



# TORRES SHIRE COUNCIL

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

P.O Box 171  
THURSDAY ISLAND 4875

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

Email: [admin@torres.gld.gov.au](mailto:admin@torres.gld.gov.au)  
ABN 34 108 162 398

DATE: 23 June 2026

Our Ref: IDAS26/02  
Enquire to: Ed Kulpa  
Telephone: (07) 4069 1336

Entegra Signature Structures  
180 Karinie Street  
SWAN HILL VIC 3585

E-mail: [planning@entegra.com.au](mailto:planning@entegra.com.au)

Dear Sir/Madam

## Decision Notice – Approval

*Given under section 63 of the Planning Act 2016*

I wish to advise that Council has approved the development application in full.

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:	IDAS26/02
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development	Air Service (Hangar)
Planning Scheme:	Torres Shire Council Planning Scheme 2022 (Version 1)

### LOCATION DETAILS

Street Address:	Airport Road, Horn Island (Horn Island Airport)
Real Property Description:	Lot 1 SP142709 (Lease F on SP211686)

### DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for Air Service (Hangar)

## CURRENCY PERIOD

The approval has a currency period of six (6) years under section 85 of the *Planning Act 2016*.

## ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

## PROPERLY MADE SUBMISSIONS

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

## REFERRAL AGENCIES

There were no referral agencies as part of this application.

## FURTHER DEVELOPMENT PERMITS REQUIRED

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

## OTHER REQUIREMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017

Not Applicable.

## APPROVED PLANS AND SPECIFICATIONS

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

## 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** – Approved Plans

**Attachment 3** – Notice about a Decision Notice

**Attachment 4** – Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

## CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

NO.	CONDITIONS	CONDITION TIMING
<b>1.0</b>	<b>Parameters of Approval</b>	
1.1	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 at all times unless otherwise stated.	At all times.
1.2	Where these conditions refer to "TSC" in relation to requiring Torres Shire Council to approve or be satisfied as to any matter, or conferring on the TSC a function, power or discretion, that role of the TSC may be fulfilled in whole or in part by a delegate appointed for that purpose by TSC.	At all times.
1.3	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.	At all times.
1.4	The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
1.5	Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines, and standards, and the FNQROC Development Manual.	At all times.
1.6	All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times.
1.7	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.	At all times.

<b>2.0</b>	<b>Approved Plans and Documents</b>																																																						
2.1	The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit.		At all times																																																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Drawing No.</th> <th style="text-align: center;">Document Name</th> <th style="text-align: center;">Revision</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Site Plan</td> <td style="text-align: center;">L</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Aerial Photography</td> <td style="text-align: center;">K</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Locality Plan</td> <td style="text-align: center;">C</td> <td style="text-align: center;">28.05.26</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Ground Floor Plan</td> <td style="text-align: center;">L</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">21</td> <td>First Floor Plan</td> <td style="text-align: center;">H</td> <td style="text-align: center;">15.05.26</td> </tr> <tr> <td style="text-align: center;">22</td> <td>Ramp Details</td> <td style="text-align: center;">D</td> <td style="text-align: center;">11.05.26</td> </tr> <tr> <td style="text-align: center;">23</td> <td>Setout Details</td> <td style="text-align: center;">B</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Roof Plan</td> <td style="text-align: center;">F</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Elevations</td> <td style="text-align: center;">I</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Sections 1</td> <td style="text-align: center;">I</td> <td style="text-align: center;">01.06.26</td> </tr> <tr> <td style="text-align: center;">41</td> <td>Sections 2</td> <td style="text-align: center;">F</td> <td style="text-align: center;">29.05.26</td> </tr> <tr> <td style="text-align: center;">42</td> <td>Sections 3</td> <td style="text-align: center;">F</td> <td style="text-align: center;">01.06.26</td> </tr> </tbody> </table>			Drawing No.	Document Name	Revision	Date	10	Site Plan	L	01.06.26	11	Aerial Photography	K	01.06.26	12	Locality Plan	C	28.05.26	20	Ground Floor Plan	L	01.06.26	21	First Floor Plan	H	15.05.26	22	Ramp Details	D	11.05.26	23	Setout Details	B	01.06.26	25	Roof Plan	F	01.06.26	30	Elevations	I	01.06.26	40	Sections 1	I	01.06.26	41	Sections 2	F	29.05.26	42	Sections 3	F	01.06.26
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2.2	Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	At all times.
<b>3.0 Lease area</b>		
3.1	Unless otherwise agreed by Council's delegated officer, prior to the issue of a development approval for Building Work, the building must be wholly contained within a registered lease area.  Note: the amendment to the lease boundary is subject to a separate development approval.	Prior to issue of development approval for Building Work
<b>4.0 Car parking and access</b>		
4.1	A minimum of three (3) carparking spaces must be provided in accordance with the approved plan of development. The carparking spaces must be concrete or bitumen sealed, line marked and comply with Australian Standard 2890 – Parking Facilities and be constructed in accordance with the requirements of the FNQROC Development Manual.  Note: the exclusive use of the carparking spaces will be subject to a separate licence agreement.	Prior to the commencement of use and at all times thereafter.
4.2	Design and construct the vehicle crossover to the internal access service road in accordance with the requirements of the FNQROC Development Manual.	Prior to the commencement of use and at all times thereafter.
<b>5.0 Limitation of use</b>		
5.1	The rest area rooms are restricted for staff use only while on shift. The rooms must not be permanently occupied.	At all times.
5.2	No helicopter parking is permitted on the apron. The apron is for ingress and egress only.	At all times.
<b>6.0 Stormwater Drainage</b>		
6.1	Stormwater drainage must be directed to a lawful point of discharge.	At all times.
6.2	Site works must not adversely affect flooding or drainage characterises of properties that are upstream, downstream, or adjacent to the development site.	At all times.
<b>7.0 Water and Sewerage</b>		
7.1	The development must be connected to Council's reticulated water network with sufficient capacity for firefighting purposes.	Prior to the commencement of use and at all times thereafter.
7.2	The development must be connected to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.
<b>8.0 Lighting – Airport</b>		
8.1	The development must not include outdoor flood lighting, or emit a light source that exceeds 0 candela.	At all times.

<b>9.0</b>	<b>Amenity and Environmental Health</b>	
9.1	Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise.	At all times.
<b>10.0</b>	<b>Site Works and Erosion and Sediment control</b>	
10.1	Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure	Prior to the commencement of any construction works required by this development.

**B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES**

1. This Material Change of Use 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 provisions of 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. A separate licence agreement with Torres Shire Council will be required for the apron extending outside the boundary of proposed Lease AF.
4. A separate licence agreement with Torres Shire Council will be required for exclusive use rights to the three (3) carparking spaces located outside the boundary of proposed Lease AF.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements, including applicable Aviation regulations.
6. An application to Torres Shire Council is required for water and/or sewerage services to be connected to a property. The developer should contact Torres Shire Council for further information on the necessary forms and application process.
7. No building materials or the like are to be stored outside the lease area unless an appropriate approval from Council is obtained, including the payment of associated fees.
8. 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.
9. The *Environmental Protection 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.
10. 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.

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*.
12. 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 Agricultural, Water and the Environment website <https://www.environment.gov.au/epbc/about>

## APPROVED PLANS

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





**AERIAL PLAN NOTES:**

1. THE AERIAL IMAGERY IS OBTAINED FROM QUEENSLAND GLOBE AND THE DATE OF THE IMAGERY IS NOT KNOWN.
2. IMAGERY IS ALIGNED TO MEET THE SITE BOUNDARIES HOWEVER THE IMAGE IS NOT PLANER TO THE SITE AND VARIANCES ARE IDENTIFIED.

**POINT CLOUD SURVEY NOTES:**

1. THIS PROJECT HAS USED DIGITAL POINT SCANNING TO IDENTIFY THE EXISTING STRUCTURES & FEATURES AVAILABLE AT THE TIME OF SCAN.
2. THE PRECISE BOUNDARY AND BUILDING LOCATION WAS NOT PROVIDED WITH THE SCAN / SURVEY SO THIS HAS BEEN ESTIMATED AND NEEDS TO BE CONFIRMED BY THE SURVEYOR.
3. ANGLE DESIGN AND PROJECT MANAGEMENT HAVE TRACED THE EXISTING FEATURES AS ACCURATELY AS PRACTICAL TO PREPARE THESE DRAWINGS.
4. CONSTRUCTION VARIATIONS LIKE THE FOLLOWING HAVE NOT BEEN REPRODUCED:
  1. WALLS THAT HAVEN'T BEEN BUILT STRAIGHT OR SQUARE
  2. CEILINGS THAT HAVE SAGS IN THEM
  3. SAGGING RAFTERS/ROOFS UNDER LOAD
  4. CORNERS OF ROOMS/BUILDINGS THAT AREN'T SQUARE.
5. ALL CRITICAL DIMENSIONS SHOULD BE CHECKED ON SITE.
6. SERVICES HAVE BEEN IDENTIFIED WHERE RELEVANT IN THE DRAWING OF THE DRAWINGS.
7. UNDERGROUND SERVICES HAVE NOT BE PICKED UP IN THE SCAN. MANHOLES ARE PLACED ON PLAN BASED ON VISIBILITY WITHIN THE POINT CLOUD.
8. IF THE POINT CLOUD IS TO BE USED ON SITE, PLEASE CONTACT THE ORIGINAL SCANNING TECHNICIAN FOR FURTHER ASSISTANCE.
9. THE DATUM ON THESE DRAWINGS HAS BEEN LIFTED 10m TO PREVENT HAVING NEGATIVE LEVELS.
10. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE POINT CLOUD.

**SITE SETOUT:**

1. THE SETOUT OF THE BUILDING WILL REQUIRE FURTHER VERIFICATION BY A LICENSED SURVEYOR.
2. ALL CRITICAL DIMENSIONS TO BE PHYSICALLY VERIFIED ON SITE BEFORE CONSTRUCTION AND BEFORE SHOP DETAILING.
3. POINT CLOUD IMAGERY USED FOR DESIGN CONTEXT.
4. THE EXISTING BUILDINGS ARE NOT PARRELLEL.

K	FOR APPROVAL 2	01.06.26
J	INTERFACE UPDATES	28.05.26
I	FOR APPROVAL	13.05.26
Rev	Description	Date

PROJECT  
**PROPOSED HANGAR**  
**NGURAPAI INTERNATIONAL**  
**AIRPORT, HORN ISLAND**

TITLE  
**AERIAL**  
**PHOTOGRAPHY**

CLIENT  
**ENTEGRA**



SCALE (@ A1)	DRAWN BY	DATE
1 : 250	C.J.C.	08.04.2026
PROJECT NUMBER	DRAWING NUMBER	REV
90	11	K

**1 AERIAL PHOTOGRAPHY**  
 1 : 250



1/06/2026 2:37:31 PM



**1 AERIAL PHOTOGRAPHY**  
1 : 2500

Rev	Description	Date
C	INTERFACE UPDATES	28.05.26
B	FOR APPROVAL	13.05.26
A	FLOOR LEVEL RAISED	01.05.26

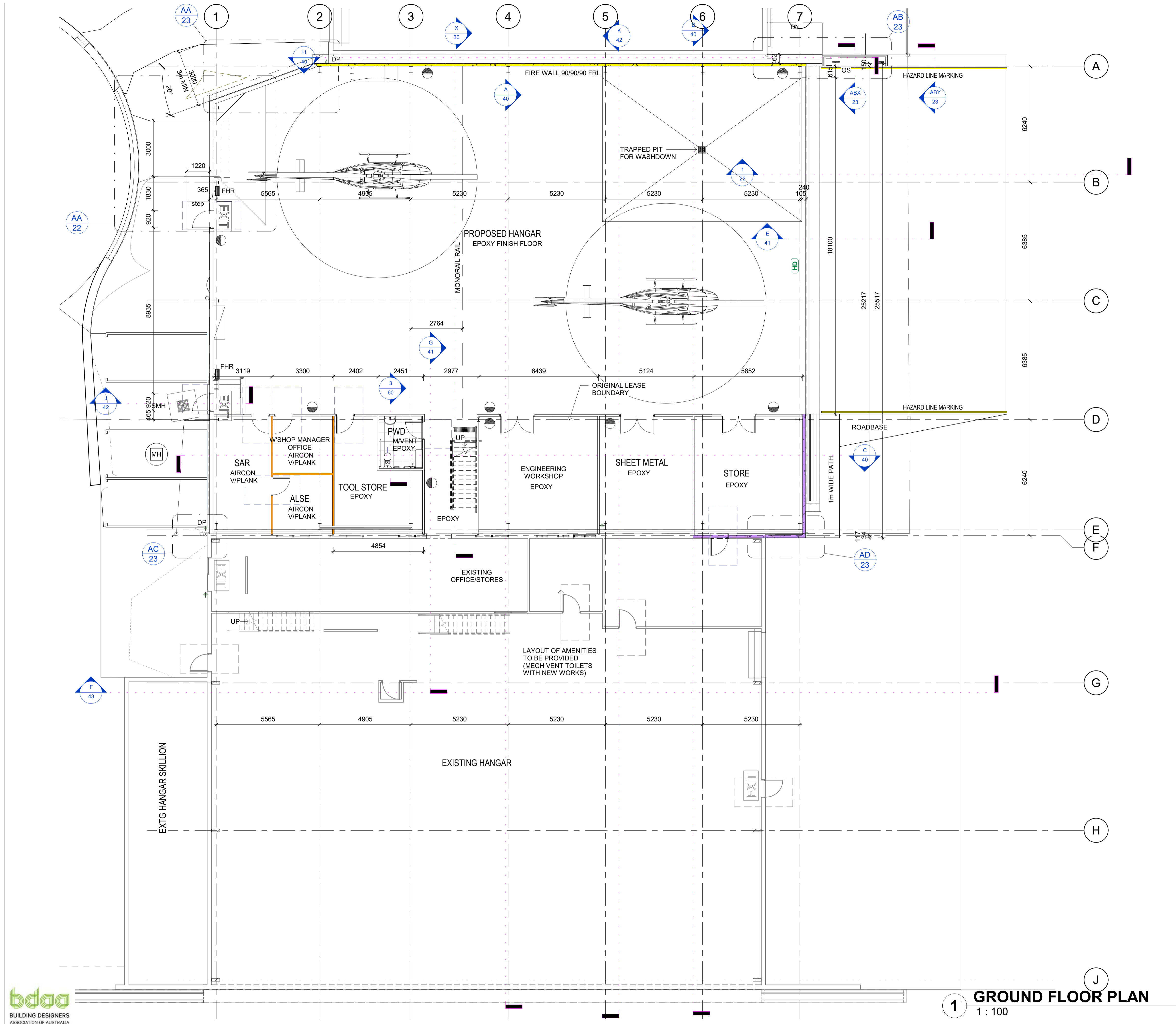
PROJECT  
**PROPOSED HANGAR  
 NGURAPAI INTERNATIONAL  
 AIRPORT, HORN ISLAND**

TITLE  
**LOCALITY PLAN**

CLIENT  
**ENTEGR**



SCALE (@ A1) 1 : 2500	DRAWN BY C.J.C.	DATE 08.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 12	REV C



- LEGEND - FLOOR PLAN**
- PROPOSED WALL REFER WALL SCHEDULE FOR TYPE, INSULATION AND FINISHES
  - EXISTING WALL
  - EXISTING WALL TO BE DEMOLISHED
  - CIRCULATION SPACE TO AS1428.1-2009 FOR DOORS, TOILETS, WALKWAYS AND HALLS
  - FIRE HOSE REEL REFER PLUMBING FIXTURE SCHEDULE INSTALLED IN ACCORDANCE WITH AS2441
  - FIRE EXTINGUISHER INSTALLED IN ACCORDANCE WITH AS2444-1990 REFER SPECIALTY EQUIPMENT SCHEDULE
  - BOLLARD TYPES REFER BOLLARD DETAILS
  - DOWNPIPE REFER ROOF WATER PLAN FOR SIZE
  - WINDOWS REFER WINDOW SCHEDULE FOR SIZE, FRAME AND GLASS REFER ROOF WATER PLAN FOR SIZE
  - DOOR TAG, REFER DOOR SCHEDULE FOR DETAILS
  - CURTAIN WALL TAG, REFER NON-STANDARD WINDOW SCHEDULE FOR DESCRIPTION, REFER ELEVATIONS AND PLAN FOR MULLION SETOUT
  - EXIT LIGHT IN ACCORDANCE WITH AS2293.1

LEGEND	
TAG	DESCRIPTION
DP	DOWNPIPE
FHR	FIRE HOSE REEL
MH	SEWER MANHOLE
OS	OIL SEPERATOR
SMH	STORMWATER MANHOLE

Rev	Description	Date
L	FOR APPROVAL 2	01.06.26
K	INTERFACE UPDATES	28.05.26
J	FOR APPROVAL	13.05.26

PROJECT  
**PROPOSED HANGAR  
 NGURAPAI INTERNATIONAL  
 AIRPORT, HORN ISLAND**

TITLE  
**GROUND FLOOR  
 PLAN**

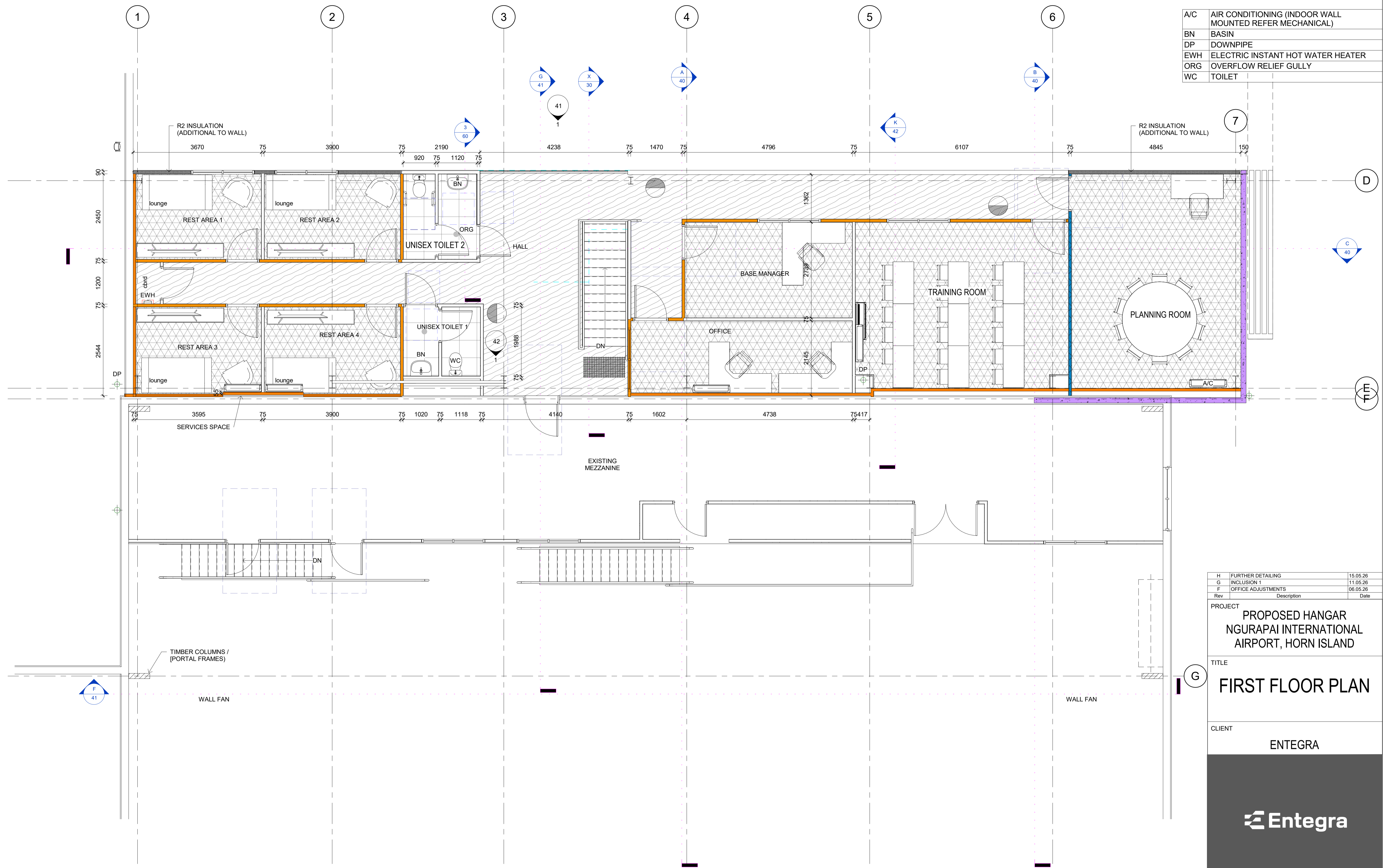
CLIENT  
**ENTEGRA**



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PROJECT NUMBER 90	DRAWING NUMBER 20	REV L

**1 GROUND FLOOR PLAN**  
 1 : 100

LEGEND	
TAG	DESCRIPTION
A/C	AIR CONDITIONING (INDOOR WALL MOUNTED REFER MECHANICAL)
BN	BASIN
DP	DOWNPIPE
EWH	ELECTRIC INSTANT HOT WATER HEATER
ORG	OVERFLOW RELIEF GULLY
WC	TOILET



**1 MEZZANINE FLOOR PLAN**  
1:50

H	FURTHER DETAILING	15.05.26
G	INCLUSION 1	11.05.26
F	OFFICE ADJUSTMENTS	06.05.26
Rev	Description	Date

PROJECT  
**PROPOSED HANGAR  
NGURAPAI INTERNATIONAL  
AIRPORT, HORN ISLAND**

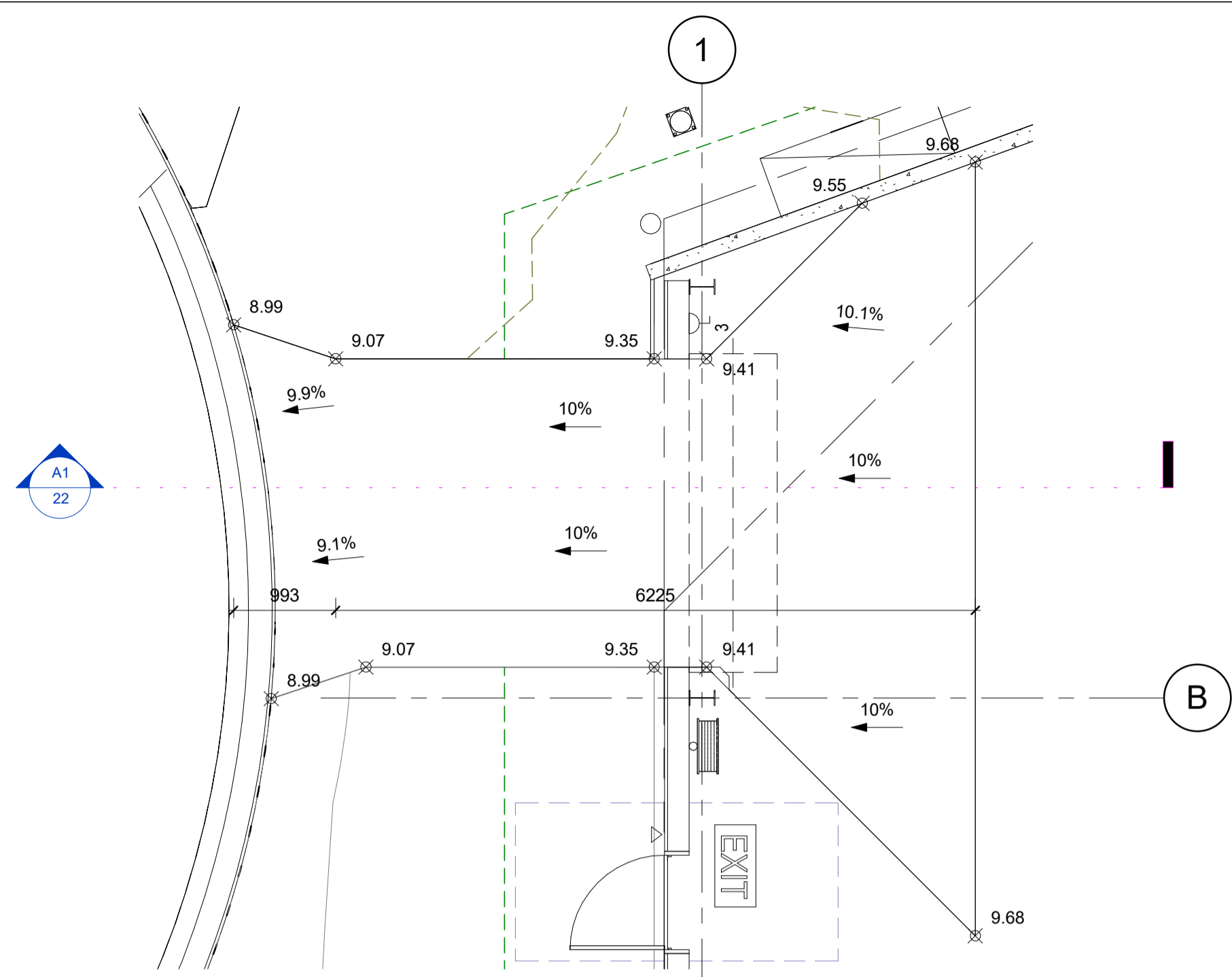
TITLE  
**FIRST FLOOR PLAN**

CLIENT  
**ENTEGRA**

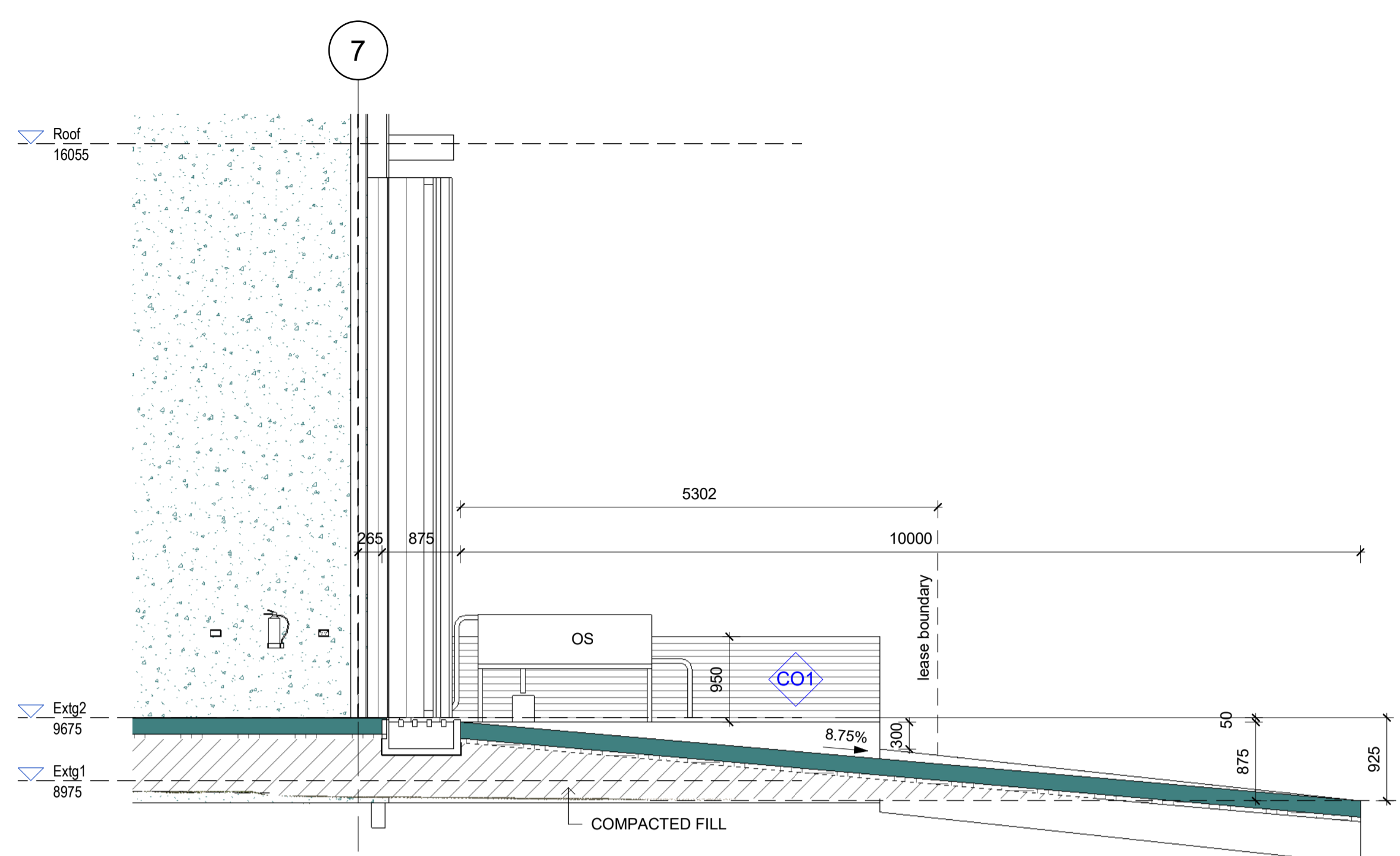


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PROJECT NUMBER	DRAWING NUMBER	REV
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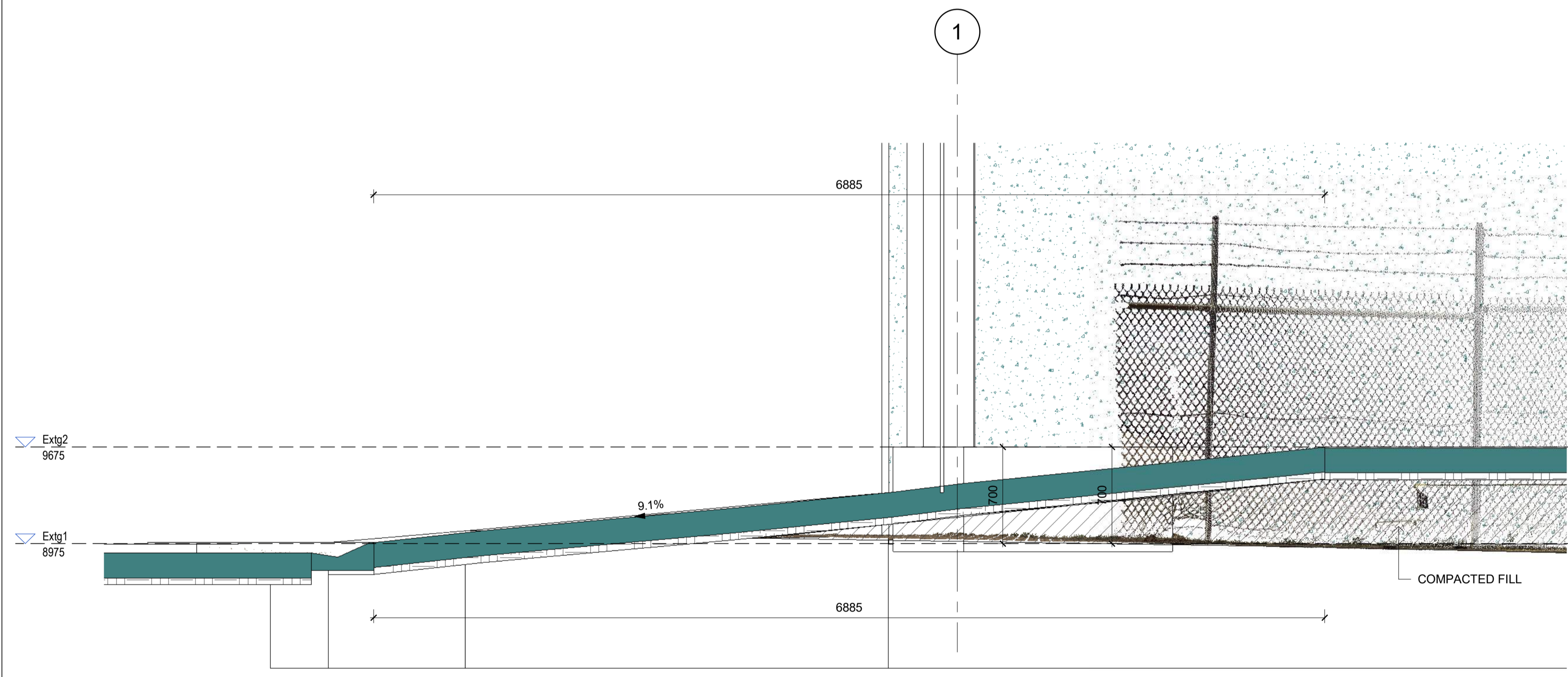
LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR



**AA RAMP SETOUT**  
20 1:50



**1 APRON SECTION**  
20 1:50



**A1 RAMP SECTION**  
22 1:25



**2 APRON PLAN**  
1:100

Rev	Description	Date
D	INCLUSION 1	11.05.26
C	COUNCIL MEETING REVISIONS	08.05.26
B	LEASE BOUNDARY UPDATE	07.05.26

PROJECT  
**PROPOSED HANGAR  
NGURAPAI INTERNATIONAL  
AIRPORT, HORN ISLAND**

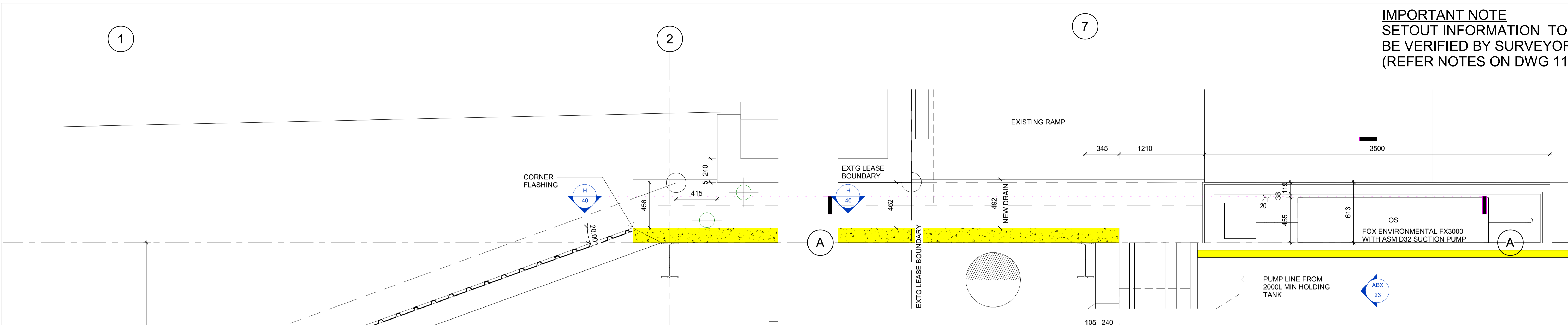
TITLE  
**RAMP DETAILS**

CLIENT  
**ENTEGRA**



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PROJECT NUMBER 90	DRAWING NUMBER 22	REV D

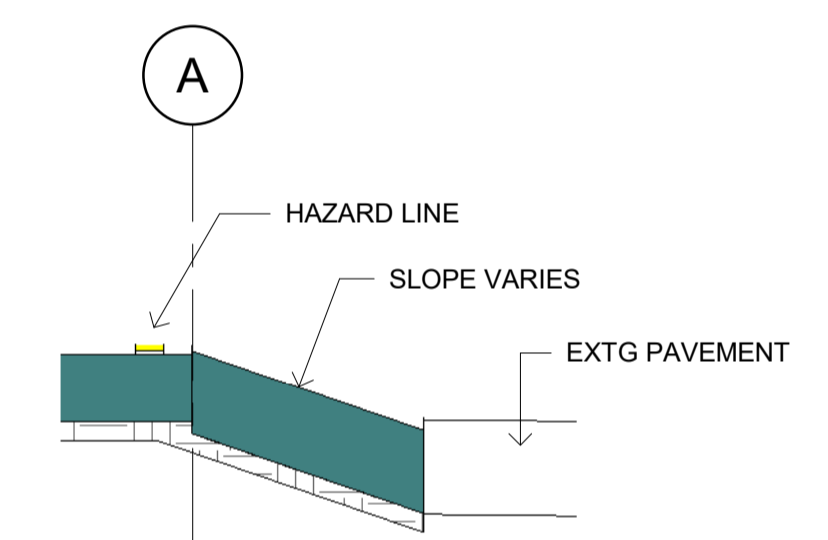
**IMPORTANT NOTE**  
 SETOUT INFORMATION TO  
 BE VERIFIED BY SURVEYOR  
 (REFER NOTES ON DWG 11)



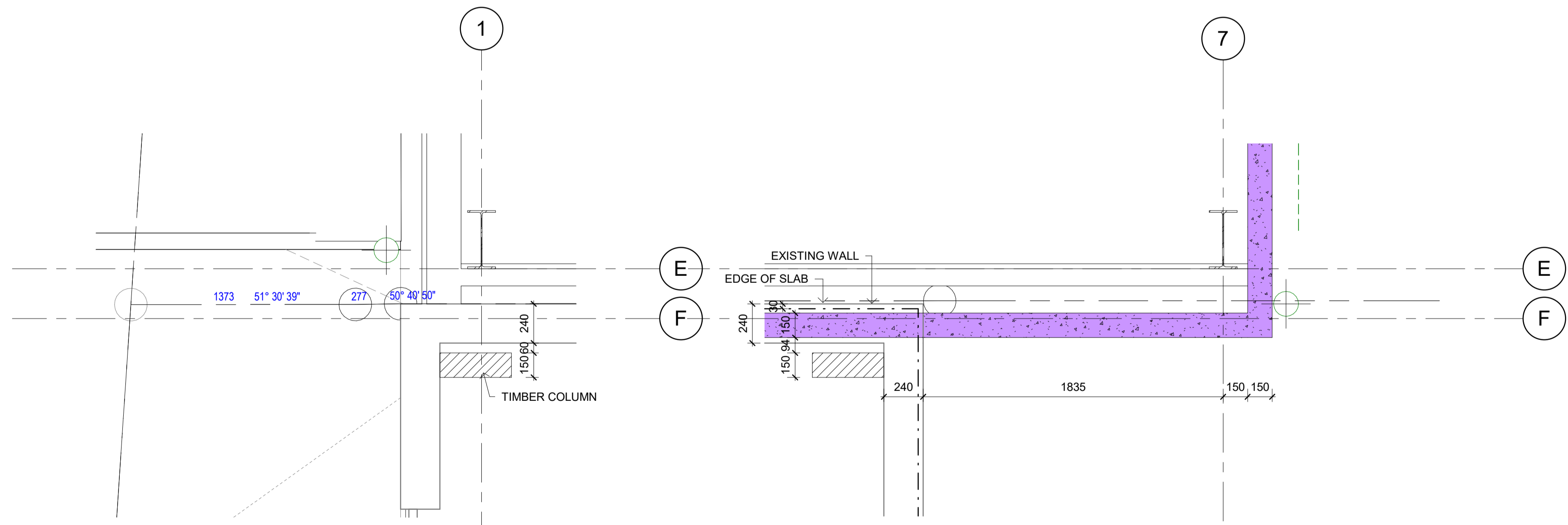
**AA SETOUT DETAIL**  
 20 1:20

**AB SETOUT DETAIL**  
 20 1:20

LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR

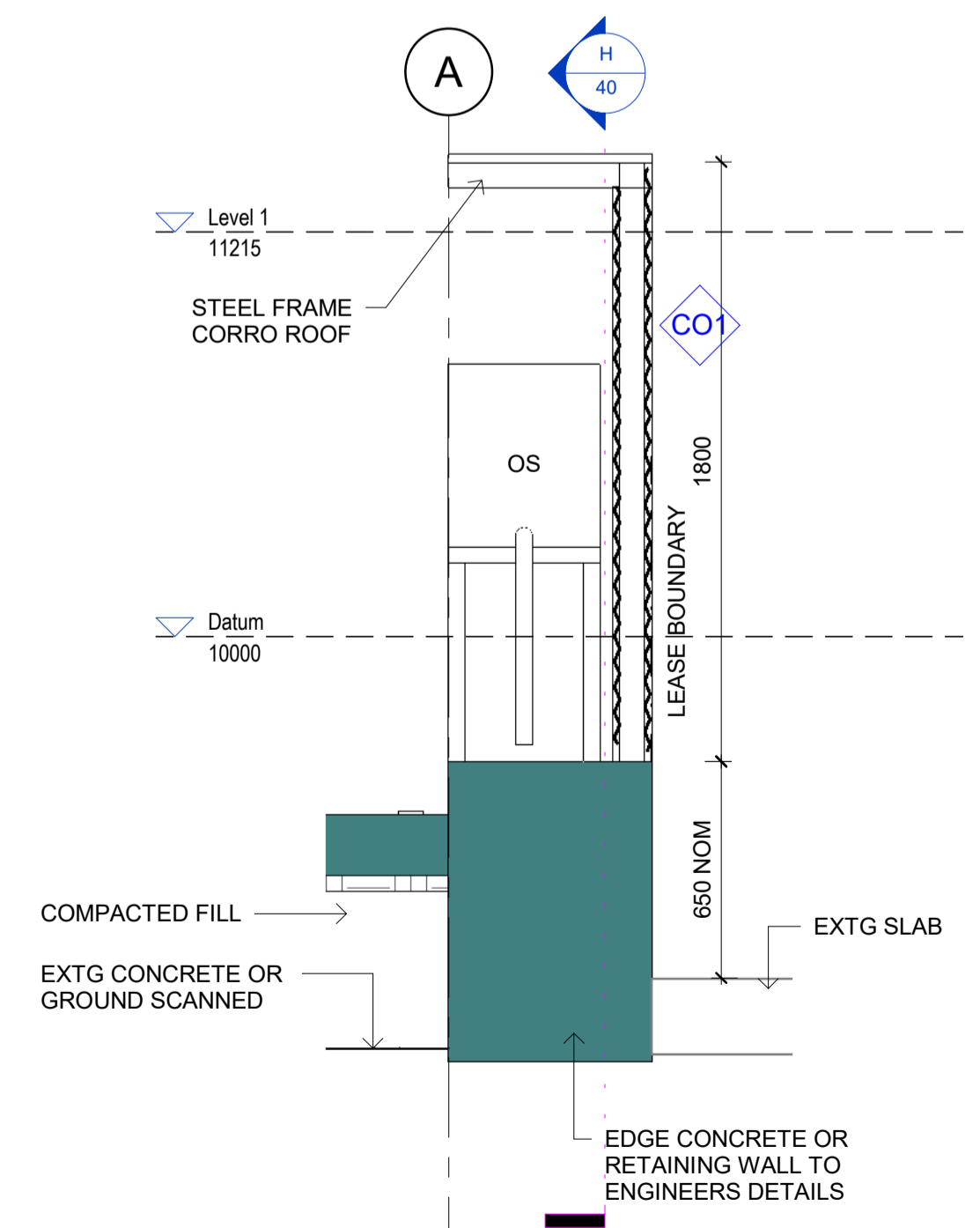


**ABY SLAB SECTION**  
 20 1:20



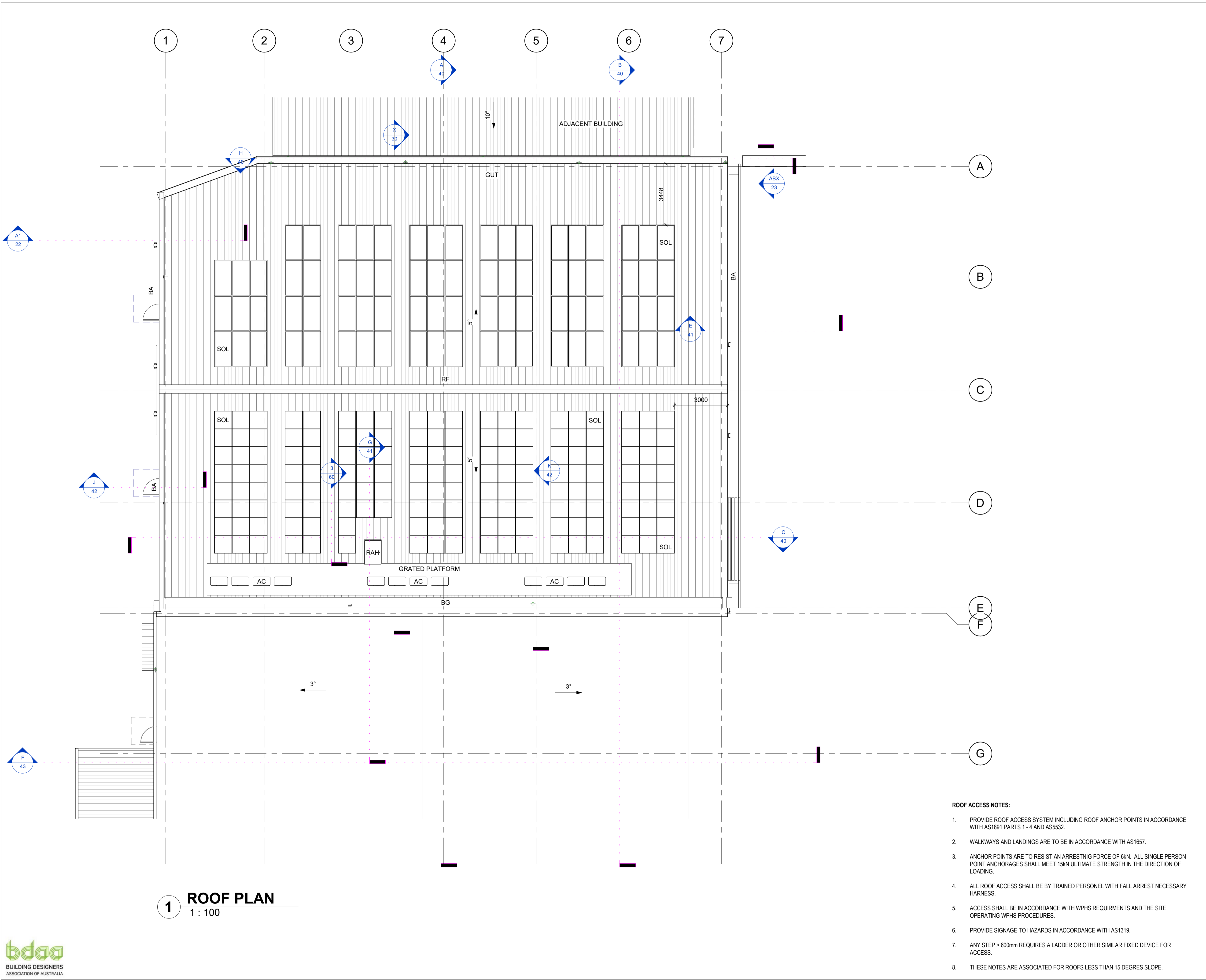
**AC SETOUT DETAIL**  
 20 1:20

**AD SETOUT DETAIL**  
 20 1:20



**ABX SLAB SECTION**  
 20 1:20

Rev	Description	Date
B	FOR APPROVAL 2	01.06.26
A	INTERFACE UPDATES	28.05.26
PROJECT		
PROPOSED HANGAR NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND		
TITLE		
SETOUT DETAILS		
CLIENT		
ENTEGRA		
SCALE (@ A1)	DRAWN BY	DATE
1:20	C.J.C.	08.05.2026
PROJECT NUMBER	DRAWING NUMBER	REV
90	23	B



LEGEND	
TAG	DESCRIPTION
AC	AIR CONDITIONING UNIT (REFER SPECIFICATION)
BA	COLORBOND BARGE FLASHING
BG	BOX GUTTER (SIZE REFER HYDRAULICS)
GUT	COLORBOND GUTTER (NON-STANDARD) REFER GUTTER DETAIL
RAH	ROOF ACCESS HATCH
RF	RIDGE FLASHING
SOL	SOLAR PANEL FIXED TO THE ROOF


NOTE:  
 THE ROOF WATER SYSTEM MAY BE PROVIDED WITH A NCC PERFORMANCE SOLUTION FOR AS3500 (GUTTERS AND DOWNPIPES).

Rev	Description	Date
F	FOR APPROVAL 2	01.06.26
E	FURTHER DETAILING	15.05.26
D	INCLUSION 1	11.05.26

PROJECT  
**PROPOSED HANGAR  
 NGURAPAI INTERNATIONAL  
 AIRPORT, HORN ISLAND**

TITLE  
**ROOF PLAN**

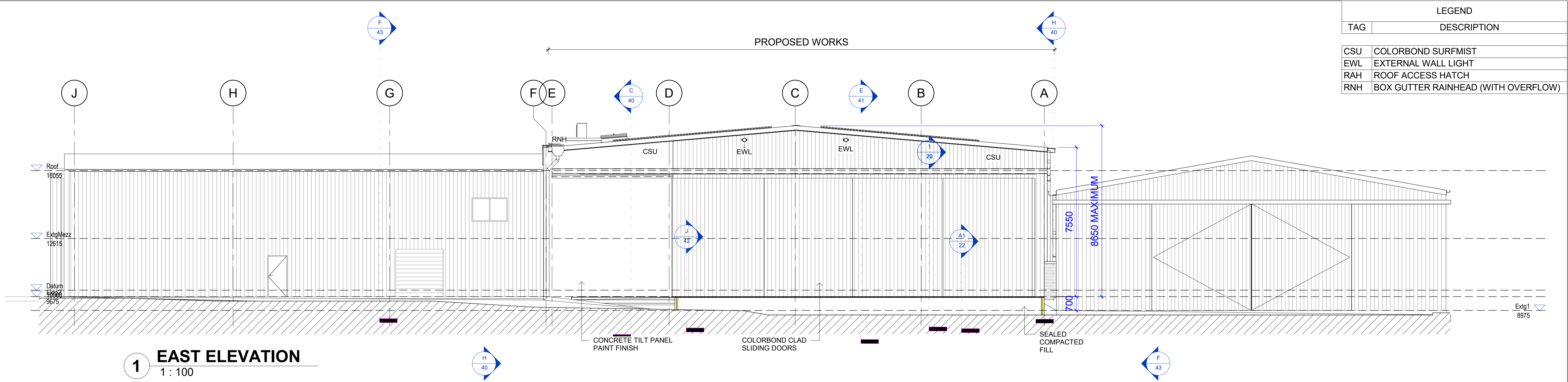
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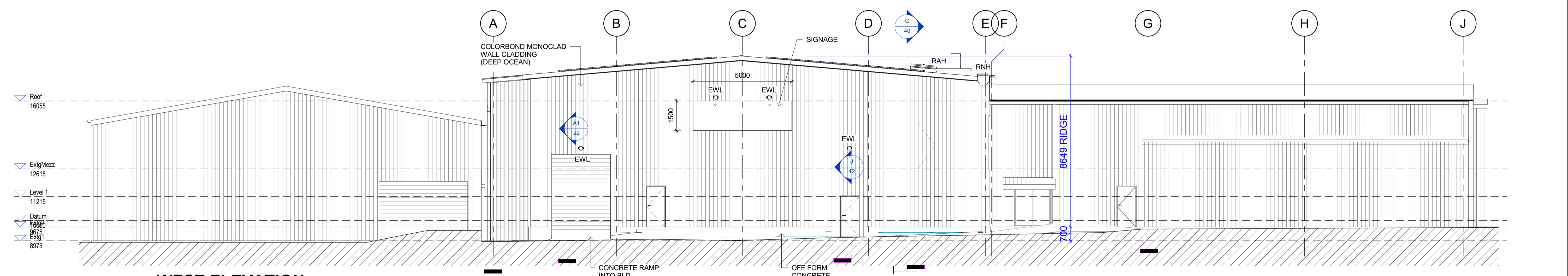
SCALE (@ A1) As indicated	DRAWN BY C.J.C.	DATE 13.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 25	REV F

- ROOF ACCESS NOTES:**
1. PROVIDE ROOF ACCESS SYSTEM INCLUDING ROOF ANCHOR POINTS IN ACCORDANCE WITH AS1891 PARTS 1 - 4 AND AS5532.
  2. WALKWAYS AND LANDINGS ARE TO BE IN ACCORDANCE WITH AS1657.
  3. ANCHOR POINTS ARE TO RESIST AN ARRESTING FORCE OF 6kN. ALL SINGLE PERSON POINT ANCHORAGES SHALL MEET 15kN ULTIMATE STRENGTH IN THE DIRECTION OF LOADING.
  4. ALL ROOF ACCESS SHALL BE BY TRAINED PERSONEL WITH FALL ARREST NECESSARY HARNESS.
  5. ACCESS SHALL BE IN ACCORDANCE WITH WPHS REQUIRMENTS AND THE SITE OPERATING WPHS PROCEDURES.
  6. PROVIDE SIGNAGE TO HAZARDS IN ACCORDANCE WITH AS1319.
  7. ANY STEP > 600mm REQUIRES A LADDER OR OTHER SIMILAR FIXED DEVICE FOR ACCESS.
  8. THESE NOTES ARE ASSOCIATED FOR ROOFS LESS THAN 15 DEGRES SLOPE.

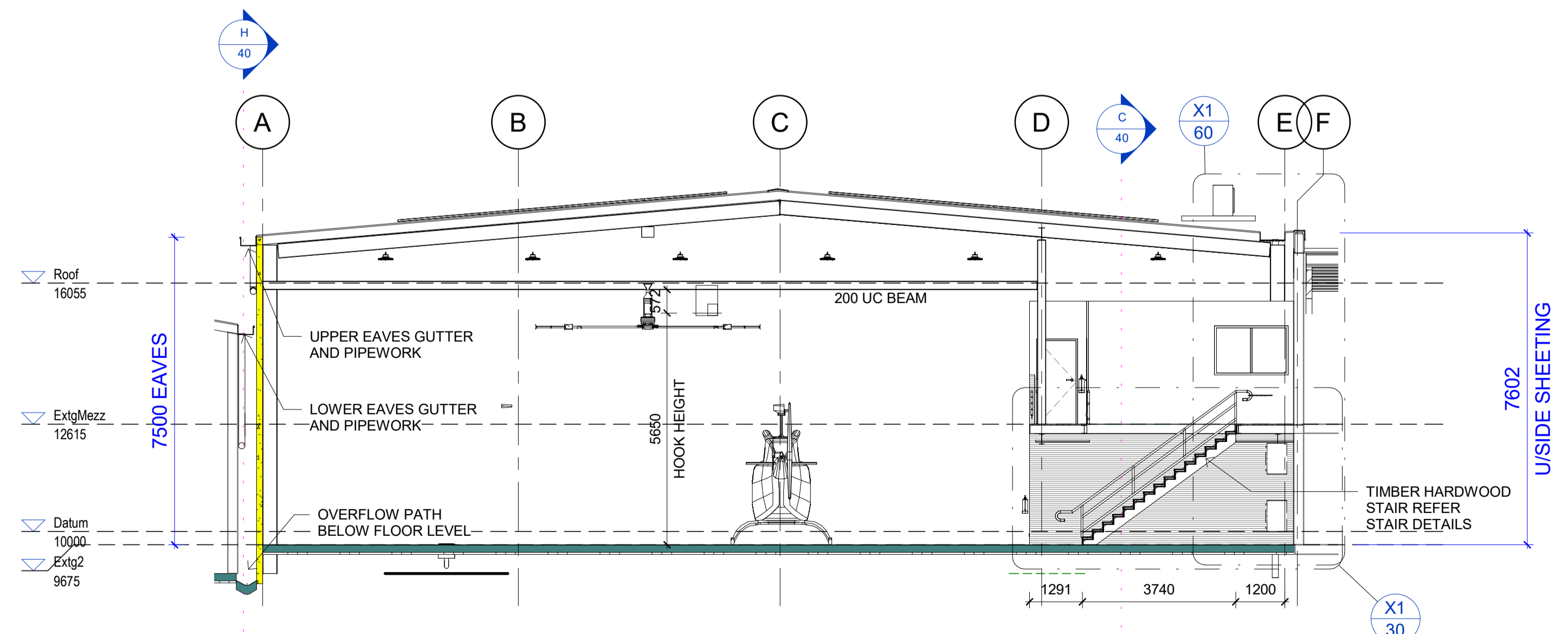
LEGEND	
TAG	DESCRIPTION
CSU	COLORBOND SURFMIST
EWL	EXTERNAL WALL LIGHT
RAH	ROOF ACCESS HATCH
RNH	BOX GUTTER RAINHEAD (WITH OVERFLOW)



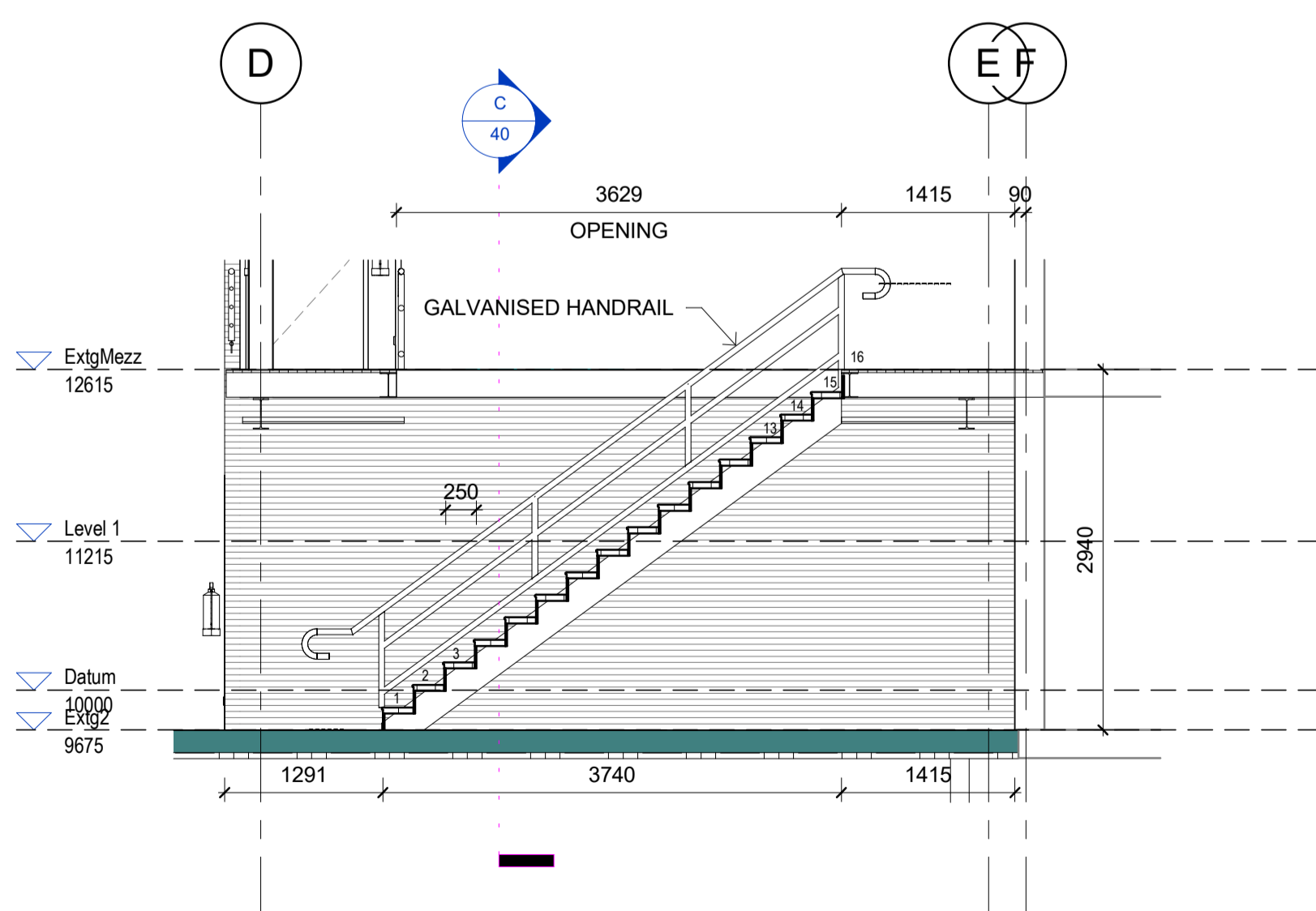
**1 EAST ELEVATION**  
1:100



**2 WEST ELEVATION**  
1:100



**X CRANE SECTION**  
20 1:100



**X1 STAIR SECTION**  
30 1:50

Rev	Description	Date
I	FOR APPROVAL 2	01.06.26
H	INTERFACE UPDATES	28.05.26
G	FURTHER DETAILING	15.05.26

PROJECT  
**PROPOSED HANGAR  
NGURAPAI INTERNATIONAL  
AIRPORT, HORN ISLAND**

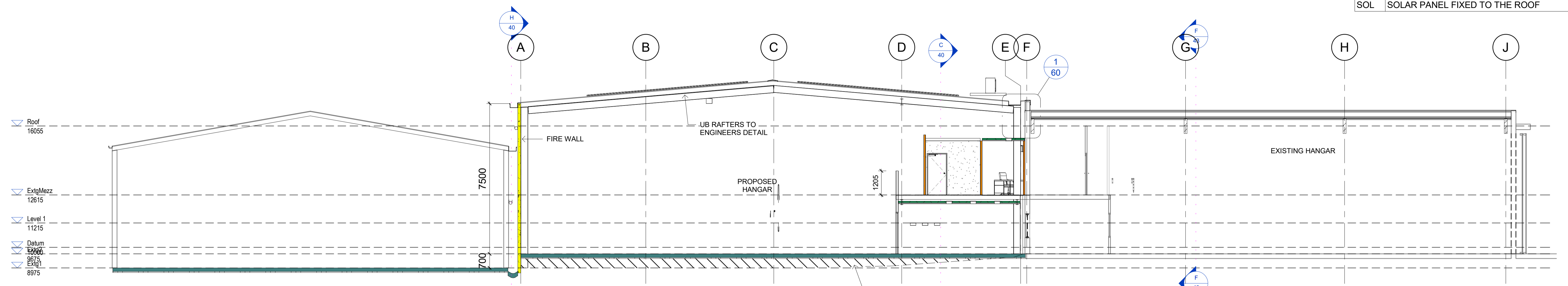
TITLE  
**ELEVATIONS**

CLIENT  
**ENTEGRA**

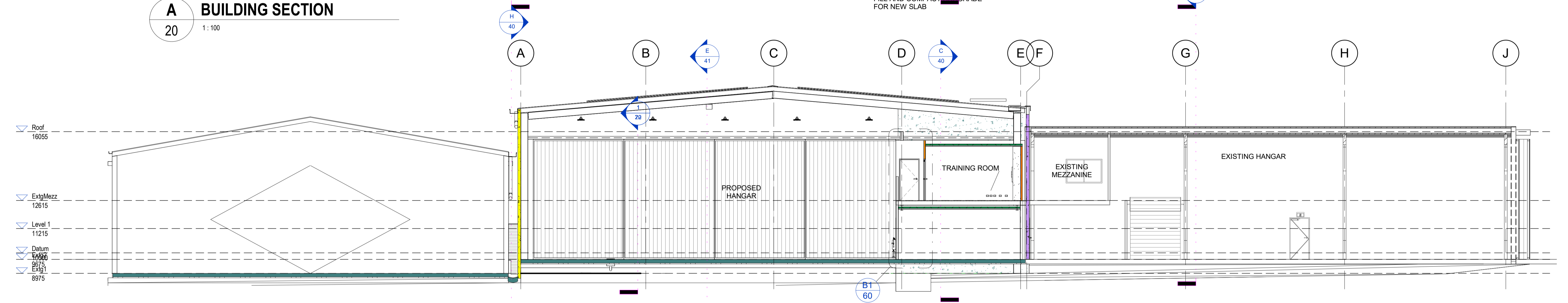


SCALE (@ A1) As indicated	DRAWN BY C.J.C.	DATE 08.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 30	REV I

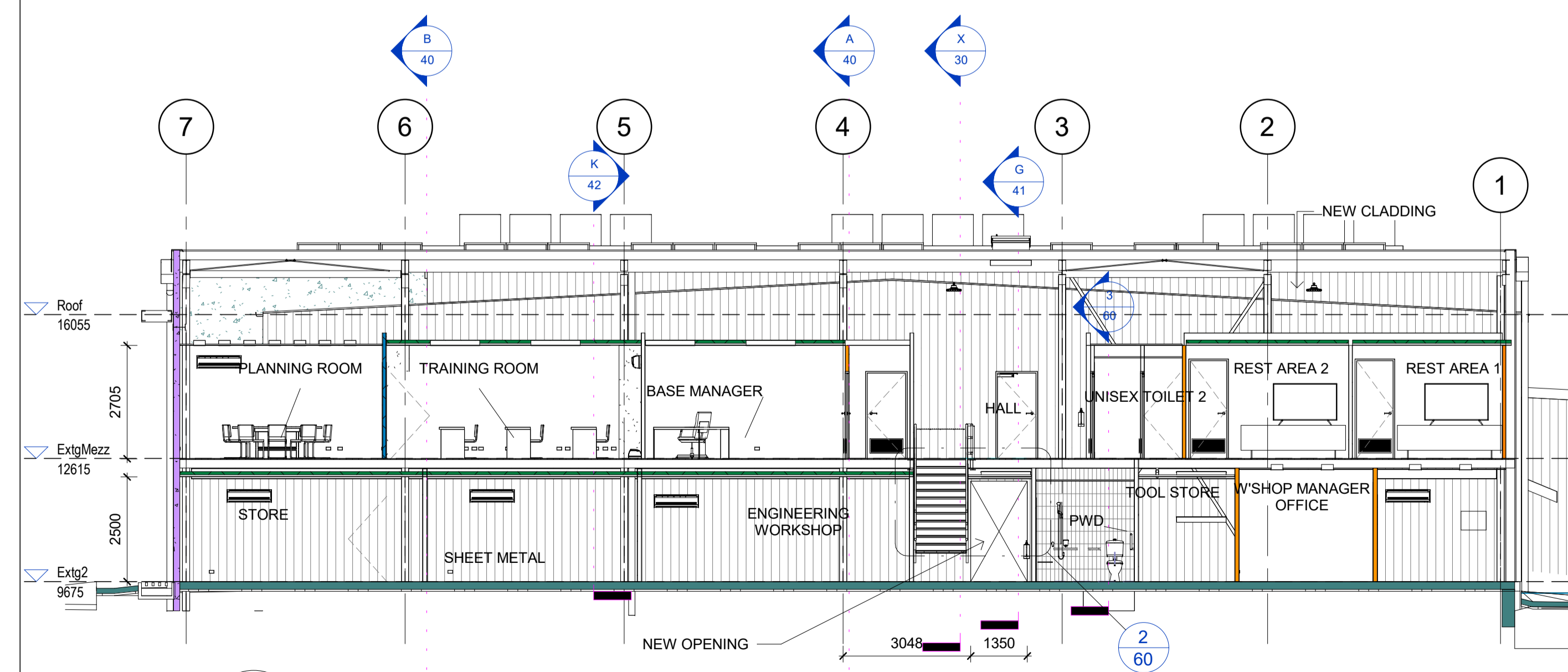
LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR
SOL	SOLAR PANEL FIXED TO THE ROOF



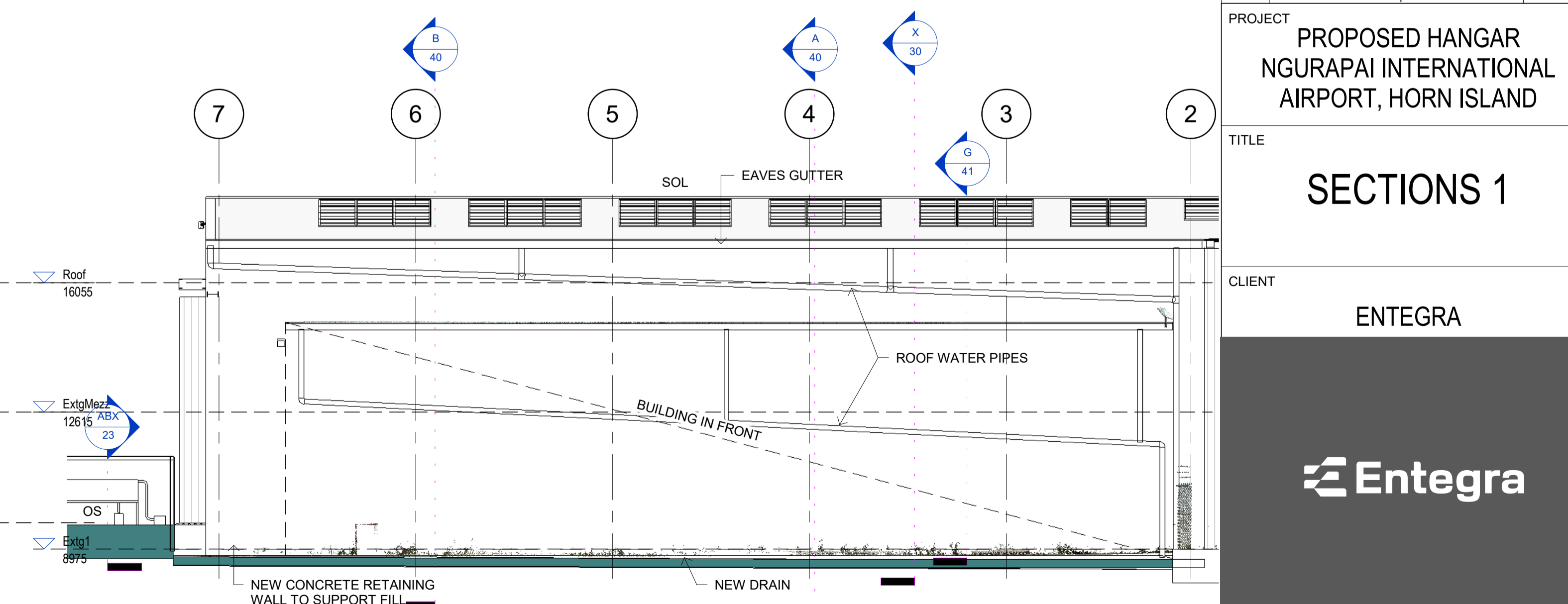
**A BUILDING SECTION**  
20 1:100



**B BUILDING SECTION**  
20 1:100



**C BUILDING SECTION**  
20 1:100



**H NORTH ELEVATION**  
20 1:100

Rev	Description	Date
I	FOR APPROVAL 2	01.06.26
H	INTERFACE UPDATES	28.05.26
G	FURTHER DETAILING	15.05.26

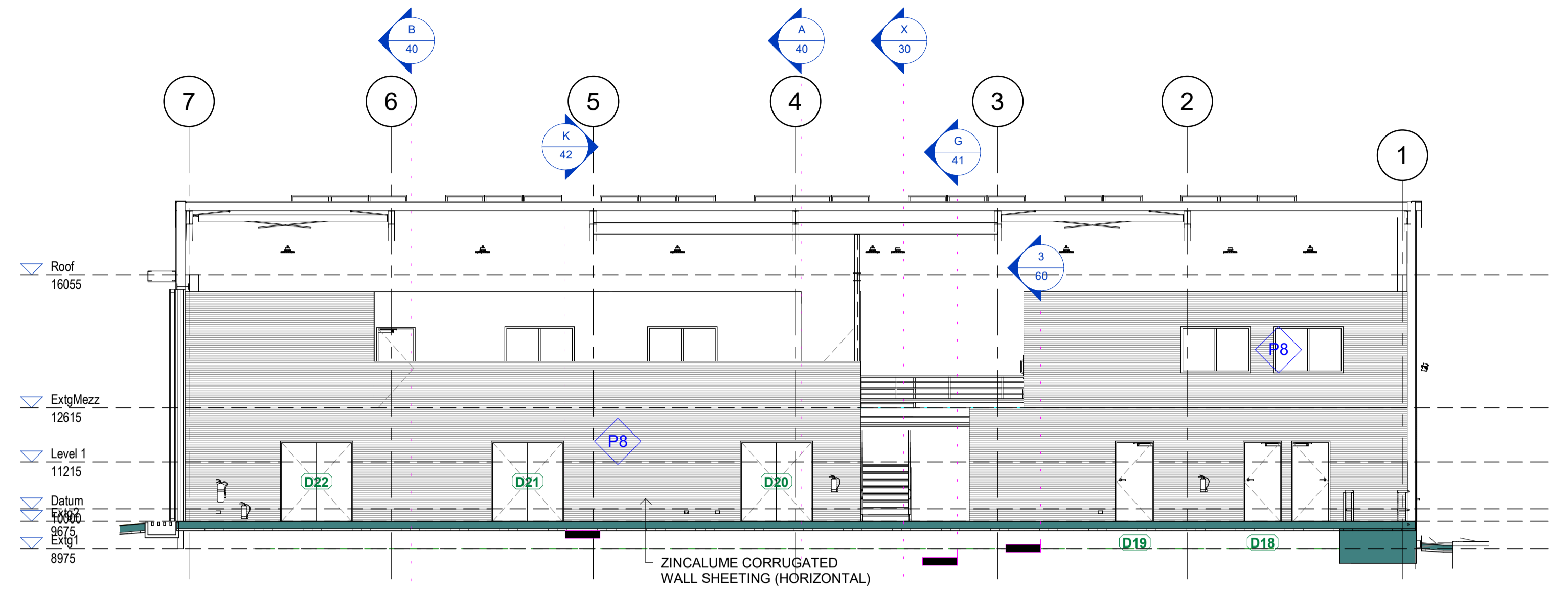
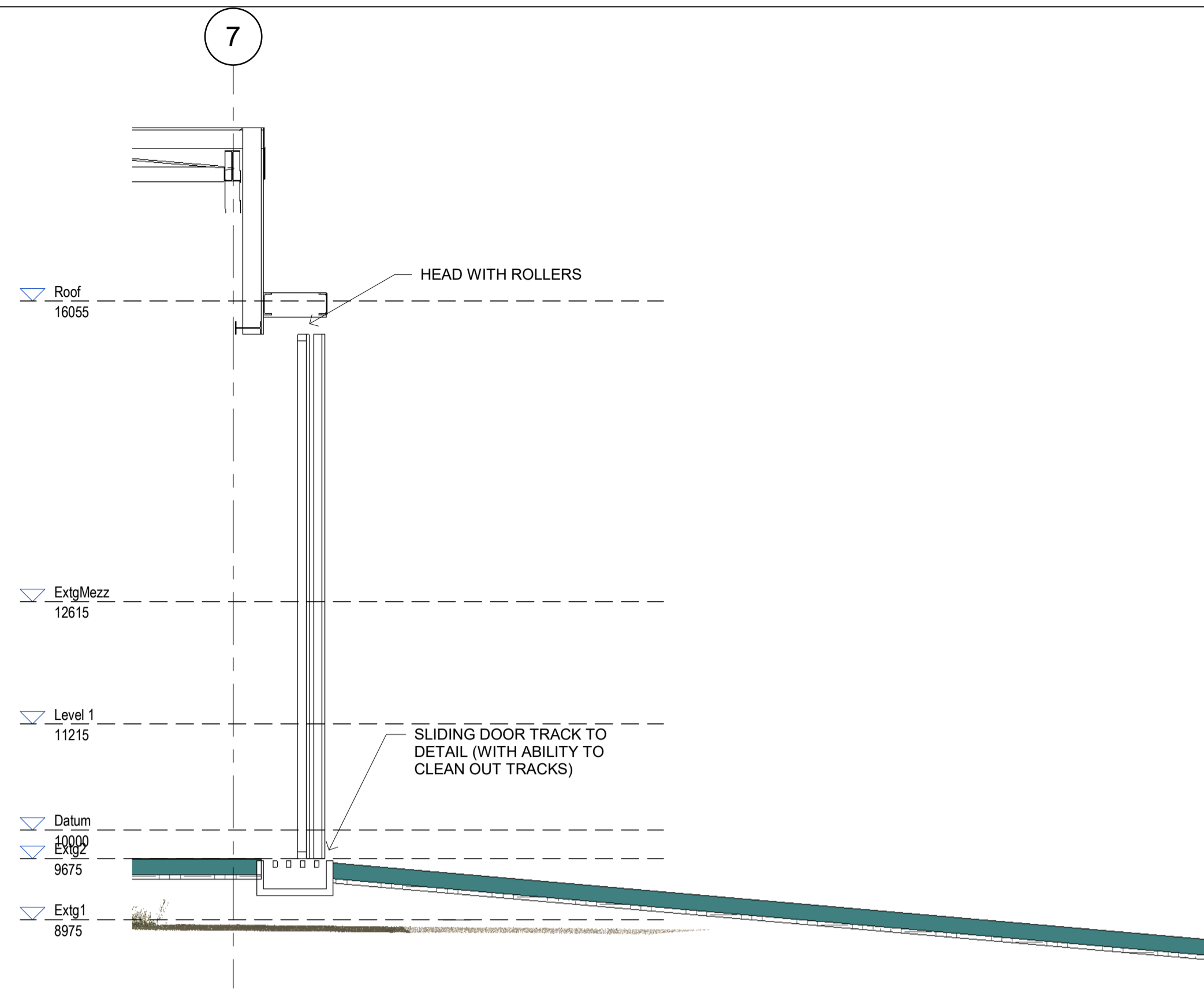
PROJECT  
**PROPOSED HANGAR  
NGURAPAI INTERNATIONAL  
AIRPORT, HORN ISLAND**

TITLE  
**SECTIONS 1**

CLIENT  
**ENTEGRA**

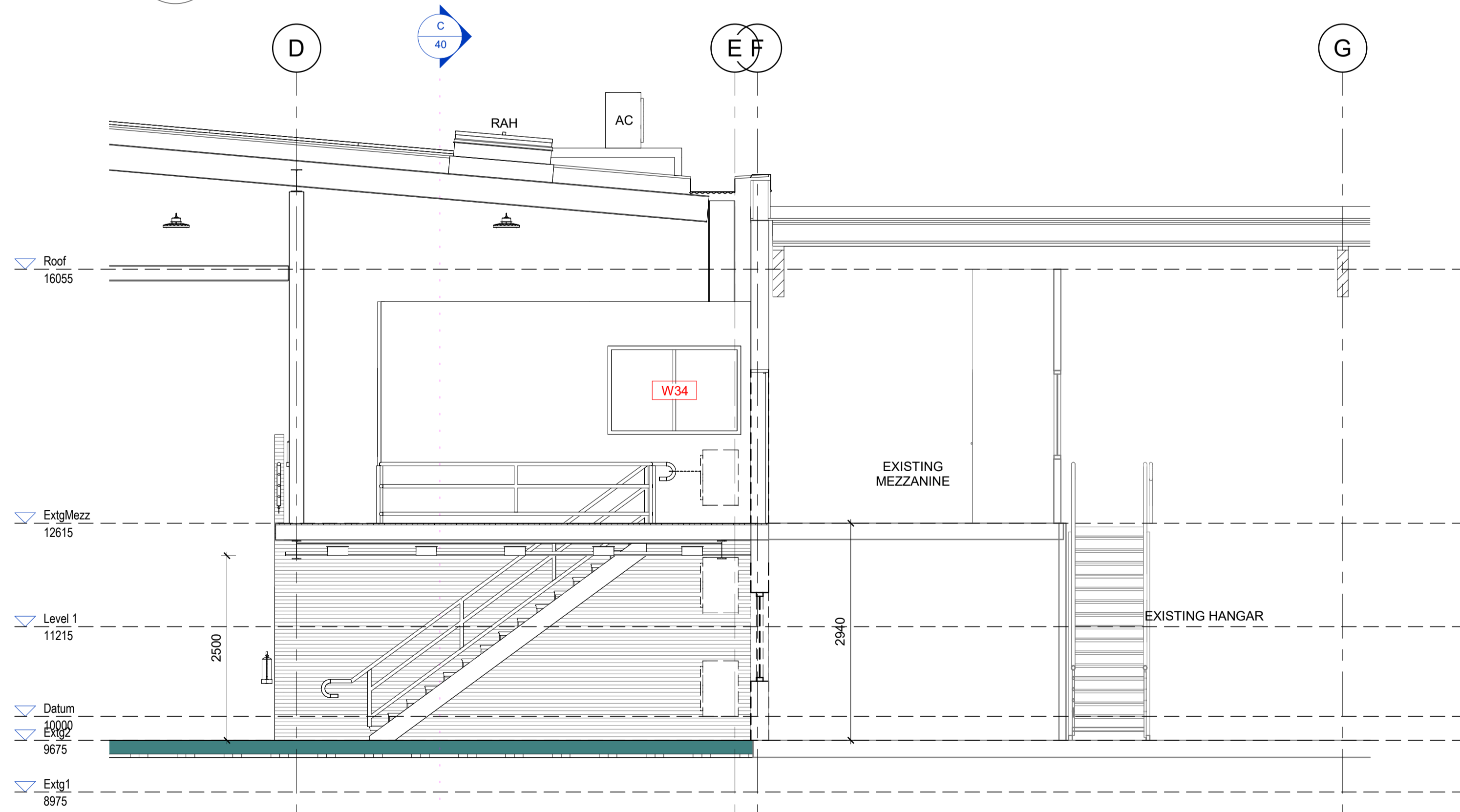


SCALE (@ A1) 1:100	DRAWN BY C.J.C.	DATE 08.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 40	REV I



**1 OFFICE ELEVATIONS**  
1:100

**E RAMP SECTION**  
20 1:50



**G STAIR SECTION**  
20 1:50

F	FOR APPROVAL 2	29.05.26
E	INCLUSION 1	11.05.26
D	GRADES AND LEASE ALTERNATIVE	06.05.26
Rev	Description	Date

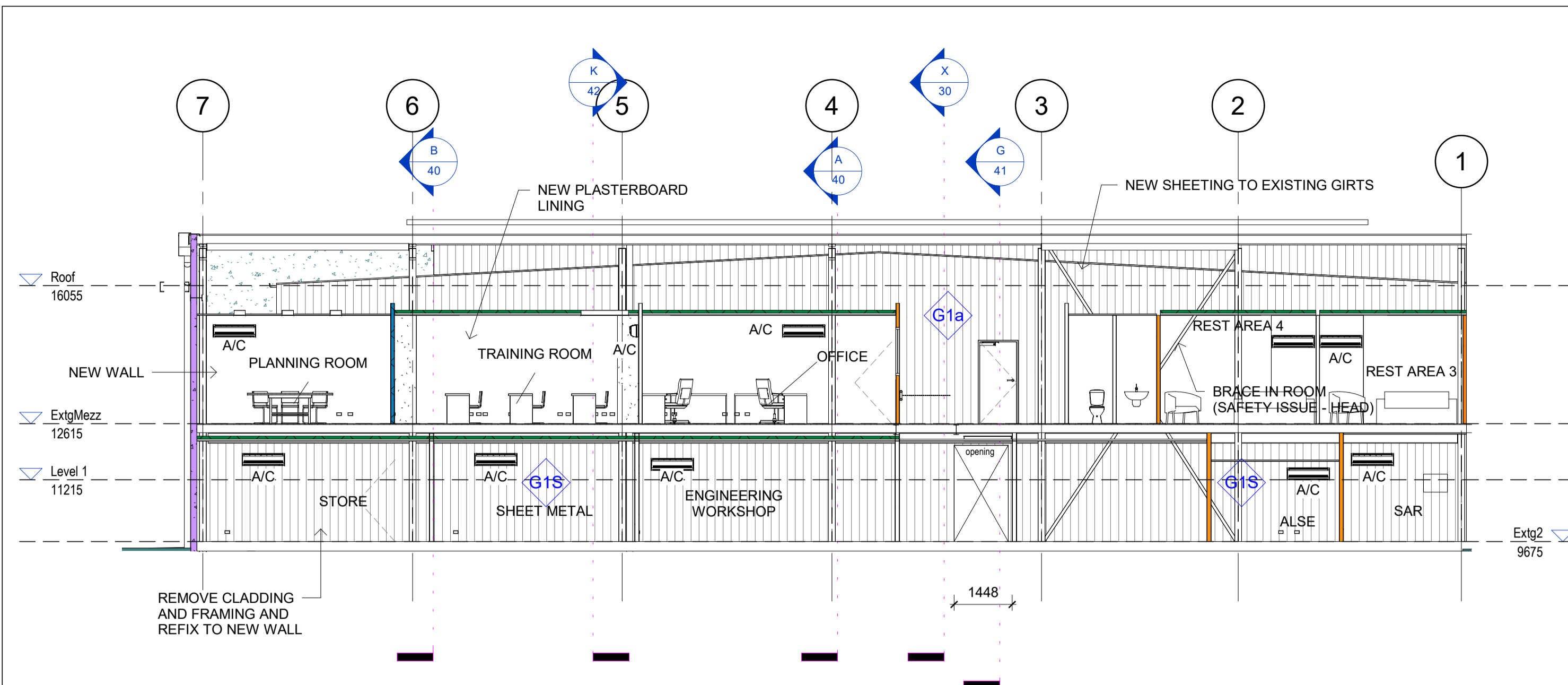
PROJECT  
**PROPOSED HANGAR  
NGURAPAI INTERNATIONAL  
AIRPORT, HORN ISLAND**

TITLE  
**SECTIONS 2**

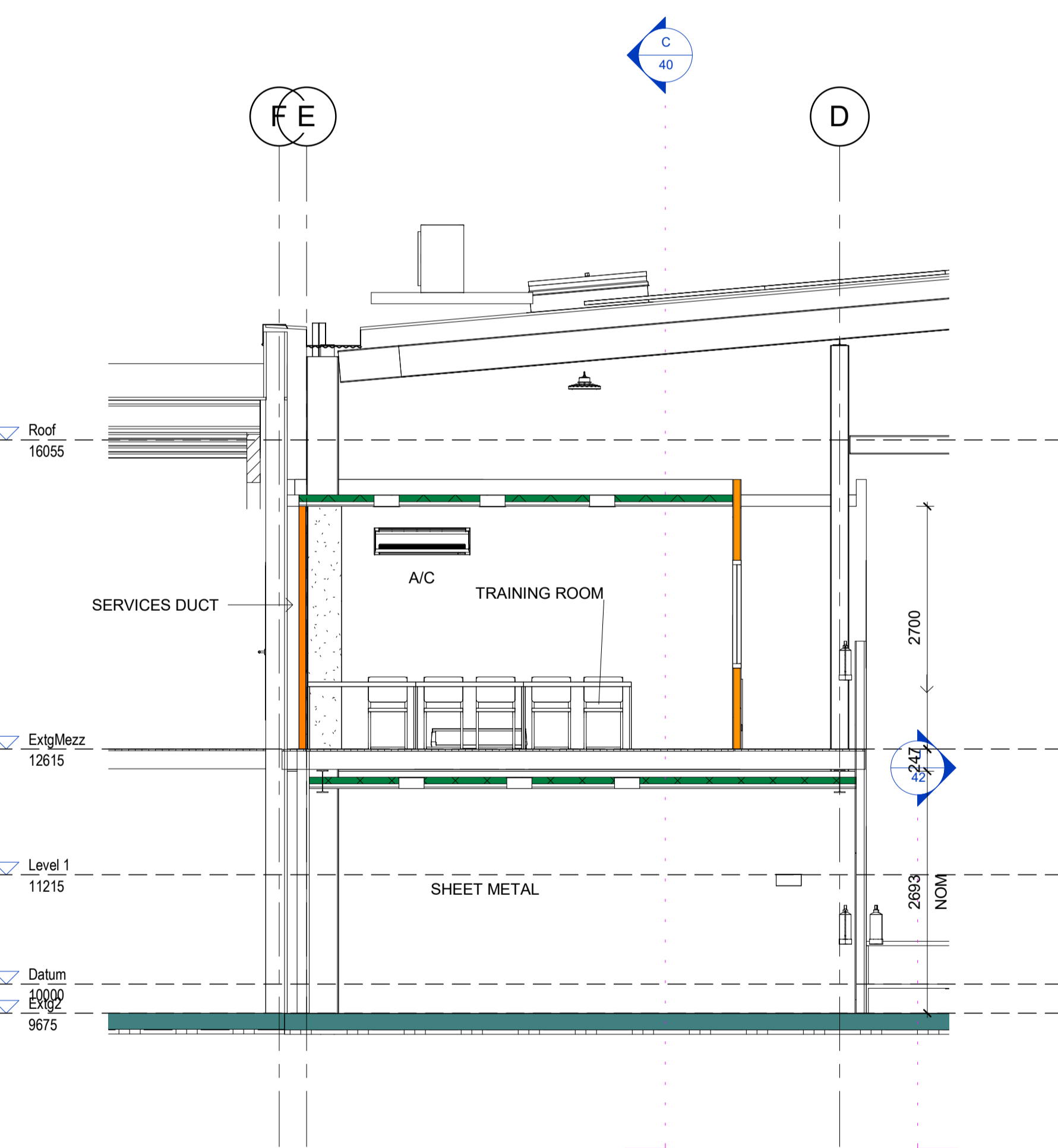
CLIENT  
**ENTEGRA**



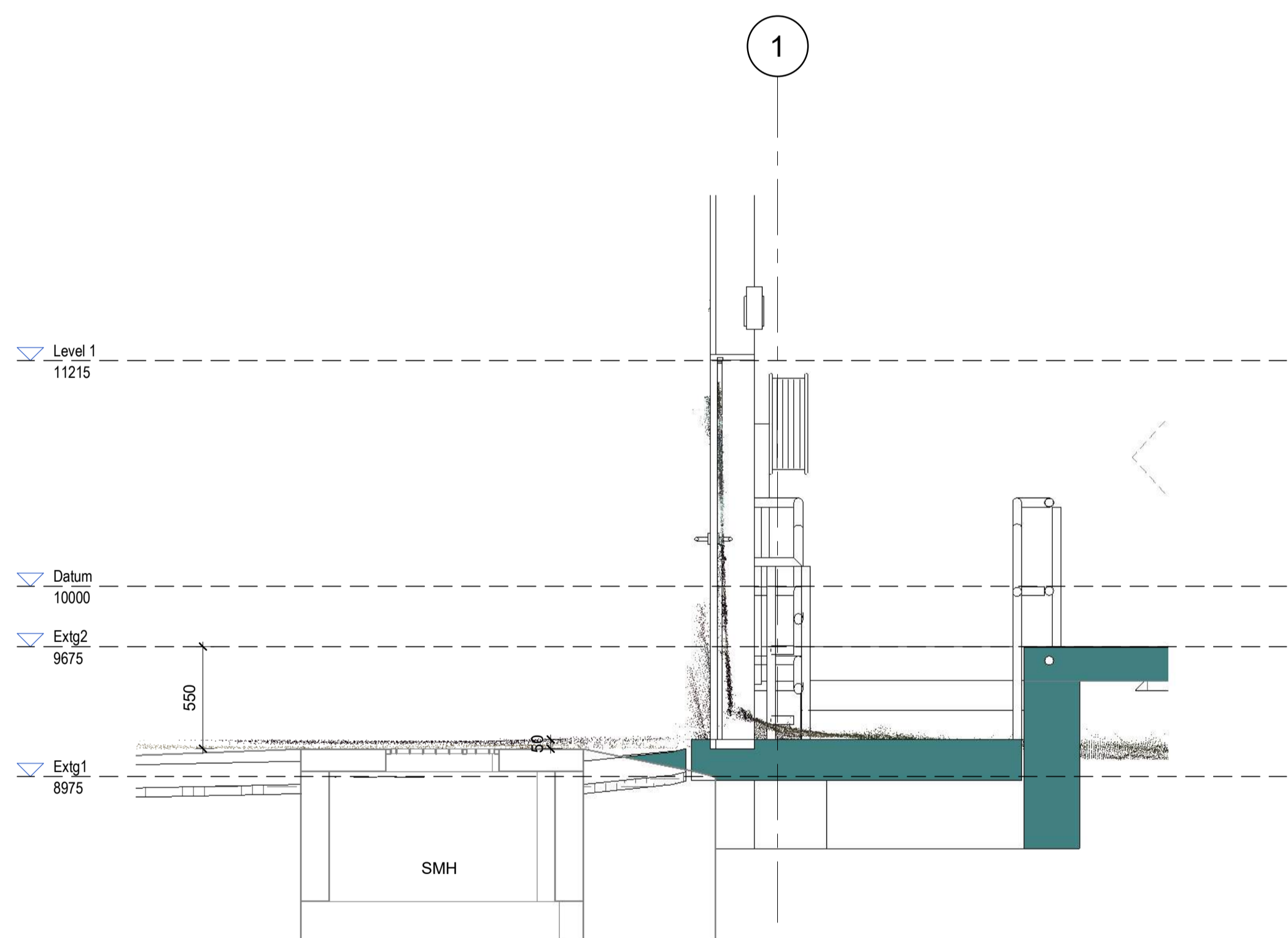
SCALE (@ A1) As indicated	DRAWN BY C.J.C.	DATE 08.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 41	REV F



**1 INTERNAL ELEVATION**  
1 : 100



**K TRAINING ROOM SECTION**  
20 1 : 50



**J STAIR SECTION**  
20 1 : 25

Rev	Description	Date
F	FOR APPROVAL 2	01.06.26
E	INTERFACE UPDATES	28.05.26
D	INCLUSION 1	11.05.26

PROJECT  
**PROPOSED HANGAR  
NGURAPAI INTERNATIONAL  
AIRPORT, HORN ISLAND**

TITLE  
**SECTIONS 3**

CLIENT  
**ENTEGRA**



SCALE (@ A1) As indicated	DRAWN BY C.J.C.	DATE 22.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 42	REV F

## 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

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Application No:	IDAS26/02
Applicant:	Entegra Signature Structures
Proposal:	Development Permit for Material Change of Use
Description of the Development:	Air Services (Hangar)
Street Address:	Airport Road, Horn Island (Horn Island Airport)
Real Property Description:	Lot 1 on SP142709 (Lease F on SP211686, Lease AF on SP324608 and Lease BH on SP347194))
Planning Scheme:	Torres Shire Council Planning Scheme 2022 (Version 1)
Land Zoning:	Community Facilities Zone, Air Services Precinct
Assessment Type:	Code

### DECISION DETAILS

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Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use
Date of Decision:	16 June 2026

### ASSESSMENT BENCHMARKS

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

#### **Categorising Instrument (*Planning Regulation 2017*)**

This application did not trigger any matters prescribed by the regulation

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

## **Local Categorising Instrument (Torres Shire Council Planning Scheme 2022):**

### Standard Outcomes

- Airport Environs Overlay
- Coastal Hazard Overlay
- Heritage Overlay
- Potential and Actual Acid Sulfate Soils Overlay

### Merit Outcomes

- General
- Amenity and Privacy
- Built Form and Development Design
- Infrastructure and Services
- Land Constraints
- Land Use
- Landscaping
- Natural Hazards including climate change
- Heritage
- Parking Access and Transport

## **Local Categorising Instrument (Variation Approval)**

- Not applicable.

## **Local Categorising Instrument (Temporary Local Planning Instrument)**

- Not applicable.

## **PUBLIC NOTIFICATION**

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

## **REASONS FOR THE DECISION**

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

- (a) The proposal is compliant with the assessment benchmarks and consistent with the Torres Shire Council Planning Scheme 2022.
- (b) The development will facilitate ongoing aviation activities associated with the airport.

## **REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS**

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Not applicable.

## **ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT**

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Not applicable.

## **OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017**

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Not applicable.

## **OTHER DETAILS**

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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)