



TORRES SHIRE COUNCIL

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

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ABN 34 108 162 398

DATE: 23 June 2026

Our Ref: IDAS26/03
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Entegra Signature Structures
180 Karinie Street
SWAN HILL VIC 3585

E-mail: 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:	IDAS26/03
Approval Sought:	Development Permit for Reconfiguring a Lot
Description of the Development	Dividing land into parts by agreement (lease exceeding 10 years)
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 on SP142709 (Lease F on SP211686, Lease AF on SP324608 and Lease BH on SP347194))

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Reconfiguring a Lot (Dividing land into parts by agreement (lease exceeding 10 years)

CURRENCY PERIOD

The approval has a currency period of four (4) 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

Not applicable

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
1.0	Parameters of Approval	
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.

2.0	Approved Plan									
2.1	The survey plan must be generally in accordance with the approved plan.	At all times								
	<table border="1" style="width: 100%;"> <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;">13</td> <td style="text-align: center;">Lease Plans</td> <td style="text-align: center;">G</td> <td style="text-align: center;">13.5.2026</td> </tr> </tbody> </table>	Drawing No.	Document Name	Revision	Date	13	Lease Plans	G	13.5.2026	
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13	Lease Plans	G	13.5.2026							

B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES

1. This Reconfiguring a Lot approval, granted under the provisions of the Planning Act 2016, shall lapse four (4) 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 will be required for the apron extending outside the boundary of proposed Lease AF.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements, including applicable Aviation regulations.
5. 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.
6. 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.
7. 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

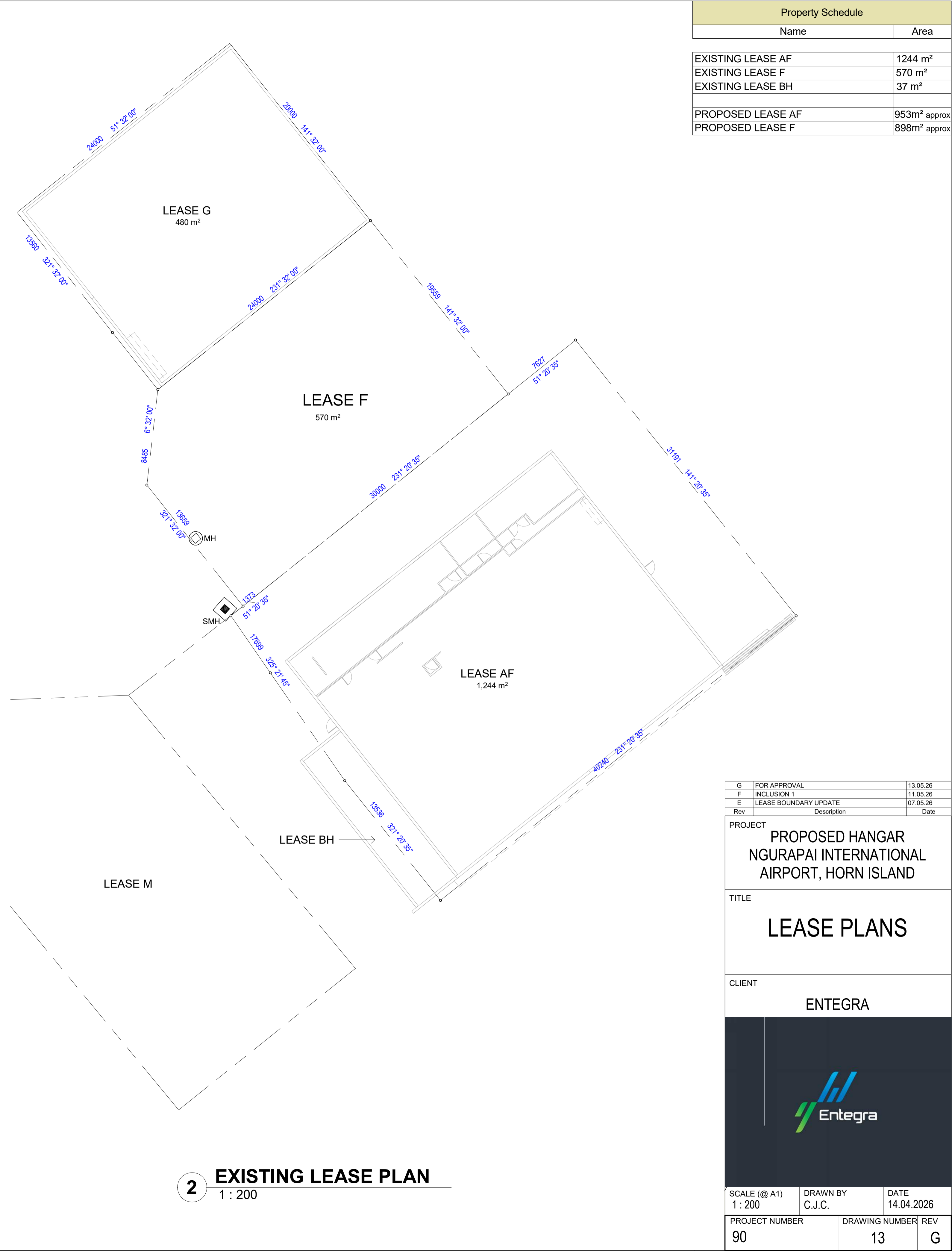
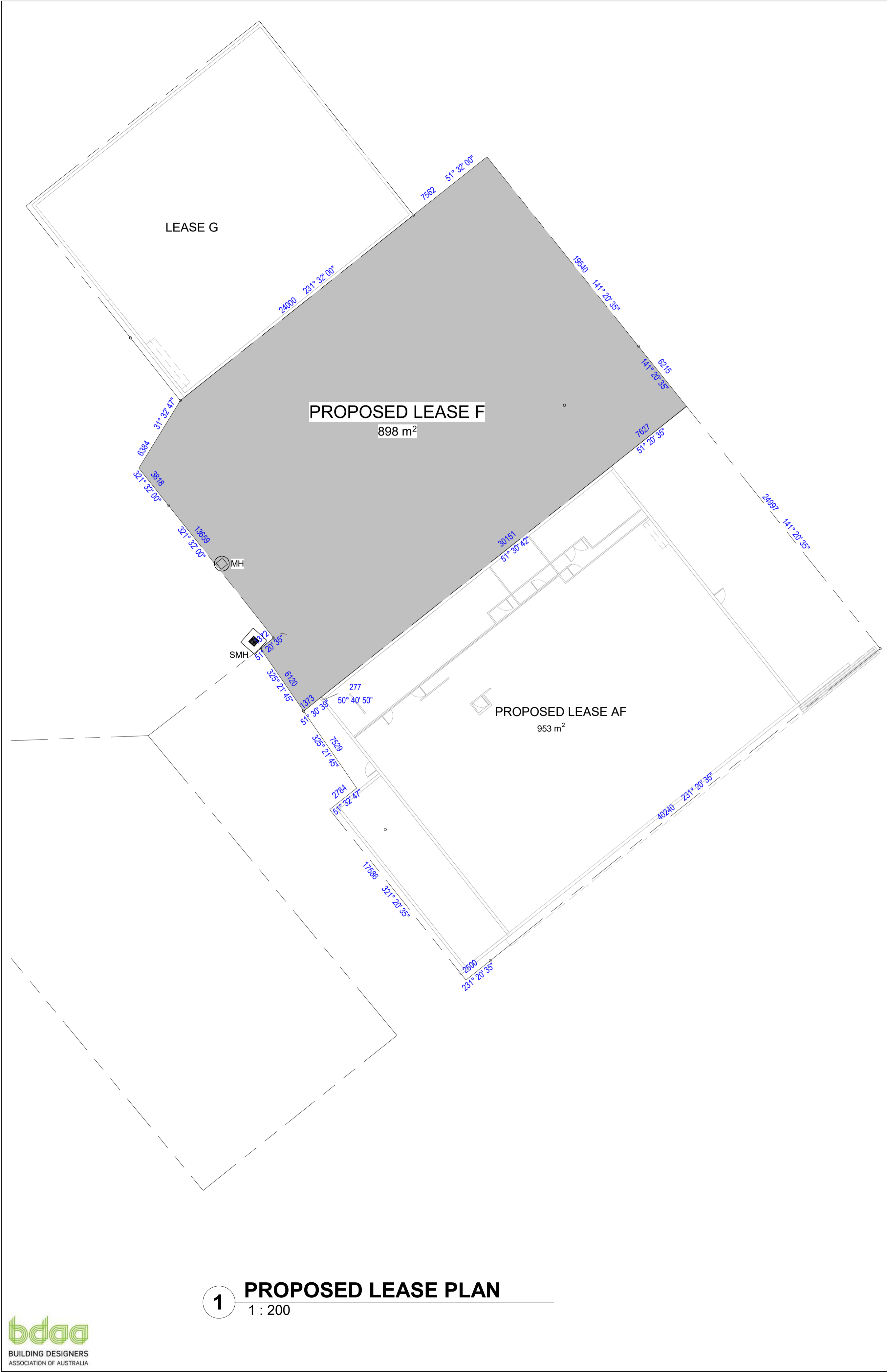
warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.

8. 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.
9. 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.
10. 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*.
11. 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)

Property Schedule	
Name	Area
EXISTING LEASE AF	1244 m ²
EXISTING LEASE F	570 m ²
EXISTING LEASE BH	37 m ²
PROPOSED LEASE AF	953m ² approx
PROPOSED LEASE F	898m ² approx



Rev	Description	Date
G	FOR APPROVAL	13.05.26
F	INCLUSION 1	11.05.26
E	LEASE BOUNDARY UPDATE	07.05.26

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

TITLE
LEASE PLANS

CLIENT
ENTEGRA



SCALE (@ A1) 1 : 200	DRAWN BY C.J.C.	DATE 14.04.2026
PROJECT NUMBER 90	DRAWING NUMBER 13	REV G

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:	IDAS26/03
Applicant:	Entegra Signature Structures
Proposal:	Development Permit for Reconfiguring a Lot
Description of the Development:	Dividing land into parts by agreement (lease exceeding 10 years)
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

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Reconfiguring a Lot - Dividing land into parts by agreement (lease exceeding 10 years)
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 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
- Parking Access and Transport
- Reconfiguring a lot

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

PUBLIC NOTIFICATION

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

REASONS FOR THE DECISION

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 2007.
- (b) The leases will facilitate ongoing aviation activities associated with the airport.
- (c) The lease areas are not subject to identified natural risks or hazards.
- (d) The lease areas ensure the safe operation of the airport and its activities.

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)