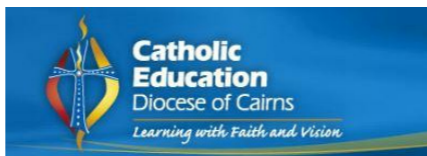
Date: 9 February 2020



SECTION VIEW Normandy Street



PEDDLE THORP
architecture | interiors | health | planning



OLOSH DA APPLICATION

ELEVATIONS
Normandy Street view


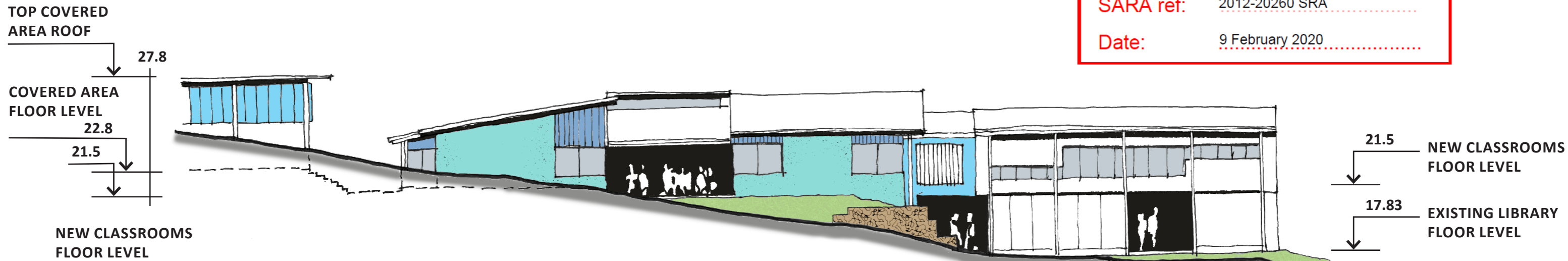
A3
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Date
30/10/2020
DRAWING NO.
DA.12

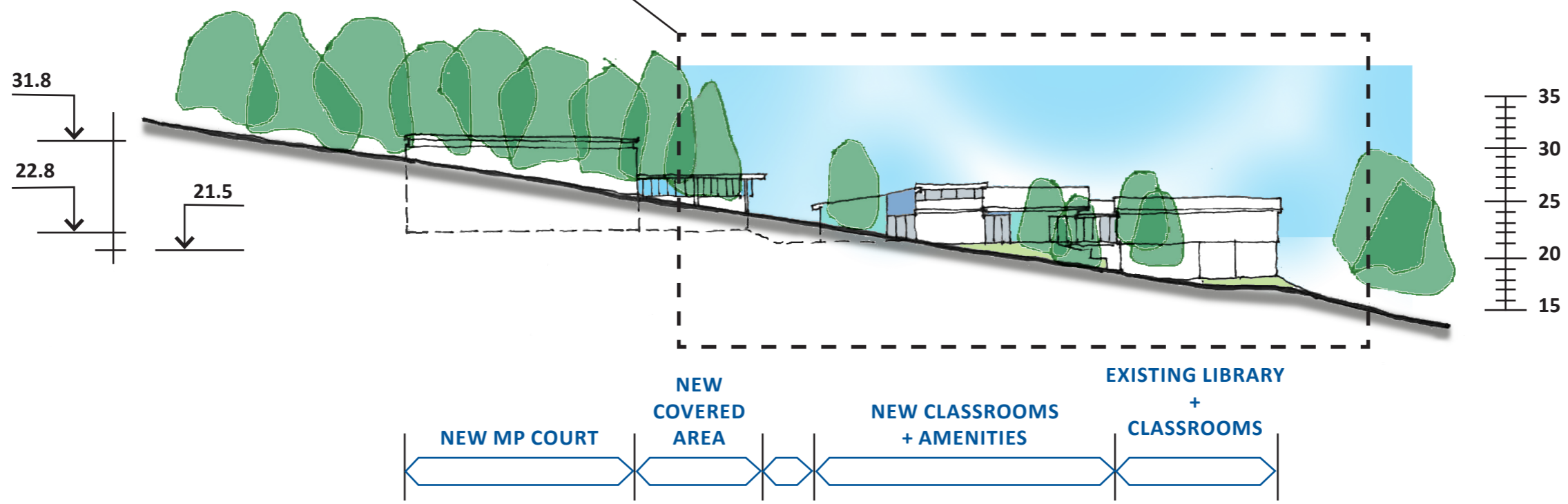
PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2012-20260 SRA

Date: 9 February 2020

→ **DETAIL VIEW**



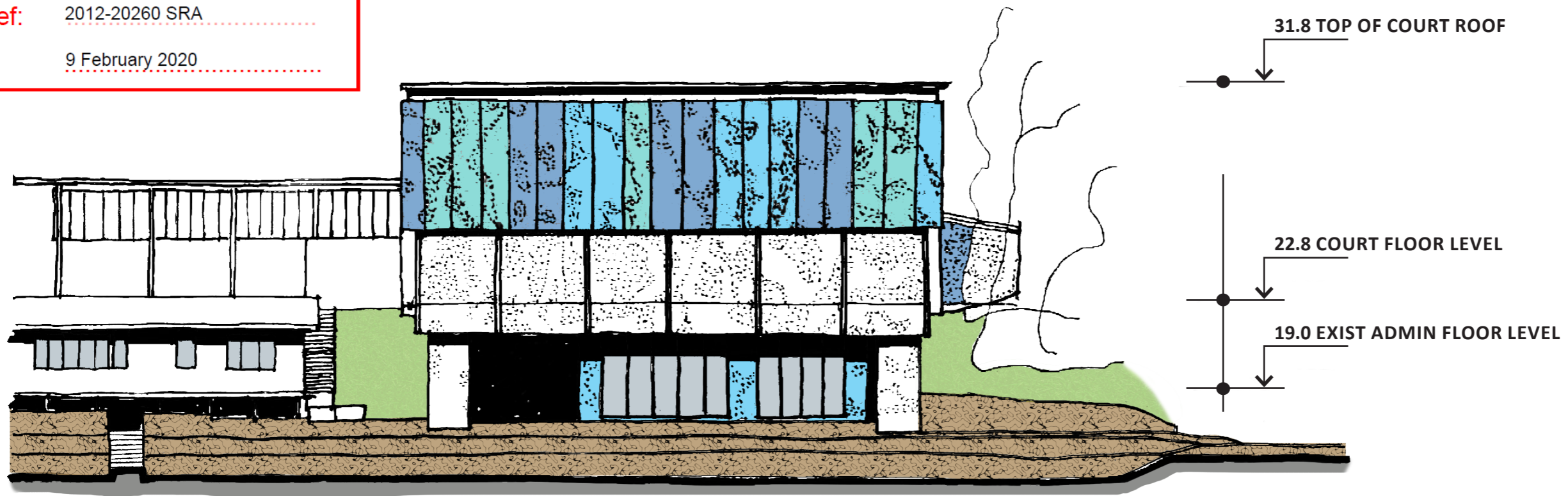
SECTION VIEW from Chester Street

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

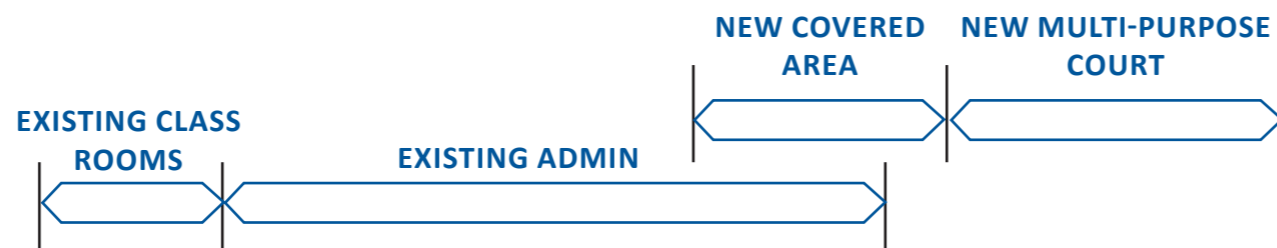
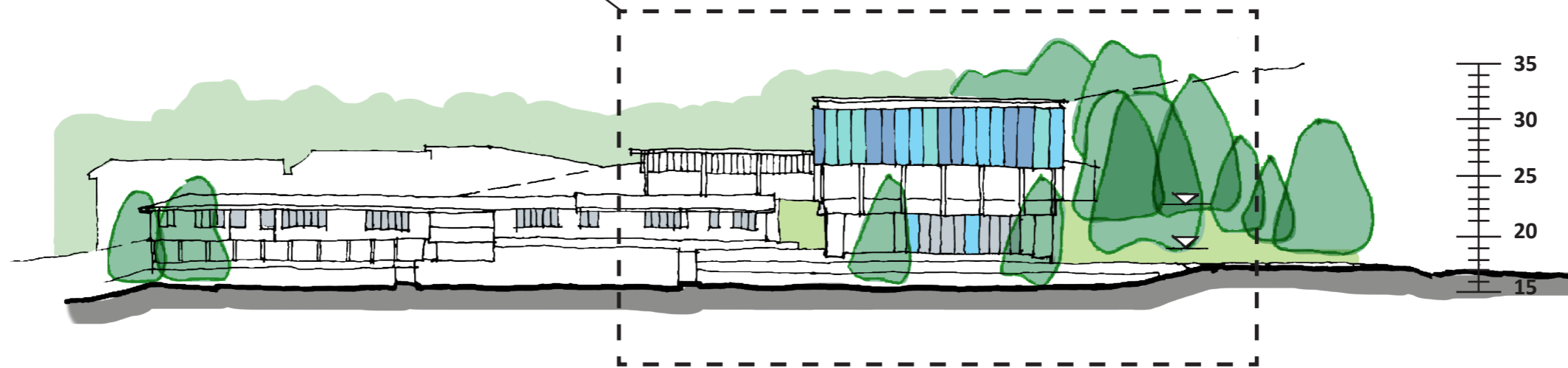


SARA ref: 2012-20260 SRA

Date: 9 February 2020



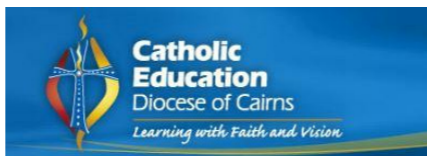
→ DETAIL VIEW



SECTION VIEW up from Church



PEDDLE THORP
architecture | interiors | health | planning



OLOSH DA APPLICATION

ELEVATIONS
view up from Church

A3
1

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

APPROVED PLANS

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

DRAWING LIST

No.	Title
DA.00	Cover + Drawing List
DA.01	EXISTING - DEMOLITION SITE PLAN
DA.02	PROPOSED SITE PLAN - STAGE 1
DA.03	PROPOSED SITE PLAN - STAGE 2
DA.04	SITE ELEVATIONS
DA.05	3D VIEWS - existing + proposed - view 1
DA.06	3D VIEWS - existing + proposed - view 2
DA.07	3D VIEWS - existing + proposed - view 3
DA.08	3D VIEWS - existing + proposed - view 4
DA.09	SITE SECTION + 3D VIEWS

TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04



PROPERTY DESCRIPTION	
PROJECT ADDRESS	7 NORMANBY ST, THURSDAY ISLAND, QLD 4875
LOT NUMBER	LOT 1
PLAN TYPE AND NUMBER	SP340642
LOCALITY	TORRES STRAIT ISLAND



EXISTING CONDITIONS

Site plan showing existing structures and proposed extent of demolition



TORRES SHIRE COUNCIL

DIGITALLY STAMPED APPROVED PLAN

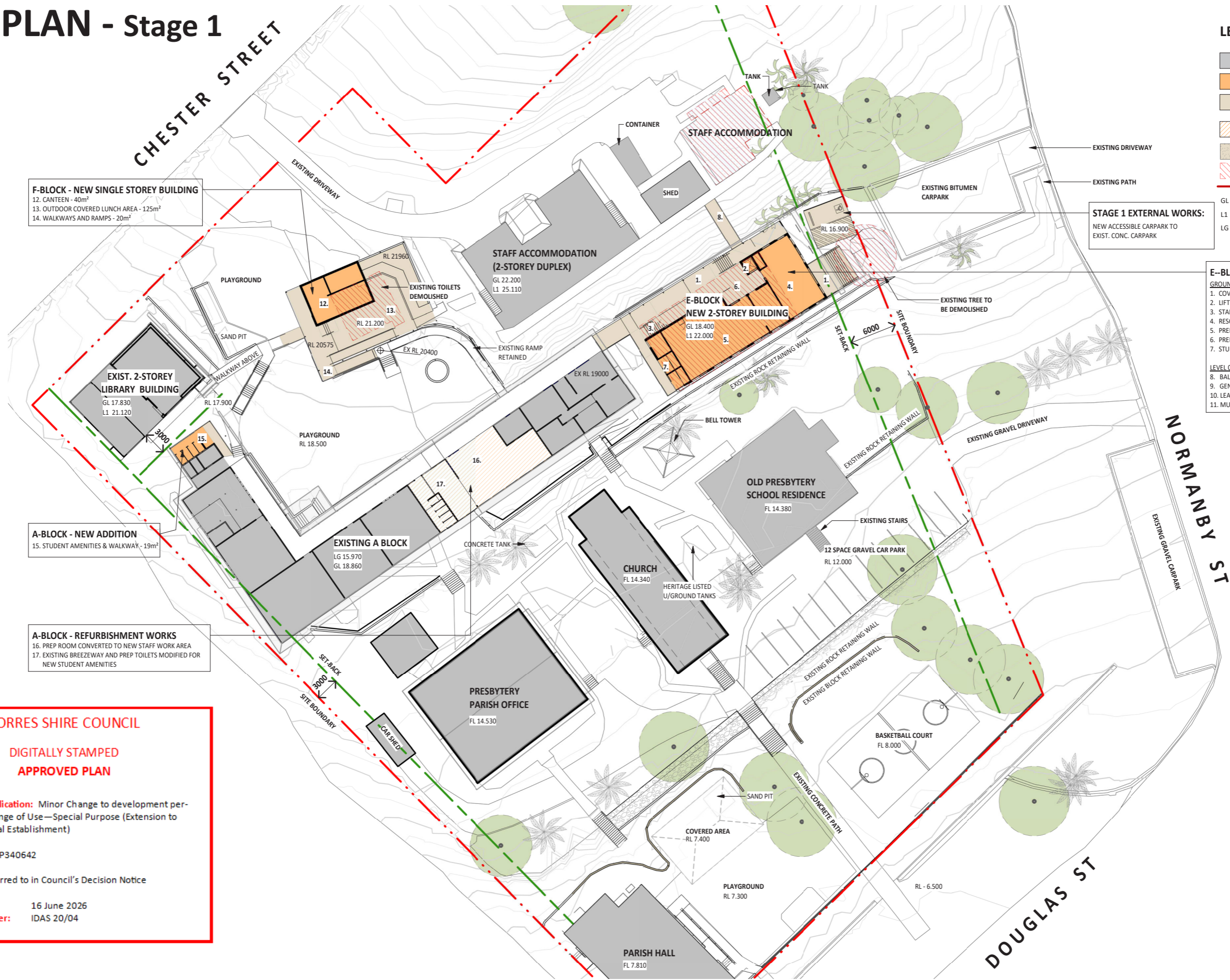
Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04

MASTERPLAN - Stage 1



LEGEND

- EXISTING
- STAGE 1 - NEW BUILD
- STAGE 1 - NEW EXTERNAL WALKWAYS & COVERED AREAS
- STAGE 1 - REFURBISHMENT
- STAGE 1 - NEW PARKING
- BUILDING DEMOLISHED
- BOUNDARY LINE
- GL GROUND LEVEL
- L1 LEVEL 01
- LG LOWER GROUND

STAGE 1 EXTERNAL WORKS:
NEW ACCESSIBLE CARPARK TO EXIST. CONC. CARPARK

- E-BLOCK - NEW 2 STOREY BUILDING**
- GROUND FLOOR
1. COVERED ENTRY AND WALKWAYS - 78m²
 2. LIFT
 3. STAIR - 9m²
 4. RESOURCE & TECHNOLOGY SPACE - 50m²
 5. PREP LEARNING AREA AND STORES - 97m²
 6. PREP EXTERNAL SPACE - 20m²
 7. STUDENT AMENITIES - 14m²
- LEVEL 01
8. BALCONY & BRIDGE (TO FUTURE SPORTS COURT) - 50m²
 9. GENERAL LEARNING AREA - 70m²
 10. LEARNING SUPPORT AND IT - 50m²
 11. MULTI PURPOSE LEARNING AREA 80m²

F-BLOCK - NEW SINGLE STOREY BUILDING
12. CANTEEN - 40m²
13. OUTDOOR COVERED LUNCH AREA - 125m²
14. WALKWAYS AND RAMPS - 20m²

A-BLOCK - NEW ADDITION
15. STUDENT AMENITIES & WALKWAY - 19m²

A-BLOCK - REFURBISHMENT WORKS
16. PREP ROOM CONVERTED TO NEW STAFF WORK AREA
17. EXISTING BREEZEWAY AND PREP TOILETS MODIFIED FOR NEW STUDENT AMENITIES

TORRES SHIRE COUNCIL

DIGITALLY STAMPED APPROVED PLAN

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04



MASTERPLAN - Stage 2

F-BLOCK - NEW SINGLE STOREY BUILDING

STAGE 1 WORKS:
 12. CANTEN - 40m²
 13. OUTDOOR COVERED LUNCH AREA - 125m²
 14. WALKWAYS AND RAMPS - 20m²

STAGE 2 WORKS:
 20. NEW MULTI-PURPOSE LEARNING AREA - 80m²
 21. NEW PREP LEARNING AREA - 97m²
 22. NEW EXTERNAL COVERED AREA - 70m²

NEW COVERED SPORTS COURT
 23. PE STORE - 23m²
 24. MULTI-PURPOSE SPORTS COURT 400m²

STAGE 2 SITE WORKS:
 EXISTING DRIVEWAY MODIFIED FOR NEW
 BUS PICK-UP/DROP OFF AND BUS PARKING

STAGE 1 EXTERNAL WORKS:
 NEW ACCESSIBLE CARPARK TO EXIST.
 CONC. CARPARK

STAGE 2 EXTERNAL WORKS:
 25. NEW PEDESTRIAN FRIENDLY ENTRY
 POINT AND RESURFACED DRIVEWAY
 26. NEW LANDSCAPING
 27. NEW VEHICLE TURNING BAY
 28. NEW PEDESTRIAN FOOTPATH
 29. EXTENDED VEHICLE DROP OFF AREA
 30. 12-SPACE CARPARK

E-BLOCK - 2 STOREY BUILDING

GROUND FLOOR
 1. COVERED ENTRY AND WALKWAYS - 78m²
 2. LIFT
 3. STAIR - 9m²
 4. RECEPTION AND WAITING AREA - 50m²
 5. STAFF ADMINISTRATION AREA - 97m²
 6. EXTERNAL WAITING - 20m²
 7. STAFF AMENITIES - 15m²

LEVEL 01
 8. BALCONY & BRIDGE TO SPORTS COURT - 50m²
 9. MULTI PURPOSE LEARNING - 70m²
 10. LEARNING SUPPORT AND IT - 50m²
 11. STAFF WORK AREA - 80m²

A-BLOCK - STAGE 1 ADDITION
 15. STUDENT AMENITIES & WALKWAY - 19m²

A-BLOCK - REFURBISHMENT WORKS
 16. STAFF WORK AREA CONVERTED TO LEARNING SPACE
 17. EXISTING BREEZEWAY AND PREP TOILETS MODIFIED FOR
 NEW STUDENT AMENITIES
 18. STAFF WORK AREA CONVERTED TO LEARNING SPACE
 19. ADMINISTRATION AREA CONVERTED TO LIBRARY SPACE

TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
 APPROVED PLAN**

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

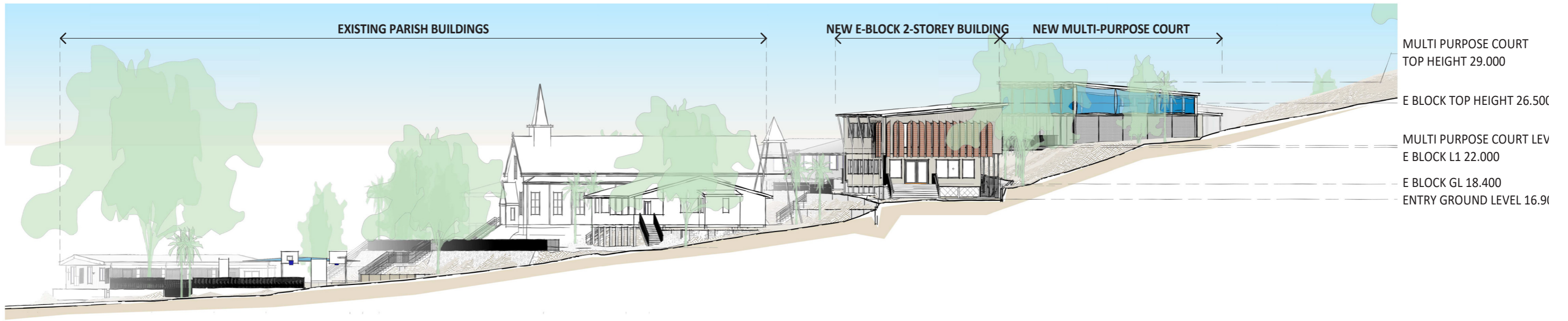
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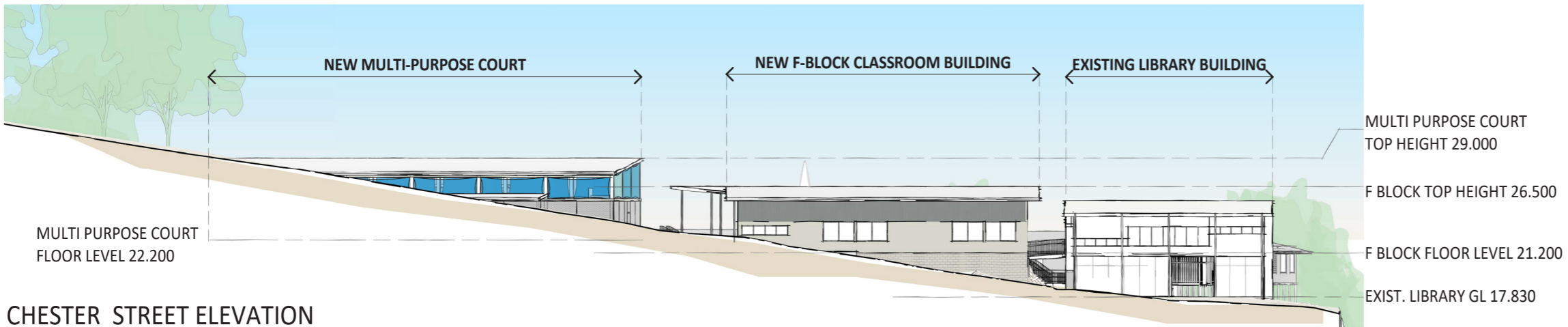
LEGEND

- EXISTING
- STAGE 1 - NEW BUILD
- STAGE 1 - NEW EXTERNAL WALKWAYS & COVERED AREAS
- STAGE 1 - REFURBISHMENT
- STAGE 2 - NEW BUILD
- STAGE 2 - NEW EXTERNAL WALKWAYS & COVERED AREA
- STAGE 2 - REFURBISHMENT
- STAGE 1 - NEW PARKING
- STAGE 2 - DRIVEWAY AND PARKING
- STAGE 2 - NEW ROAD WORKS
- NEW SPEED HUMPS
- LANDSCAPING
- BUILDING DEMOLISHED
- BOUNDARY LINE
- GL GROUND LEVEL
- L1 LEVEL 01
- LG LOWER GROUND

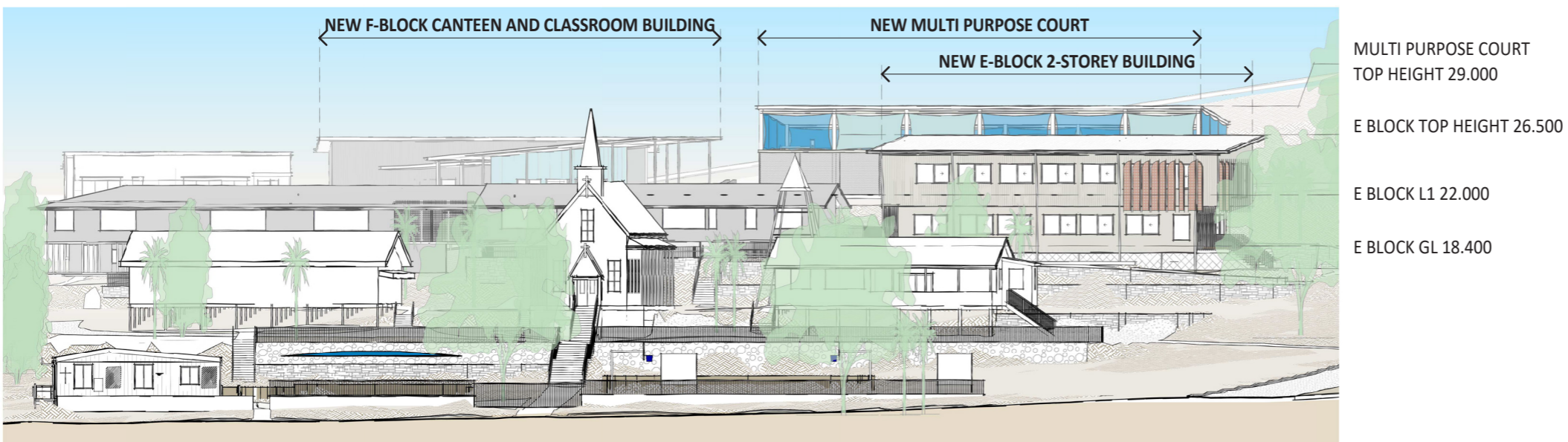




NORMANBY STREET ELEVATION



CHESTER STREET ELEVATION



DOUGLAS STREET ELEVATION

TORRES SHIRE COUNCIL

DIGITALLY STAMPED

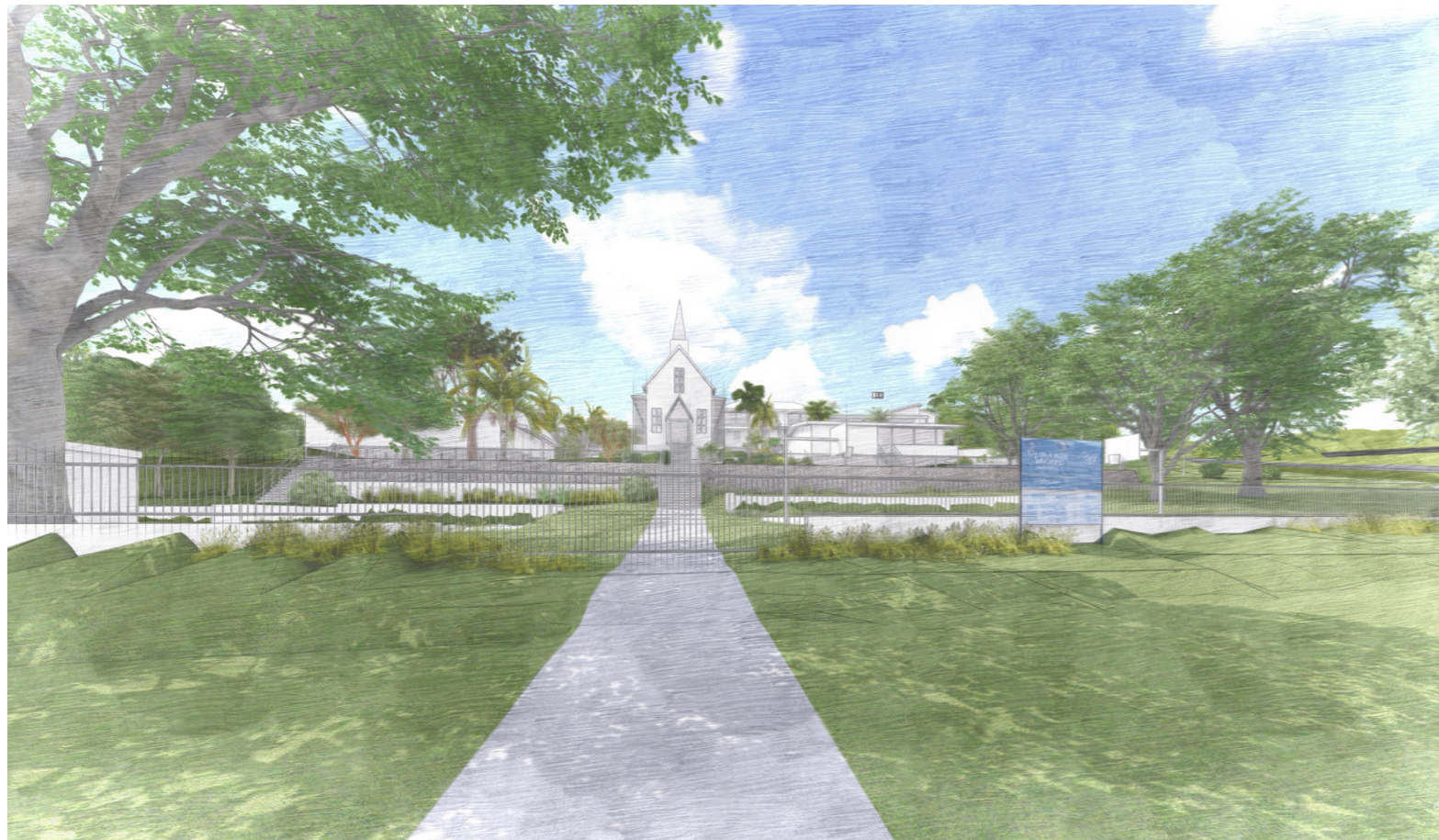
APPROVED PLAN

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04



VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing

TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04

VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed





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

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

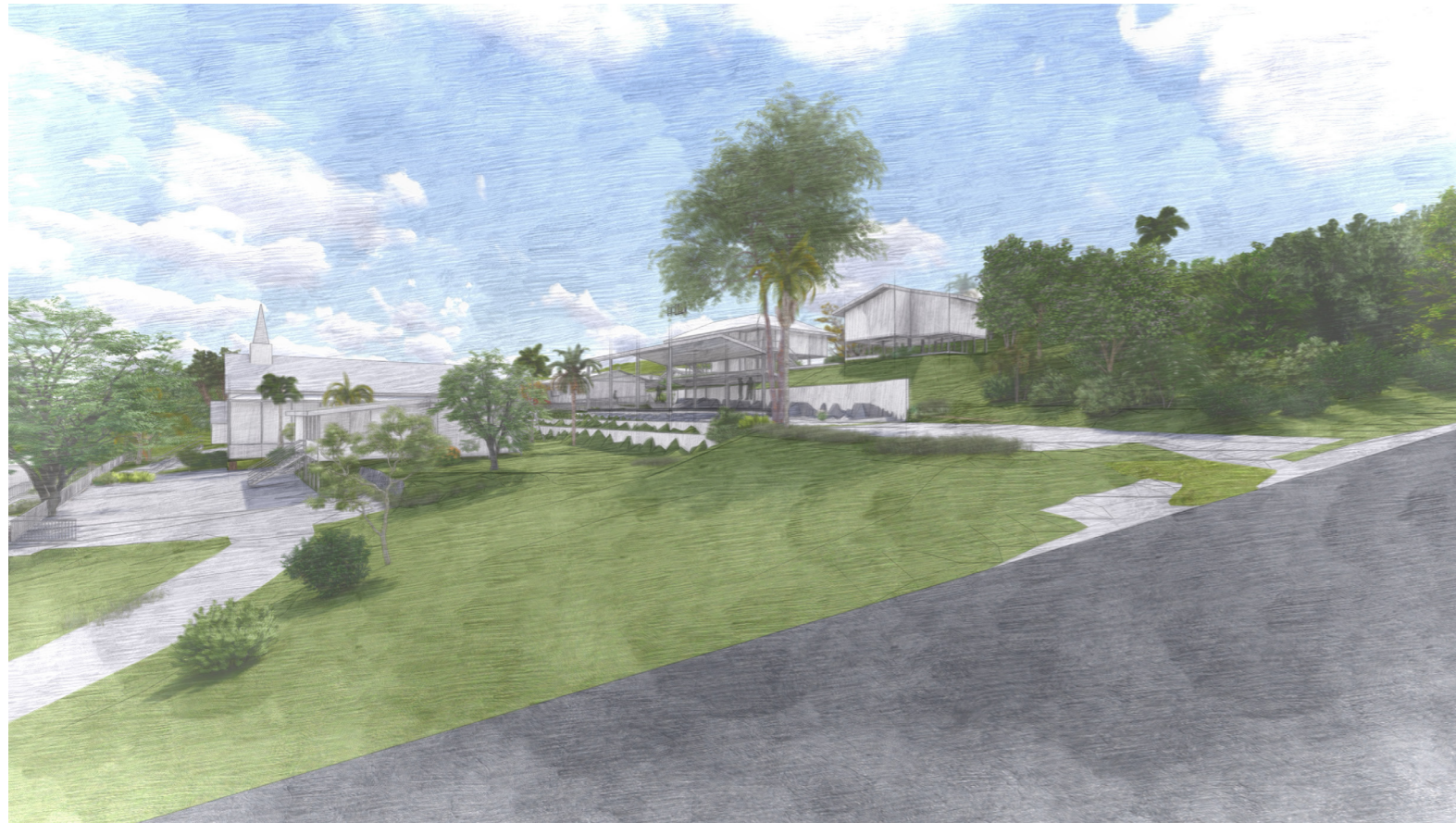
Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04

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





VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

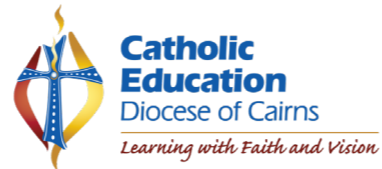
Approval Date: 16 June 2026

Application Number: IDAS 20/04

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed



PEDDLE THORP
architecture | interiors | health | planning

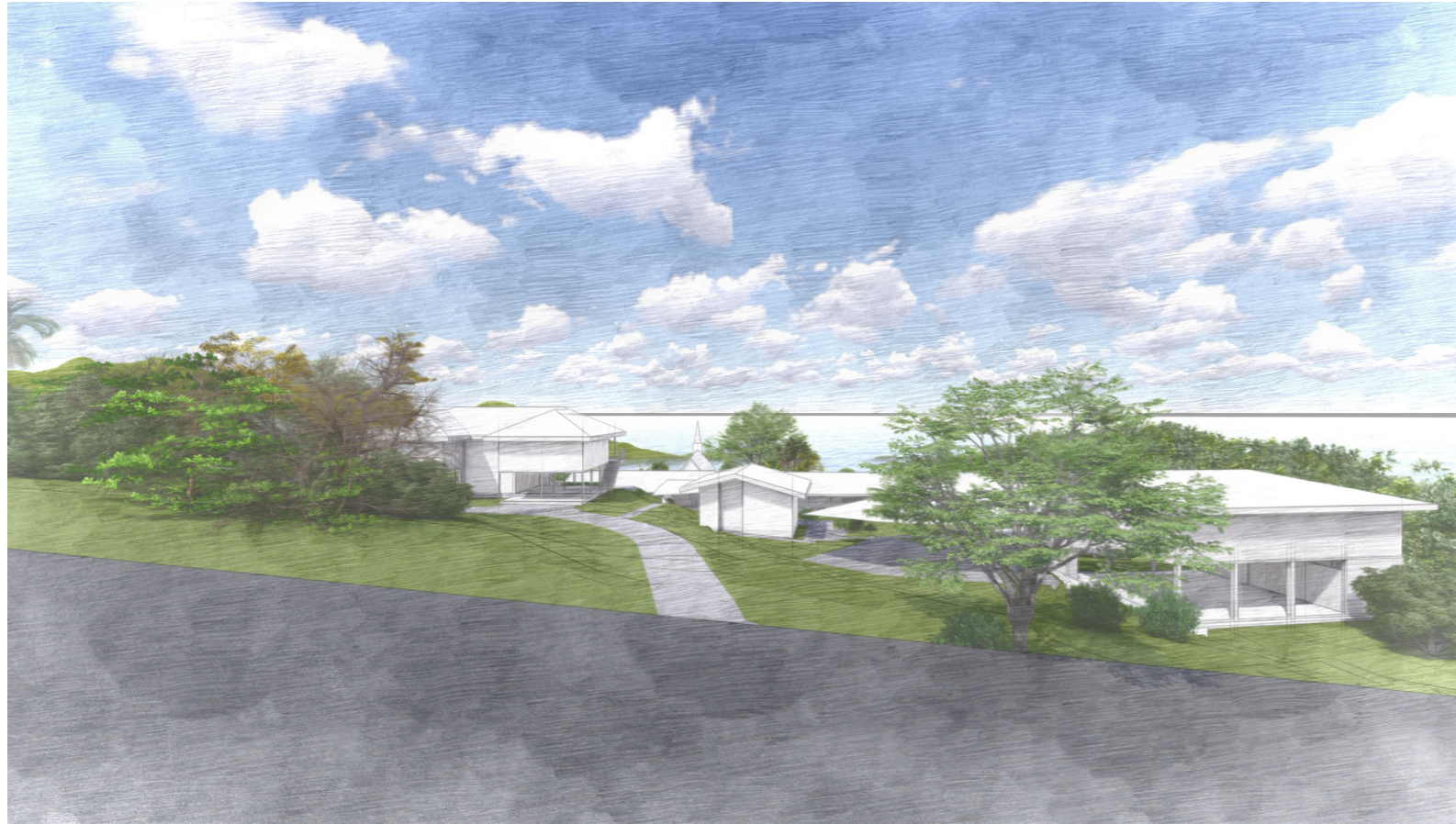


OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 3

A3
2

Date
APR. 2026
DRAWING NO.
DA.07



VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

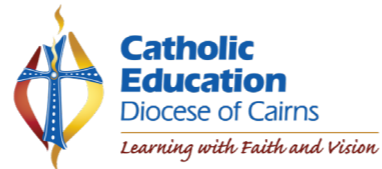
Approval Date: 16 June 2026

Application Number: IDAS 20/04

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed



PEDDLE THORP
architecture | interiors | health | planning

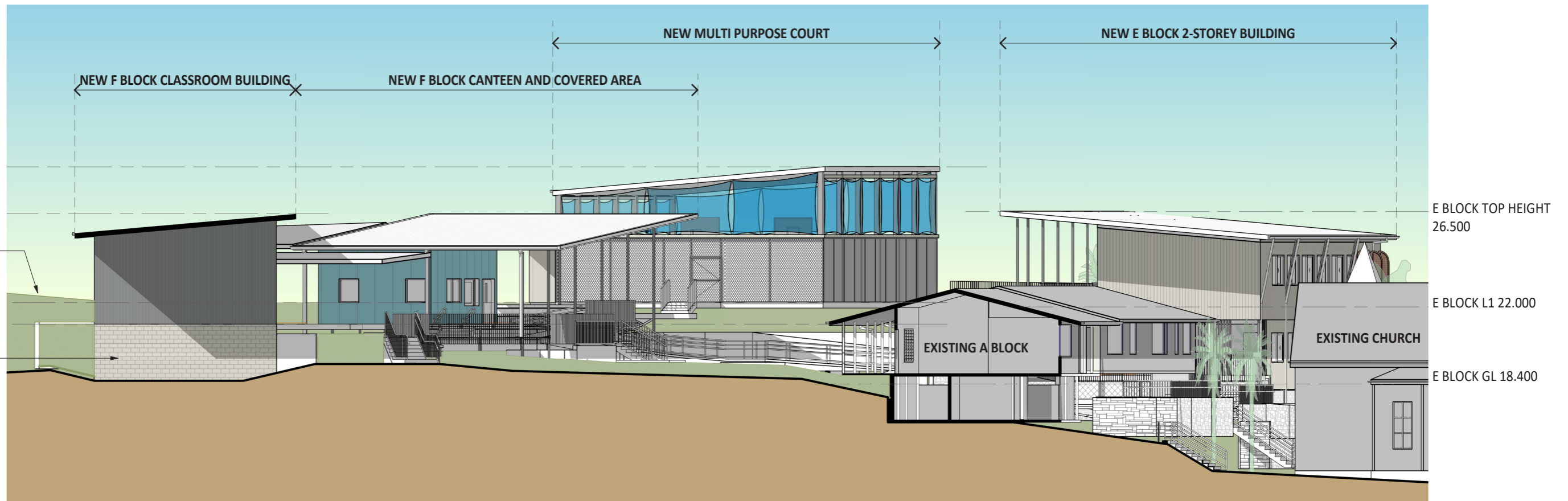


OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

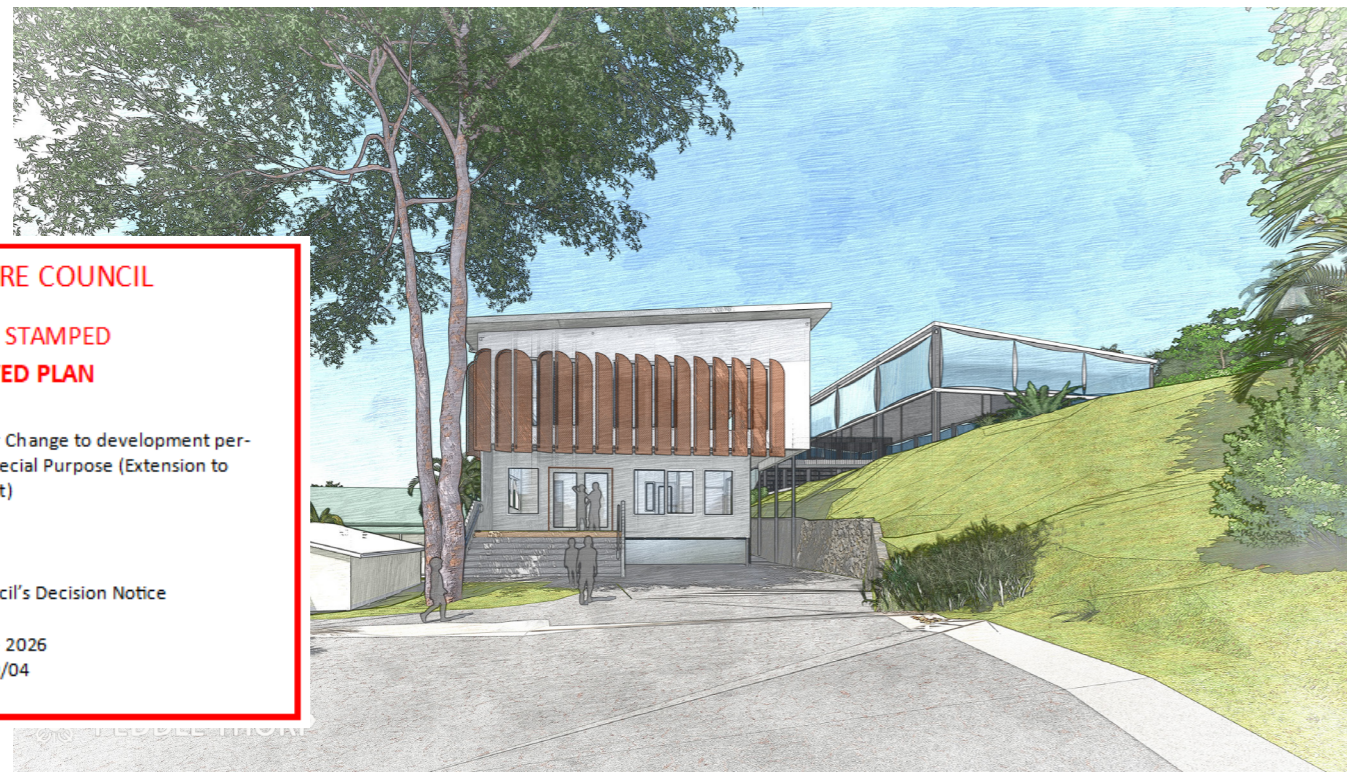
3D VIEWS
existing & proposed
view 4

A3
2

Date
APR. 2026
DRAWING NO.
DA.08



SITE SECTION



BLOCK E ENTRY VIEW



BLOCK E TO COVERED PE COURT VIEW

TORRES SHIRE COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Minor Change to development permit—Material Change of Use—Special Purpose (Extension to existing Educational Establishment)

Lot details: Lot 1 SP340642

Referred to in Council's Decision Notice

Approval Date: 16 June 2026
Application Number: IDAS 20/04

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	IDAS 20/04
Applicant:	Roman Catholic Trust Corporation for the Diocese of Cairns c/ Brazier Motti Pty Ltd
Proposal:	Minor Change to Development Permit - Material Change of Use – Special Purpose (Extension to Existing Educational Establishment)
Street Address:	120 Douglas Street, Thursday Island
Real Property Description:	Lot 1 SP340642
Planning Scheme:	Torres Shire Council Planning Scheme 2022 (Version 1)

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Minor Change to Development Permit - Material Change of Use – Special Purpose (Extension to Existing Educational Establishment)
Date of Decision:	16 June 2026

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2017*)

This application did not trigger any matters prescribed by the regulation

Categorising Instrument (*State Planning Policy - July 2017*)

Local Categorising Instrument (Torres Shire Council Planning Scheme 2007 and Torres Shire Planning Scheme 2022):

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

PUBLIC NOTIFICATION

Not applicable – no part of the change application required public notification. No submissions were received for the original application.

REASONS FOR THE DECISION

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

- (a) The proposed change is minor and does not result in any increase in adverse impacts as a result of the change.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not applicable.

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not applicable.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to Council's webpage at <https://www.torres.qld.gov.au/development-applications-1>

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

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



Torres Shire Council

UPDATED INFRASTRUCTURE CHARGES NOTICE

(section 52 and schedule 16 of Planning Act 2016)

This updated Infrastructure Charges Notices is provided as a result of the Change Application decided by Council at the meeting held on 16 July 2024.

DATE:	2 July 2026																
APPLICANT:	Roman Catholic Trust Corporation for the Diocese of Cairns – c/o Brazier Motti Pty Ltd																
APPLICATION:	Material Change of Use – Special Purpose (Extension to existing Educational Establishment)																
LOT DESCRIPTION:	Lot 1 SP340642																
ORIGINAL INFRASTRUCTURE NOTICE DATE:	15 June 2021																
FILE REFERENCE:	IDAS 20/04																
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	<p>Stage 1</p> <table border="1"> <thead> <tr> <th>Development Type</th> <th>Adopted Infrastructure Charge</th> <th>Credits</th> <th>Total Charge</th> </tr> </thead> <tbody> <tr> <td>Extension to existing Educational Establishment</td> <td>\$71,296.05</td> <td>\$64,848.45</td> <td>\$6,447.60</td> </tr> </tbody> </table> <p>Stage 2</p> <table border="1"> <thead> <tr> <th>Development Type</th> <th>Adopted Infrastructure Charge</th> <th>Credits</th> <th>Total Charge</th> </tr> </thead> <tbody> <tr> <td>Extension to existing Educational Establishment</td> <td>\$102,314.30</td> <td>\$51,761.90</td> <td>\$50,552.40</td> </tr> </tbody> </table>	Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Extension to existing Educational Establishment	\$71,296.05	\$64,848.45	\$6,447.60	Development Type	Adopted Infrastructure Charge	Credits	Total Charge	Extension to existing Educational Establishment	\$102,314.30	\$51,761.90	\$50,552.40
Development Type	Adopted Infrastructure Charge	Credits	Total Charge														
Extension to existing Educational Establishment	\$71,296.05	\$64,848.45	\$6,447.60														
Development Type	Adopted Infrastructure Charge	Credits	Total Charge														
Extension to existing Educational Establishment	\$102,314.30	\$51,761.90	\$50,552.40														
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the General Information attached to this notice for more information on how the increase is worked out.																
LAND TO WHICH CHARGE APPLIES:	Lot 1 SP340642																
SITE ADDRESS	120 Douglas Street, Thursday Island																
PAYABLE TO:	Torres Shire Council																
WHEN PAYABLE:	Material Change of Use – When the change of use occurs as stated in the Planning Act 2016																

OFFSETS OR REFUNDS	Nil

This charge is made in accordance with *Council's Charges Resolution (No.1) 2022* and section 52 and *Schedule 16 of the Planning Regulation 2017*.

Name: Mary Bani

Signature:



DETAILS OF CALCULATION - STAGE 1

ADOPTED CHARGES – Proposed Building Works (GFA) and impervious area

Development Description	Units of Measure	Charge Rate (\$ per m ² GFA)	Reference	Amount
Educational Establishment	444 m ²	\$153.40 per m ²	CR Table 2.2	\$68,109.60

Stormwater

Development Description	Units of Measure	Charge Rate (\$ per impervious m ²)	Reference	Amount
Educational Establishment	291 m ²	\$10.95 per m ² GFA	CR Table 2.2	\$3,186.45

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	\$71,296.05
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CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate (\$ per m ² GFA)	Reference	Amount
Educational Establishment	265 m ²	\$153.40 per m ²	CR Table 2.2	\$40,651

Stormwater

Development Description	Units of Measure	Charge Rate (\$ per impervious m ²)	Reference	Amount
Educational Establishment	163 m ²	\$10.95 per m ² GFA	CR Table 2.2	\$1,784.85

Development Description	Units of Measure	Charge Rate (\$ per dwelling)	Reference	Amount
Staff Accommodation	taken to be 1x 2 bed or less	\$21,912.60	CR Table 2.1	\$21,912.60

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$71,296.05	\$64,848.45	\$6,447.60

(Note: The Total Infrastructure Charge = Total Adopted Charges – Total Credit for existing (to be demolished))

DETAILS OF CALCULATION - STAGE 2

ADOPTED CHARGES – Proposed Building Works (GFA) and impervious area

Development Description	Units of Measure	Charge Rate (\$ per m ² GFA)	Reference	Amount
Educational Establishment	632 m ²	\$153.40 per m ²	CR Table 2.2	\$96,948.80

Stormwater

Development Description	Units of Measure	Charge Rate (\$ per impervious m ²)	Reference	Amount
Educational Establishment	490 m ²	\$10.95 per m ² GFA	CR Table 2.2	\$5,365.50

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	\$102,314.30
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CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate (\$ per m ² GFA)	Reference	Amount
Educational Establishment	34 m ²	\$153.40 per m ²	CR Table 2.2	\$5,215.60

Stormwater

Development Description	Units of Measure	Charge Rate (\$ per impervious m ²)	Reference	Amount
Educational Establishment	248.50 m ²	\$10.95 per m ² GFA	CR Table 2.2	\$2,721.10

Development Description	Units of Measure	Charge Rate (\$ per dwelling)	Reference	Amount
Staff Accommodation	taken to be 2x 2 bed or less	\$21,912.60	CR Table 2.1	\$43,825.20

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$102,314.30	\$51,761.90	\$50,552.40

(Note: The Total Infrastructure Charge = Total Adopted Charges – Total Credit for existing (to be demolished))

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119-123 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section Chapter 6 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI Index applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI Index average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
To whom the charge must be paid	<p>Payment of the Charge must be made payable to TORRES SHIRE COUNCIL, PO Box 171, Thursday Island, Qld 4875.</p> <p>The Infrastructure Charge has been calculated in accordance with the charges stated in Council's Charges Resolution. This notice will be escalated to time of payment to the extent permitted under legislation in force at that time.</p> <p>It is requested that you contact Council's Planning and Development Department to confirm that amount payable prior to making payment.</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment	This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to TORRES SHIRE COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.
Overseas Payees	Please forward your infrastructure charges payment by way of a bank draft for the required amount in Australian dollars.
Method of Payment	<p>PAYMENT BY MAIL</p> <p>Confirm the current Infrastructure Charge applicable and obtain an updated payment notice from Council's Planning and Development Department.</p> <p>Mail this updated payment notice immediately with your payment to: TORRES SHIRE COUNCIL, PO Box 171, Thursday Island, Qld 4875.</p> <p>NOTE: Cheques must be made payable to TORRES SHIRE COUNCIL</p> <p>PAYMENT AT COUNCIL OFFICES</p> <p>Confirm the current Infrastructure Charge applicable.</p> <p>Present written confirmation of charges with your payment to Torres Shire Council Chambers, 68 Douglas Street, Thursday Island.</p> <p>NOTE: Cheques must be made payable to TORRES SHIRE COUNCIL</p> <p>PAYMENT MADE BY CREDIT CARD</p> <p>Credit Cards accepted: Mastercard or Visa</p>
Enquiries	Enquiries regarding this Infrastructure Charges Notice should be directed to the TORRES SHIRE COUNCIL, Planning and Development Department, during office hours 9am to 4pm Monday to Friday by phoning (07) 4069 1336 or email at admin@torres.qld.gov.au