



I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Tuesday, 27 January 2026

Time: 9.00am

Location: Torres Shire Council Office
68 Douglas Street - Thursday Island

AGENDA AND BUSINESS PAPERS

Ordinary Council Meeting

27 January 2026

Mary Bani
Chief Executive Officer

ORDER OF BUSINESS

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AGENDA CONTENTS

ATTENDANCE

MEETING OPENED

APOLOGIES

ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Kaurareg people, Traditional Custodians of the land on which we meet today, and paid respects to their Elders past, present and emerging.

CONDOLENCES

A minute's silence will be observed as a mark of respect in memory of a deceased person or persons of our community and/or area of the Torres Strait.

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Ordinary Meeting – 9 December 2025

BUSINESS ARISING

NOTIFIED MOTIONS

Nil

COUNCILLORS REPORTS

EXECUTIVE SERVICES REPORTS

LATE ITEMS

Nil

CONFIDENTIAL REPORTS

GENERAL BUSINESS

8.1 Confirmation of Minutes Ordinary Meeting 9 December 2025

File Number BSC/Governance/ Reporting/ Executive Services Report/ 2026
Author: Mary Bani, Chief Executive Officer
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Minutes Ordinary Council Meeting 9 December 2025

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 9 December 2025 be confirmed.

11.1 Councillor's Monthly Reports

File Number	BSC/Governance/Reporting/Executive Services Report/2026
Author:	Mary Bani, Chief Executive Officer
Authoriser:	Mary Bani, Chief Executive Officer
Attachments:	Cr. Elsie Seriat – Monthly Report

SUMMARY

Councillors' monthly activity reports.

BACKGROUND/HISTORY

Each month the Councillors report on their external activities. An endorsement of the report is an endorsement of the attended and future activities. Not all activities will be listed in advance due to time constraints. Councillors who are unable to provide a written report will have the opportunity to provide verbal updates at the Ordinary Council Meeting.

LINK TO CORPORATE PLAN

Our Community

1.5 Our Reputation for Integrity and Services (PROVIDE)

A well-informed community with a great awareness of Council's achievements.

Our People

2.4 Our Organisational Alignment and Performance Planning (PROVIDE)

Council delivered strategic outcomes and is resilient and responsive to change.

Our Business

3.3 Our Governance (LEAD)

Council maintain effective governance processes

- Maintain best practice financial and risk management practices
- Maintain policies, procedures, frameworks and registers
 - Maintain and meet audit requirements.

CONSULTATION

As per Mayoral Report.

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

Approved Operational Budget

RECOMMENDATION

That the activities contained in the Mayoral monthly report be endorsed by Council.

12.1 Chief Executive Officer's Monthly Report

File Number BSC/Governance/Reporting/Executive Services Report/2026
Author: Mary Bani, Chief Executive Officer
Authoriser: Mary Bani, Chief Executive Officer
Attachments: CEO Monthly Report

SUMMARY

Chief Executive Officer's monthly report.

BACKGROUND/HISTORY

Each month the Chief Executive Office reports on her external activities. An endorsement of the report is an endorsement of the attended and future activities. Not all activities will be listed in advance due to time constraints.

LINK TO CORPORATE PLAN

Our Community

1.5 Our Reputation for Integrity and Services (PROVIDE)

A well-informed community with a great awareness of Council's achievements.
Develop and implement a communication strategy.

Our People

2.4 Our Organisational Alignment and Performance Planning (PROVIDE)

Council delivered strategic outcomes and is resilient and responsive to change.

Our Business

3.3 Our Governance (LEAD)

Council maintain effective governance processes

- Maintain best practice financial and risk management practices
- Maintain policies, procedures, frameworks and registers
 - Maintain and meet audit requirements.

CONSULTATION

Various groups and community members as indicated in the attached.

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

As per approved Operational Budget

RECOMMENDATION

That the activities contained in the Chief Executive Officer's monthly report be endorsed by Council.

12.2 Corporate and Community Services – Financial Report

File Number	Corporate and Community Services
Author:	Director Corporate and Community Services
Authoriser:	Mary Bani, Chief Executive Officer
Items:	Financial Statements – December 2025
	1. Cash Position
	2. Income & Expenditure-Airport
	3. Income & Expenditure-All of Council
	4. Revenue Graph - Actuals vs Budget
	5. Expenses Graph – Actuals vs Budget
	6. Statement of Financial Position

SUMMARY

Presentation of the financial reports for December 2025 as required under Section 204 of the *Local Government Regulation 2012*.

This report is presented for noting. The December 2025 actual operating result shows an operating deficit of **\$2.2 million**, compared with the year-to-date (YTD) budgeted deficit of **\$3.3 million**. The improved position is primarily due to rates and charges issued for the first half of the financial year, along with higher-than-expected fees and charges totalling **\$0.723 million**, partially offset by an overspend in YTD expenses of **\$93,799**.

Cash Position

As at 31 December 2025, Council's net cash on hand was **\$27.8 million**, a slight decrease from **\$28.5 million** in the previous month. Of this balance, **\$26.1 million** is held as restricted cash, reserved for specific purposes including unspent grants, internally restricted funds, and employee entitlements.

Airport Financials

Year-to-date airport revenue totalled **\$4,557,041**, exceeding the YTD budget by **\$1,034,191**. Expenses and cash outflows for the same period amounted to **\$2,820,990**, which includes a **\$900,000** cash investment added to the QTC investment portfolio.

The QTC investment balance at the end of December 2025 was **\$6.2 million**.

Whole of Council Financials

The YTD net surplus, inclusive of capital grants, was **\$1.8 million**, compared with the YTD budgeted surplus of **\$1.3 million**, placing Council **\$500,000** ahead of budget.

Total operating revenue YTD is **\$15.3 million**, compared with the YTD budget of **\$14.3 million**.

Total operating expenses YTD were **\$17.5 million**, slightly below the YTD budget by **\$93,799**.

Capital Expenditure

As at December 2025, capital expenditure spent totalled \$3.9 m, against the full year capital budget of \$24.7 m.

LINK TO CORPORATE PLAN***Our Business:*****3.3. Our Governance (LEAD)**

Council maintain effective governance processes

- Maintain best practice financial and risk management practices;
- Maintain policies, procedures, frameworks and register;
- Maintain and meet audit requirements.

Our Future:**4.1. Our Revenue Generation**

Provide a sustainable Community

- Research and build a long-term approach to diversifying Council's revenue streams to support strategic planning imperatives and reduce reliance of rates income;
- Research, plan and implement an approach to securing funding for key elements of Council's accountabilities to ensure sustainability of service provision and asset maintenance.

CONSULTATION

- Executive Leadership Team
- Managers and relevant operational staff

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISKS)

Local Government Regulation 2012 Section 204, which states:

- (1) The local government must prepare a financial report
- (2) The chief executive officer must present the financial report –
 - a. If the local government meets less frequently than monthly – at each meeting of the local government; or
 - b. Otherwise – at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

POLICY IMPLICATIONS

The following Council policies are relevant to the financial statements.

- Investment Policy
- Debt Policy
- Revenue Policy
- Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

The December 2025 actual operating result shows an operating deficit of \$2.2 million, compared with the year-to-date (YTD) budgeted deficit of \$3.3 million. The improved position is primarily due to rates and charges issued for the first half of the financial year, along with higher-than-expected fees and charges totalling \$0.723 million, partially offset by an overspend in YTD expenses of \$93,799.

As at 31 December 2025, Council's net cash on hand was \$27.8 million, a slight decrease from \$28.5 million in the previous month. Of this balance, \$26.1 million is held as restricted cash, reserved for specific purposes including unspent grants, internally restricted funds, and employee entitlements

RECOMMENDATION

That Council:

- Note the Financial Report for the period ended December 2025 as presented.
- Note the attachments for the period ended December 2025 listed as follows:
 1. Cash Position December 2025
 2. Income and Expenditure Airport December 2025
 3. Income and Expenditure all of Council December 2025
 4. Revenue Graph Actual vs Budget December 2025
 5. Expenses Graph Actual vs Budget December 2025
 6. Statement of Financial Position December 2025

12.3 Corporate and Community Services Report

File Number BSC/Governance/ Reporting/Executive Services Report/2026
Author: Karren MacClure, Director Corporate and Community Services
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Nil

SUMMARY

The purpose of this report is to inform council of key data relating to the Corporate and Community Services business unit.

Items:

1. Debtors
2. Library
3. Facebook Performance
4. Council Facility Hire
5. Events
6. Sports Complex

1. DEBTORS

Rates:

Rates Debt 2025-2026	Total Due	Current	Year 1	Year 2	Year 3	Year 4+	Interest	Paid in advance
December 2025	\$ 583,806	\$ 162,284	\$ 103,317	\$ 63,953	\$ 37,602	\$ 142,708	\$ 198,012	-\$ 124,070
November 2025	\$ 688,023	\$ 239,935	\$ 105,753	\$ 64,203	\$ 37,602	\$ 142,708	\$ 191,394	-\$ 93,573
October 2025	\$ 869,110	\$ 401,515	\$ 123,819	\$ 65,318	\$ 37,602	\$ 142,708	\$ 184,636	-\$ 86,488

Rates issued August and February.

Sundry Debtors:

Sundry Debtor Balance as at:	Period 3	Period 2	Period 1	Current	Total
31-Dec-25	\$ 79,375	\$ 45,084	\$ 408,476	\$ 525,896	\$ 1,058,832
30-Nov-25	\$ 96,761	\$ 29,152	\$ 318,371	\$ 1,005,178	\$ 1,449,461
31-Oct-25	\$ 127,126	\$ 91,677	\$ 103,818	\$ 1,360,029	\$ 1,682,650

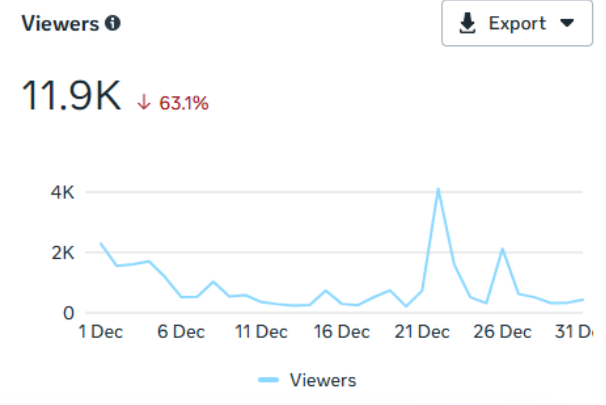
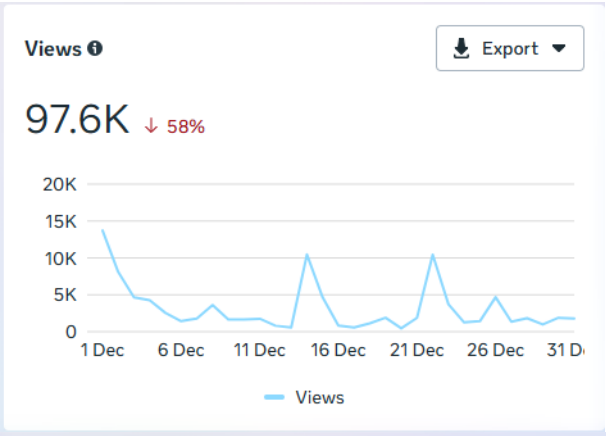
2. LIBRARY

Service	Nov-25	Dec-25
People Counter	127	355
Library Membership	775	778
Loans & Renewal	137	541

The library was busy with loans and renewals during December with an increase in attendance at the library in the lead up to the Christmas closure.

3. COUNCIL FACEBOOK PERFORMANCE

DECEMBER 2025



Title	Date published	Views	Reach	Viewers	Interactions	Likes and reactions
 DON'T MISS THE NEW YEAR'S EVE... Photo • Torres Shire Council	21 Dec 2025	9,100	5,175	5,094	48	22
 PUBLIC NOTICE – Airport KIOSK CLOS... Text • Torres Shire Council	21 Dec 2025	5,526	2,792	2,868	21	9
 PUBLIC NOTICE ⚠️ ⚠️ BE PREP... Photo • Torres Shire Council	25 Dec 2025	4,288	2,504	2,440	12	6
 HAVE YOUR SAY ON HOUSING IN THE... Photo • Torres Shire Council	1 Dec 2025	3,039	1,493	1,528	24	13
 CHRISTMAS EXTRAVAGANZA – FRIDA... Photo • Torres Shire Council	3 Dec 2025	2,933	1,322	1,312	23	9

4. COUNCIL FACILITY HIRE DATA

12 Months Data:

Facility	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
ANZAC Park	0	0	0	0	0	1	0	1	2	2	3	1
Ken Brown Oval	16	20	13	12	10	31	4	25	1	5	7	0
TI Pool	0	0	3	0	6	6	1	11	0	0		1
TI Stadium	1	2	3	7	10	18	11	12	3	5	18	9
Loban Road Hall	8	15	12	11	11	11	11	8	3	5	17	12
TRAWQ Hall	3	8	23	5	20	13	12	9	3	5	10	9
HI Stadium	0	0	0	1	0	1	1	0	0	1	4	2
HI Conf. Room	2	0	4	5	4	2	2	0	0	0		0
Total	30	45	58	41	61	83	42	66	12	23	59	34

Facilities have been utilised by the community during the month for a range of activities including funerals, tombstone openings and church services.

5. EVENTS

Christmas Extravaganza – 5th December 2025



Torres Shire Council in partnership with Port Kennedy Association hosted the 2025 Christmas Extravaganza at Port Kennedy Hall. The event was well attended by the community and included stalls, a free sausage sizzle, christmas carols, individual performances and special appearances by Santa and the Grinch.

2025 Christmas Lights Competition

A big thankyou to our community for taking part in our Christmas Lights Competition and congratulations to all our 2025 winners.

Category	2025 Winners
Residential - 1st place	Hargrave Street Pabai's
Residential - 2nd place	Christopher & Cameron Ward
Residential - 3rd place	Shelly & Andrew Abramam
Encouragement Award	Charlene Tabuai
Encouragement Award	Ned and Gebbie Sagigi
Encouragement Award	Bani Residence
Best Business Award	Star of the Sea Retirement Village

Residential – 1st Place

New Years Fireworks

The New Years Fireworks were again hosted by Torres Shire Council this year with fireworks at 8pm and midnight enjoyed the crowds on Victoria Parade

2026 UPCOMING EVENTS

Date	Event
26-Jan-26	Australia Day 2026 - Awards/Citizenship/Family Fun Day
1-Mar-26	Clean up Australia Day
21-Feb-26	Cruise Ship - Viking Sky
10-Mar-26	Cruise Ship - Crystal Serenity
8-Apr-26	Cruise Ship - Viking Orian
25-Apr-26	Anzac Day (Green Hill 5:30am, Anzac Park 9am)
July/Aug 26	NAIDOC Awards
Aug26	OBON Ceremony
24-Aug-26	Cruise Ship -Le Jacques Cartier
18-Sep-26	Multicultura Festival
10-Nov-26	Cruise Ship -Riviera
13-Nov-26	Cruise Ship - Viking Venus
2-Dec-26	Cruise Ship - Viking Orion
16-Dec-26	Cruise Ship - Le Soleal
Dec26	Christmas Extavaganza - TI
Dec 26	Christmas Carols - HI
Dec26	Christmas Lights Competition
31-Dec-26	New Years Eve Fireworks

6. SPORTS COMPLEX

Entry Numbers

Month	Gym #	Stadium #	Pool #	Total #
Dec-25	827	93	1,056	1,976
Nov-25	629	143	1,690	2,462
Oct-25	604	124	1,652	2,380

THURSDAY ISLAND UPDATE:

- Community Fitness Program – Mid Nov 25 to Mid Dec 25

Torres Shire Council partnered for the first time with Strait Fitness to deliver a highly successful four-week free fitness program at the TI Sports Complex, alternating between, HIIT sessions & Weight training sessions. Total attendance for the program was 161 participants (86% Female, 14% Male). Due to its popularity with community, we are looking to commence another 4 week program in February 2026.



Photo supplied by Tari Sagigi, Strait Fitness

- Cert III and Cert IV Accreditation training

Council invited expressions of interest from community and staff to attend this upcoming training being provided free thanks to an initiative between TSC, TSIRC and QDSROPG. Strong interest was received, and the course will run for approx. 2 weeks during February 2026

HORN ISLAND UPDATE:

- Housing Consultation – two day community consultation was conducted at the facility
- Ngurupai Playgroup – monthly community sessions continue to be well attended
- Upgrades to the facility – materials are on site, awaiting trade availability for install

LINK TO CORPORATE PLAN

Our People (PROVIDE):**2.4. Our Organisation Alignment and Performance Planning**

- Council delivers strategic outcomes and is resilient and responsive to change

Our Governance (LEAD):**3.3. Council maintain effective governance processes**

- Maintain best practice financial and risk management practices
- Maintain policies, procedures, frameworks and register
 - Maintain and meet audit requirements.

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)

- Debt Recovery

POLICY IMPLICATIONS

- Procurement Policy
- Debt Policy

CONSULTATION

- Corporate & Community Services Managers & Staff

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

- As per approved operational budget
- Debt recovery

RECOMMENDATION

That Council note the Corporate and Community Services Report for December 2026 as presented.

12.4 Capital Works Program Report

File Number BSC/Governance/Reporting/Executive Services Report/2026
Author Edward Kulpa, Director Projects, Planning & Environment
Authoriser Mary Bani, Chief Executive Officer
Attachments Nil

SUMMARY

The report outlines progress of Council's Capital Works Program for January 2026. The following covers engineering and infrastructure capital works for the Torres Shire Council.


Project Name (Magiq ref)	Funding Scheme	Budget (\$ ex GST)	Remaining Funds (\$ ex GST)	Comment
TI Cycleway Stg 4	DTMR	2,067,883	711,622	contract awarded to TI Concrete & Building
HI Cycleway	DTMR	150,000	55,000	Design to be finalised with DTMR
HI Landfill Stg 2	TSRA, CMIG round 3 18/19	1,000,000	782,131	Seeking co-funding
HI Landfill Metal Shredder / Metal waste management	DLGRMA	2,699,400	1,087,426	Vehicle stock to be broken down for processing
Lion Lookout Heritage Trail WW2 walk	Dept Veteran Affairs (139,487), Qld Remembers (35,718)	175,205	93,599	Final signage delivery underway
HI, TI, POW Island Roads	QRA	1,173,309	1,173,309	Works on hold
HI, TI, POW Island Roads - Proj Management	QRA	192,619	17,079	underway
POW Island Waste Bins	Regional and Remote Recycling Modernisation Fund	115,000	115,000	Alternatives being sought
HI Airport Pavement replacement	ATSI-TIDS 2024-25	500,000	230,794	Helicopter pad pavement replacement started Nov 2025

Quarantine Boat Ramp – Cook Espl	MSQ, LGGSP 2024-28	395,000	-	Design contract awarded to Haskoning
KBO Fence Replacement	W4Q 2024-27	406,000	174,610	Gate locks being reset. Remaining funding to be allocated to a similar project.
Aplin Park Development	W4Q 2024-27	415,000	415,000	Project to be determined.
HI sport Complex Maintenance	LRCI Phase 4	156,288	119,893	Underway
Communications Towers	Council Internal Project	257,000	212,426	Ongoing
Loban Road Crossing @ Fire Station	QRA	527,202	499,202	Tender documents issued
Roads 2 Recovery 2024-29	Roads 2 Recovery 2024-29	1,375,339	1,375,339	To be started
Investigate the development of new community housing provider organisation	W4Q 2024-27	109,000	109,000	Funding to be re-allocated towards TI Stadium repairs
Council Chambers roof Replacement	W4Q 2024-27	489,000	457,000	Tender documents to be issued
TI Stadium sport court replacement	W4Q 2024-27	126,000	126,000	Tender documents issued
Torres Strait and Northern Peninsula Area Climate Resilience	Department of Industry, Science and Resources	3,079,000	3,079,000	Positions scoped and advertised
Horn Island Housing Growth Master Plan	2025-26 Commonwealth Housing Support Program - Stream 1 (HSP1)	1,255,000	1,255,000	Project Manager engaged

TI and HI infrastructure Planning	Residential Activation fund	1,125,000	1,117,800	PM engaged
Submarine line planning	Residential Activation fund	515,000	507,800	PM engaged
Revision of Torres Shire Council Planning Scheme	TSC SSF 2024-26 - Path 1 - Alloc 001435 - 002423	100,000	100,000	To be started, follows HI Housing Growth Master Plan
Tourism Centre, TI	DTSI	1,000,000	664,120	Finalising site environmental management report.
TI Transfer Station Office & Amenities	Council Internal Project	140,909	160	Ongoing
TI transfer Station roof Repair	Council Internal Project	200,000	154,207	Ongoing
Cox Road Jump Up	QRA	5,644,685	5,644,685	On Hold
Victoria Parade Pavement	QRA	3,181,711	3,181,711	To be started
Erub Court Pavement	QRA	987,427	987,427	To be started
Milman Pavement	QRA	1,239,354	1,239,354	To be started
Aubrey Parade Seawall	QRA	570,160	570,160	To be started
Transport Asset Management Plan	Council Internal Project	15,000	-	Contractor Engaged
Infrastructure Valuation - Water	Council Internal Project	20,005	-	Contractor Engaged
Infrastructure Valuation - Sewer	Council Internal Project	20,005	-	Contractor Engaged

Project Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26
TI Cycleway Stg 4					
HI Cycleway					
HI Landfill Stg 2					
HI Landfill Metal Shredder / Metal waste management					
Lion Lookout Heritage Trail WW2 walk					
HI, TI, POW Island Roads					
HI, TI, POW Island Roads - Proj Management					
POW Island Waste Bins					
HI Airport Pavement replacement					
Quarantine Boat Ramp – Cook Espl					
KBO Fence Replacement					
Aplin Park Development					
HI sport Complex Maintenance					
Communications Towers					
Loban Road Crossing @ Fire Station					
Roads 2 Recovery 2024-29					
Investigate the development of new community housing provider organisation					
Council Chambers roof Replacement					
TI Stadium sport court replacement					
Torres Strait and Northern Peninsula Area Climate Resilience					
Horn Island Housing Growth Master Plan					
TI and HI infrastructure Planning					

Submarine line planning					
Revision of Torres Shire Council Planning Scheme					
Tourism Centre, TI					
TI Transfer Station Office & Amenities					
TI transfer Station roof Repair					
Cox Road Jump Up					
Victoria Parade Pavement					
Erub Court Pavement					
Milman Pavement					
Aubrey Parade Seawall					
Transport Asset Management Plan					
Infrastructure Valuation - Water					
Infrastructure Valuation - Sewer					

 Expected Completion
Month

LINK TO CORPORATE PLAN

Our People (PROVIDE)

2.4 Our Organisation Alignment and Performance Planning

- Council delivers strategic outcomes and is resilient and responsive to change

Our Governance (LEAD)

3.3 Council maintains effective governance processes

- Maintains best practice financial and risk management procedures
- Maintains policies, procedures, frameworks and registers;
 - Maintain and meet audit requirements

CONSULTATION

Executive Leadership Team

Stakeholder Funding Bodies

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

As per approved Operational Budget

RECOMMENDATION

That Council receives and notes the Capital Works Program Report for January 2026.

12.5 Enquiry – Proposed Buoy Mooring - Torres Strait Shipping Pty Ltd

File Number BSC/Governance/ Reporting/Executive Services Report/2026
Author: Edward Kulpa, Director Projects, Planning and Environment
Authoriser: Mary Bani, Chief Executive Officer
Attachments: a) Application for Mooring email
b) MSQ Application Advice

SUMMARY

The purpose of this report is to provide information to Council on a proposed buoy mooring located in the waters of Port Kennedy, Thursday Island as follows:

Latitude: 10°36.426' South

Longitude: 142°13.800 East

The proposed location is identified in **Figure 1**.

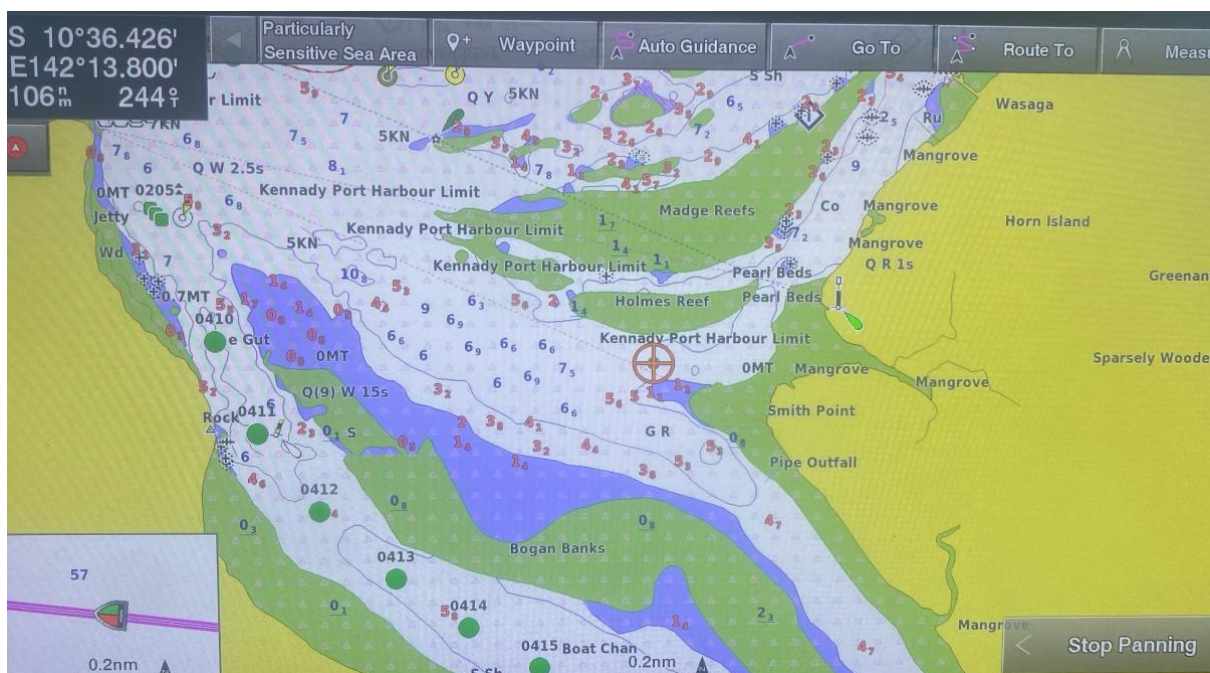


Figure 1 – Provided Map

Torres Strait Pty Ltd propose that the purpose of the buoy mooring is to serve as a secure anchorage point.

To accompany the application to Maritime Safety Queensland (MSQ) the applicant is seeking a letter of no objection from Torres Shire Council.

CONSIDERATIONS

The location of the proposed buoy mooring is not located in the Torres Shire Council local government tidal area and Council does not have any policies, regulations or by-laws that are applicable to the mooring. The mooring is well removed from Council's submarine water pipe infrastructure.

LINK TO CORPORATE PLAN***Our Future:*****4.2. Our Business Diversity/ Economic Development (FACILITATE)**

A sustainable and diverse local economy

- Create a regional alliance to devise a strategy and action plan to retain and grow local business enterprises and encourage investment in the region, particularly in sustainable, small to medium enterprises.
 - Maintain and drive further commitment and greater employment outcome through the Indigenous Employment and Opportunity Plan (IEOP) and the Indigenous Procurement Plan (IPP).
 - Engage in the Developing Northern Australia rollout to enhance business and economic growth.

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)

Planning Act 2016 (Qld) (as amended)

Planning Regulation 2017 (Qld) (As amended)

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

Nil

RECOMMENDATION

That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council has no concerns with the proposal.

12.6 Enquiry – Proposed Two (2) Buoy Mooring – Torres Strait Tours

File Number	BSC/Governance/Reporting/Executive Services Report/2026
Author:	Ed Kulpa, Director Projects, Planning & Environment
Authoriser	Mary Bani, Chief Executive Officer
Attachments	a) Application for Mooring Letter B) Email Chain of No Objection from Agencies

SUMMARY

The purpose of this report is to provide information to Council on two (2) proposed buoy moorings located in the waters of Port Kennedy, Thursday Island as follows:

- (Mooring NO 2) 10°34.983' South 142°13.818' East
- (Mooring NO 3) 10°35.048 South 142°13.760' East

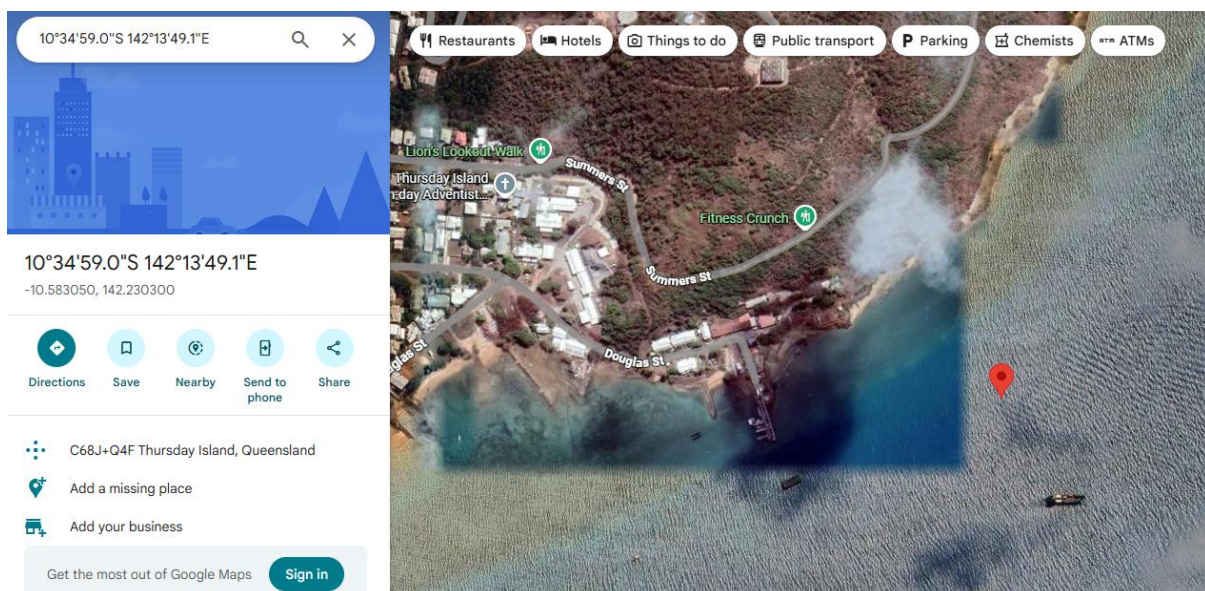


Figure 1 – Mooring NO 2 Coordinates from Google Maps

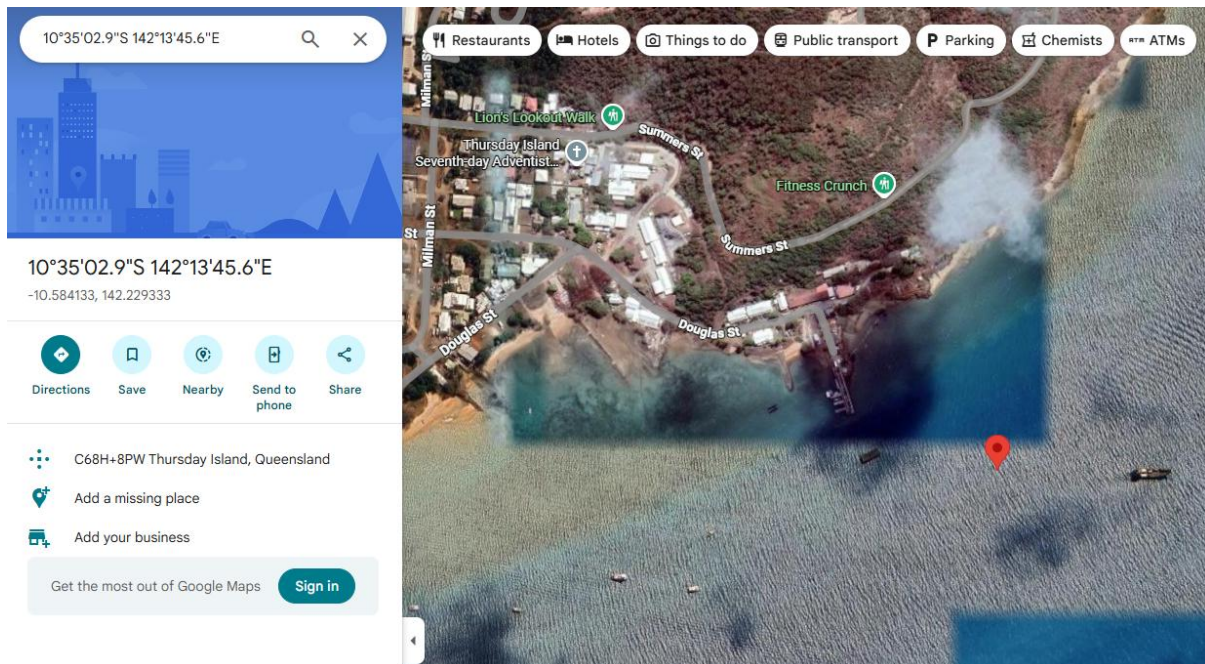


Figure 2 – Mooring NO 3 Coordinates from Google Maps

Torres Strait Tours propose that the purpose of the buoy mooring is to serve as secure anchorage points as they undergo business expansion. The ship(s) to use the moorings are 15 metres.

Fisheries Queensland has advised No Objection to the Moorings.

Ports North has advised No Objection to the Moorings.

MSQ provided advice states that the Co-ordinates provided on new applications are both the same for an existing authorised swing mooring owned by Torres Strait Tours within TI Harbour.

To accompany the application to Maritime Safety Queensland (MSQ) the applicant is seeking a letter of no objection from Torres Shire Council.

CONSIDERATIONS

The location of the proposed buoy mooring is not located in the Torres Shire Council local government tidal area and Council does not have any policies, regulations or by-laws that are applicable to the mooring. The mooring is well removed from Council's submarine water pipe infrastructure.

LINK TO CORPORATE PLAN***Our Future:*****4.2. Our Business Diversity/ Economic Development (FACILITATE)**

A sustainable and diverse local economy

- Create a regional alliance to devise a strategy and action plan to retain and grow local business enterprises and encourage investment in the region, particularly in sustainable, small to medium enterprises.
 - Maintain and drive further commitment and greater employment outcome through the Indigenous Employment and Opportunity Plan (IEOP) and the Indigenous Procurement Plan (IPP).
 - Engage in the Developing Northern Australia rollout to enhance business and economic growth.
 - Advocate to establish the Tourism Information Centre.
 - Engage and support tourism activities.

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)

Planning Act 2016 (Qld) (as amended)

Planning Regulation 2017 (Qld) (As amended)

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

Nil

RECOMMENDATION

That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council has no concerns with the proposal for the two new moorings as per the provided locations.

12.7 Enquiry – Proposed Buoy Mooring – Far North Logistics

File Number BSC/Governance/Reporting/Executive Services Report/2026
Author: Ed Kulpa, Director Projects, Planning & Environment
Authoriser: Mary Bani, Chief Executive Officer
Attachments: a) Application for Mooring email
b) MSQ Application Advice

SUMMARY

The purpose of this report is to provide information to Council on a proposed buoy mooring located in the waters of Port Kennedy, Thursday Island as follows:

Latitude: 10°35.142' South

Longitude: 142°13.65 East

The proposed location is identified in **Figure 1**.



Figure 1 – Provided Map

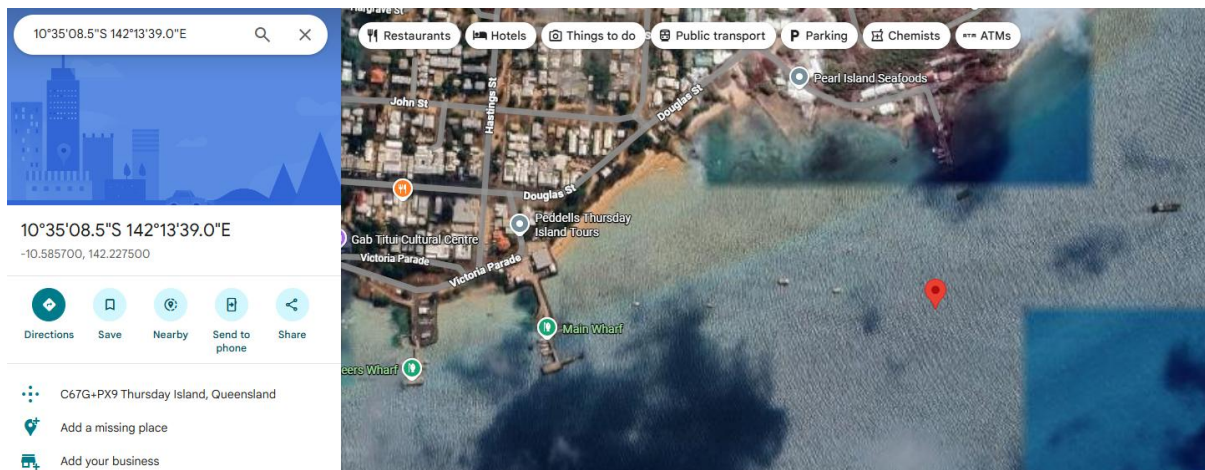


Figure 2 – Google Maps Aerial View

Far North Logistics propose that the purpose of the buoy mooring is to serve as a secure anchorage point for their Barge. The Barge is 13m length with an 8 tonne deck. Intended barge usage is inter-island transport and cold chain perishable transport connecting Cairns – Horn Island – Thursday Island.

To accompany the application to Maritime Safety Queensland (MSQ) the applicant is seeking a letter of no objection from Torres Shire Council.

CONSIDERATIONS

The location of the proposed buoy mooring is not located in the Torres Shire Council local government tidal area and Council does not have any policies, regulations or by-laws that are applicable to the mooring. The mooring is well removed from Council's submarine water pipe infrastructure.

The requirements for any form of visual guidance on the buoy will be determined by the Authority issued by Maritime Safety Queensland when they consider the application. It is not a decision made by other agencies such as the Local Government.

LINK TO CORPORATE PLAN

Our Future:

4.2. Our Business Diversity/ Economic Development (FACILITATE)

A sustainable and diverse local economy

- Create a regional alliance to devise a strategy and action plan to retain and grow local business enterprises and encourage investment in the region, particularly in sustainable, small to medium enterprises.

- Maintain and drive further commitment and greater employment outcome through the Indigenous Employment and Opportunity Plan (IEOP) and the Indigenous Procurement Plan (IPP).
- Engage in the Developing Northern Australia rollout to enhance business and economic growth.

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)

Planning Act 2016 (Qld) (as amended)

Planning Regulation 2017 (Qld) (As amended)

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

Nil

RECOMMENDATION

That Council delegates authority to the Chief Executive Officer to prepare a letter of response to be provided to the customer advising Council has no concerns with the proposal.

12.8 Development Application – IDAS 25/17 – Material Change of Use – Multiple Dwelling – Sustainable Trade Solutions Pty Ltd c/- Gilvear Planning Pty Ltd – 17 Nazeer Street, Thursday Island

File Number BSC/Governance/Reporting/Executive Services Report/2026
Author: Reel Planning Pty Ltd
Authoriser: Mary Bani, Chief Executive Officer
Attachments: A – Proposed Plan of Development
 B – Infrastructure Charges Calculations

PROPERTY DETAILS	
Site Address	17 Nazeer Street, Thursday Island
RPD	Lot 33 T20722
Landowner	Sustainable Trade Solutions Pty Ltd
Existing Use of Land	Dwelling House
APPLICATION DETAILS	
Application No.	IDAS 25/17
Applicant	Sustainable Trade Solutions Pty Ltd c/Gilvear Planning Pty Ltd
Application Description	Development Permit for Material Change of Use – Multiple Dwelling (4 units)
Council Meeting	27 January 2026
Decision Due Date	2 February 2026



FIGURE 1: Subject Site

EXECUTIVE SUMMARY

This application seeks Council approval for a Development Permit for a Material Change of Use for a multiple dwelling development, comprising of four (4) townhouse style units within two, 2 story buildings.

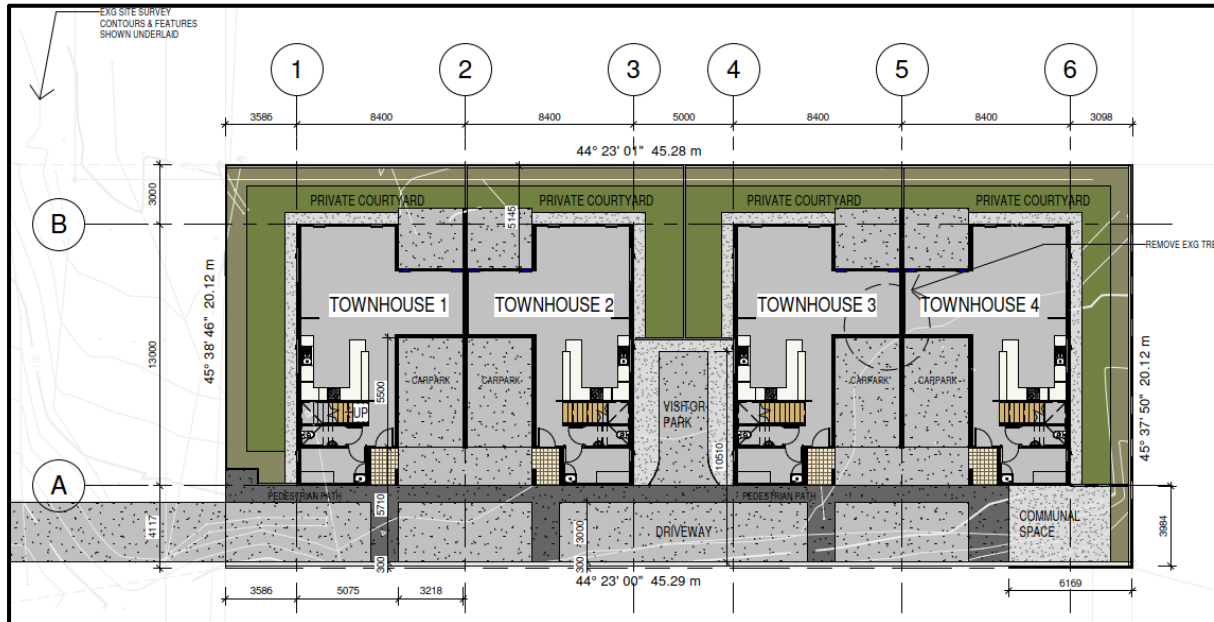


FIGURE 2: Proposed Development (extract site plan)

Under the *Torres Shire Planning Scheme 2022*, the subject site is in the low-medium density residential zone and is affected by a number of overlays, most notably the flood buffer in the flood hazard overlay.

The application was code assessable development and did not require public notification.

The development achieves compliance with the relevant standard outcome provisions of the planning scheme and required a merit-based assessment for non-compliance for a reduced front boundary setback of 3.58m as opposed to the preferred setback of 6m. Nazeer Street fronting the site has a very wide road reserve, with a verge width of 11.5m. Taking into consideration the setback from the bitumen roadway and church development on the adjoining lot, no concerns are raised regarding the reduced setback.

The extent of the flood buffer affecting the site is limited to the rear portion of the site. Taking into consideration the extent of development on the adjoining lot and the topography of the site the flood hazard risk is low.

The applicant has submitted a site specific stormwater management plan, demonstrating stormwater from the development and upstream catchment can be managed on site to ensure pre-development levels of stormwater discharge can be maintained.

An Infrastructure Charges Notice will be issued in accordance with the Infrastructure Charges Resolution.

RECOMMENDATION

The following recommendations for this application are:

1. That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Multiple Dwelling (4 units) on land located at 17 Nazeer Street, Thursday Island formally described Lot 33 T20722, subject to the conditions of this report, and
2. That an Infrastructure Charges Notice be issued for the amount of \$92,032.95 in relation to the development application for a Development Permit for Material Change of Use – Multiple Dwelling (4 units) at 17 Nazeer Street, Thursday Island, formally described as Lot 33 T20722.

RECOMMENDATION A – DECISION NOTICE

That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Multiple Dwelling (4 units) on land located at 17 Nazeer Street, Thursday Island formally described Lot 33 T20722, subject to the following conditions:

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.
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.
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2.0	Approved Plans and Documents					
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	
	Drawing No.	Document Name	Revision	Date		Drawn by
	SD0.00	Drawing Schedule	A	250501		GGI Architects
	SD0.10	Site Plan	A	250501		GGI Architects
	SD1.01	Ground Floor	A	250501		GGI Architects
	SD1.02	First Floor	A	250501		GGI Architects
	SD2.01	Ground Floor (dimensioned)	A	250501		GGI Architects
	SD2.02	First Floor (dimensioned)	A	250501		GGI Architects
	SD6.01	Roof Plan	A	250501		GGI Architects
	SD7.01	Elevations	A	250501		GGI Architects
	SD7.02	Elevations	A	250501		GGI Architects
	Site Based Stormwater Management Plan and Dwg 250120_C01-C03 & SK1-SK2		08-08-2025	Rodgers Consulting Engineers		
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.	

3.0	Parking and Access	
3.1	A minimum of five (5) car parking spaces must be provided on site in accordance with the approved plan of development.	At all times.
3.2	Design and construct all car parking and vehicle access and vehicle manoeuvring area generally in accordance with the approved plans, FNQROC Development Manual, AS2890-5:- 1993 Parking facilities – On-street car parking, Manual of Uniform Traffic Control Devices (Queensland).	At all times
3.3	Design and construct the vehicle access crossover in accordance with the relevant <i>FNQROC Development Manual</i> standard.	Prior to the commencement of use and at all times thereafter.
3.4	The parking spaces must be kept available for use and must not be used for the storage of goods at any time.	At all times.

4.0	Stormwater	
4.1	Stormwater drainage must be directed to a lawful point of discharge being Nazeer Street.	At all times.
4.2	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.
4.3	Stormwater management on the site must be carried out generally in accordance with the Site Based Stormwater Management Plan, prepared by Rodgers Consulting Engineers dated 08-08-2025.	At all times
4.4	All stormwater infrastructure must be designed, constructed, and maintained (maintenance sole responsibility of landowner) in accordance with the FNQROC Development Manual and the Queensland Urban Drainage Manual.	At all times.

5.0	Water and Sewerage	
5.1	Connect the development to Council's reticulated water network. Sufficient reticulated water capacity must be provided for domestic and firefighting purposes. The developer will be responsible for sub-metering.	Prior to the commencement of use and at all times thereafter.
5.2	Connect the development to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.

6.0	Landscaping and Fencing	
6.1	Landscaped gardens a minimum width of 1 metre must be provided along the Nazeer Street frontage, excluding the access driveway. The landscaping must include suitable native tree and plant species. The landscaping must be subject to ongoing maintenance and replanting programme (if necessary).	Prior to the commencement of use and maintained at all times.

7.0	Waste Storage	
7.1	Store all waste within designated waste storage area. The waste storage area must be: (a) Designed and located to not cause nuisance to neighbouring properties; (b) Screened from any road frontage or adjoining property; and (c) Of a sufficient size to accommodate required number and type of bins.	At all times

8.0	Electricity & Telecommunications	
8.1	Connect the development to reticulated electricity supply and telecommunications to the standard of the relevant service provider.	Prior to the commencement of use and at all times thereafter.

9.0	Amenity – General	
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9.1	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.	At all times.
10.0	Amenity and Environmental Health	
10.1	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.
11.0	Site Works and Erosion and Sediment control	
11.1	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.
11.2	Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the FNQROC Development Manual as it relates to the construction phase. The ESCS must consider erosion control and slope stability measures to be implemented during all stages of construction including during the clearing of vegetation and the construction of the multiple dwellings. The ESCS must be available for inspection by TSC officers during the construction phase.	Prior to the commencement of any construction works required by this development.
11.3	Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted, or landscaped).	Prior to the commencement of any construction works required by this development.

B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES – MATERIAL CHANGE OF USE

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 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. 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. 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.

6. 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.
7. 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.
8. 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.
9. 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*.
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 Agricultural, Water and the Environment website <https://www.environment.gov.au/epbc/about>

RECOMMENDATION B – INFRASTRUCTURE CHARGES NOTICE FOR MATERIAL CHANGE OF USE

That an Infrastructure Charges Notice be issued for the amount of \$92,032.95 in relation to the development application for a Development Permit for Material Change of Use – Multiple Dwelling (4 units) at 17 Nazeer Street, Thursday Island, formally described as Lot 33 T20722.

1.0 DEVELOPMENT SUMMARY

TABLE 1 - OVERVIEW

PROPERTY DETAILS	
Site Address	17 Nazeer Street, Thursday Island
RPD	Lot 33 T20722
Site Area	911m ²
Landowner	Sustainable Trade Solutions Pty Ltd
Existing Use of Land	Dwelling House
APPLICATION DETAILS	
Application No.	IDAS 25/17
Applicant	Sustainable Trade Solutions Pty Ltd c/Gilvear Planning Pty Ltd
Application Description	Development Permit for Material Change of Use
Proposal	Multiple Dwelling (4 units)
STATUTORY DETAILS	
State Planning Policy	<i>State Planning Policy (July 2017)</i>
Mapped SPP Matters	Natural Hazards Risk and Resilience - Flood hazard area – Local Government flood mapping area Strategic Airports and Aviation Facilities - Building Restricted Area (area of interest) - Aviation facility
Regional Plan	Not applicable
Planning Scheme	<i>Torres Shire Council Planning Scheme 2022 (Version 1.0)</i>
Zone	Low Medium Residential zone
Overlays	Airport Environs Overlay - Building Restricted Area (area of interest) - Wildlife Hazard Buffer Zone – 8 kilometres Flood Hazard Area Overlay - Area Buffer Potential and Actual Acid Sulfate Soils Overlay - Land above 5m AHD and below 20m AHD Slope Stability Overlay - Moderate Risk Area
Level of Assessment	Code Assessment
Referral Agencies	None
Submissions	No submissions - Statutory public notification not required for Code Assessable application

2.0 SITE AND SURROUNDING DESCRIPTION

The subject site is located on the southern side of Nazeer Street, two lots removed from the corner of Nazeer Street and Poruma Street.

The lot has a site area of 911m² with a two storey dwelling located in the front portion of the site and outbuildings to the rear. The site falls from the south-western corner (rear boundary) to the front north-eastern boundary of the site.

Nazeer Street fronting the site is bitumen seal with centre bitumen seal with formed kerb and channel.

The site has access to water, sewer, electricity, and telecommunication services. There are no easements burdening the site.

Development in proximity to the site is characterised by detached dwelling houses and the Jehovah's Witness Kingdom Hall on the adjoining lot to the north-east.

3.0 DESCRIPTION OF PROPOSAL

The proposed development comprises of four (4) multiple dwelling units in a two-storey townhouse style development within two buildings.

Each unit comprises of three (3) bedrooms on the upper level and living areas and single garage on the ground floor.

A vehicle access driveway is proposed along the north-eastern side boundary providing access to a single garage for each unit and one designated visitor carparking space located between the buildings.

Each unit is provided with a covered patio directly accessible from internal living areas and private open space around the unit.

The development achieves a site cover of 45.3%, front boundary setback of 3.58 m, 3.09 m setback from the rear boundary, 3 m from the north western side boundary and 4.11 m from the north-eastern side boundary.

4.0 PLANNING ASSESSMENT

In accordance with section 45 (3) of the *Planning Act 2016*, Code Assessment is an assessment that must be carried out –

- a) Against the assessment benchmarks in a categorising instrument for the development; and
- b) Having regard to any matters prescribed by regulation for this paragraph.

Pursuant to section 45 (3)(a) of the Act, the categorising instrument for the development is the *Torres Shire Council Planning Scheme 2022 (v1.0)*.

Sections 26 and 27 of the *Planning Regulation 2017* prescribe additional assessment benchmarks and matters that must be considered in deciding a Code Assessable development application.

TABLE 2 – ADDITIONAL ASSESSMENT BENCHMARKS

Assessment Benchmarks	Comment
Schedule 9	Schedule 9 is not applicable as the application is not for building work under the Building Act
Schedule 10	Not applicable. No referrals triggered.
Regional Plan	Not applicable. The Torres Strait and Northern Peninsula Area Regional Plan 2009-2029 is not a statutory plan.
State Planning Policy, part E	The current version of the SPP (July 2017) is reflected in the Planning Scheme. A review of the current version of the SPP (July 2017) and assessment benchmark mapping applicable to Part E has determined that the state interests are reflected in the Planning Scheme and no additional assessment provisions in the current SPP (Part E) or updated mapping are applicable requiring further assessment against the SPP.
Temporary State Planning Policy	There are no Temporary State Planning Policies.
Local Government Infrastructure Plan (LGIP)	This matter is addressed in a separate section of this report.
Any development approval for, and any lawful use of the premises, or adjacent premises	There is no relevant historical approvals or lawful use of the subject site or adjacent site that is relevant to the assessment of this application.
The common material	All the material received about the application has been assessed and has informed the recommendation of this report.

4.1 TORRES SHIRE PLANNING SCHEME 2022

4.1.1 Land Use Zone

The subject site is located within the Low Medium Density Residential Zone.

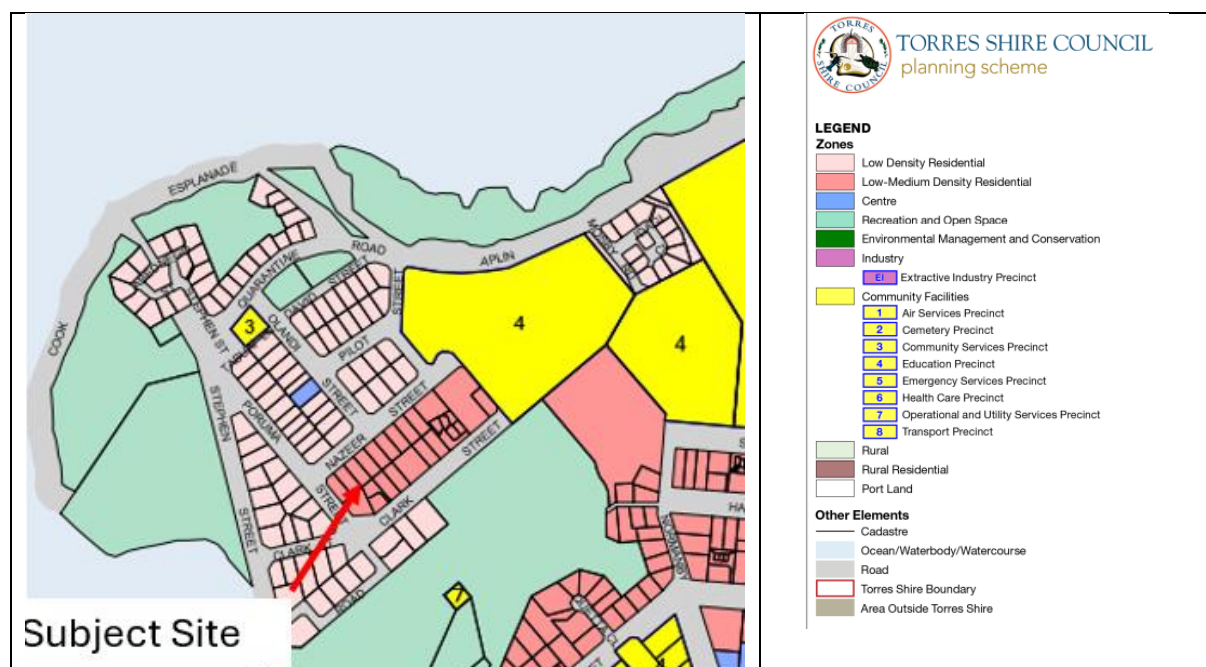


FIGURE 3: Extract of zoning map (Torres Shire Planning Scheme 2022)

4.1.2 Land Use Definition

The proposed development is defined under the *Torres Shire Planning Scheme (2022)* as:

Multiple Dwelling

Means a residential use of premises involving three (3) or more dwellings, whether attached or detached, for separate households.

The land use definition is consistent with the land use definitions in Schedule 24 of the *Planning Regulation 2017*.

4.1.3 Category of Development and Assessment

In accordance with the relevant categorisation tables, the category of development and assessment and applicable assessment benchmarks are identified in Table 3 below.

TABLE 3 – PLANNING SCHEME PROVISIONS (Part 3 Categorisation Tables)

Zone or Overlay	Category of Development and Assessment	Applicable Assessment benchmarks – Merit Outcomes / Standard Outcomes
Low Medium Density Residential Zone	Code Assessable	6.1.6 - Low-Medium Density Residential Zone 6.2.1 - Accommodation Activities 6.3.1 - Landscaping 6.3.2 - Parking, Access and Transport 6.3.5 - Works, Services and Infrastructure
Airport Environs Overlay - Building Restricted Area – area of interest - Wildlife Hazard Buffer Zone – 8 kilometres	No change to level of assessment	6.4.2 - Airport Environs Overlay Standard Outcomes
Flood Hazard Overlay - Area Buffer	Code Assessable	6.4.6 – Flood Hazard Overlay Standard Outcomes
Potential and Actual Acid Sulfate Soils Overlay - Land above 5m AHD and below 20m AHD	Code Assessable	6.4.8 - Potential and Actual Acid Sulphated Soils Overlay
Slope Stability Overlay - Moderate Risk Area	* Overlay not applicable for Material Change of Use applications	

4.1.4 Assessment Benchmarks – Standard / Merit Outcomes

A summary of compliance with the applicable standard and merit outcomes is detailed in Table 4 below.

TABLE 4 – STANDARD/ MERIT OUTCOMES

Low-Medium Density Residential Zone (6.1.6)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1, SO2 Building Height and Site Cover	✓	Proposed two storey development complies with the prescribed standard outcome of a maximum of 12 metres or three (3) storeys. Development of 45.3% complies with maximum site coverage of 50%.
SO3 Front boundary setback	✗	Front setback of 3.586m as opposed to the required 6m setback. Assessment required against Built Form and Development Design Merit Outcomes and General Merit Outcomes. In summary it is considered that the proposed building has been appropriately designed and responsive to the character of Thursday Island. While the front setback is less than the prescribed minimum, Nazeer Street road reserve fronting the site incorporates a generous verge width of 11.5 m. Taking into consideration the adjoining church development and the setback from the bitumen carriageway, the proposed development will not have an adverse impact upon the amenity of the adjoining lots or streetscape.
SO4 -SO5 Side boundary setback	✓	Achieves compliance with the prescribed minimum 2m side boundary and 3m rear boundary setback.
SO6 Building to boundary wall	n/a	
SO7 Building wall articulation	✓	No building wall with no articulation is proposed exceeding 15m in length
SO8 and SO 9 Building Design	✓	In summary it is considered that the proposed building has been appropriately designed and responsive to the character of the Thursday Island. The design achieves compliance with the Design principles in Planning Scheme Policy 1.
SO10 Landscaping	Can comply	Condition of approval will require landscaping along the frontage of the site.
SO11 Fencing	n/a	Site adjoins land included in the low-medium density zone.
SO12-13 Reconfiguring a Lot	n/a	
SO14 Land Constraints	✓	Site is not identified as being subject to former mining activity.

Accommodation Activities (6.2.1)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1 Minimum lot size	✓	Subject site of 911m ² complies with the prescribed minimum lot size of 800m ² for multiple dwellings. .
SO2 Window height for habitable rooms within 3 m	n/a	
SO3 Private open space	✓	Each unit is provided with an adequately dimensioned covered courtyard on the ground level upper level directly accessible from internal living areas. Additional open space areas are provided on the ground level around each unit.
SO4 – private open space other residential development	✓	A designated area of communal open space is available. The location of the communal open space is only directly accessible from one unit, with access for the other units via the driveway. Taking into consideration the availability of private open space for each unit, no concerns are raised regarding the allocation of the communal open space.

Landscaping (6.3.1)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1-SO4 Landscaping	Can comply	Development provides adequate opportunities for landscaping.

Parking, Access and Transport (6.3.2)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1 Number of parking spaces	✓	In accordance with Table 6.3.2b, the prescribed carparking rate for a multiple dwelling is one (1) space per dwelling and one (1) visitor space per four units, requiring a total of five (5) spaces. Each unit is provided one space within a garage and one designated visitor space is provided between the buildings.
SO2 SO3, SO6 Carparking design	✓	A condition has been included to ensure that car parking spaces and associated manoeuvring areas are designed in accordance with the relevant requirements of AS/NZS2890 – Parking Facilities. The swept path diagram lodged with the application demonstrated vehicles can manoeuvre on site and exit in a forward motion.
SO5 Vehicle Access	Can comply	Condition of approval will require access in accordance with the required standard.
SO9 Pedestrian Access	✓	Separate pedestrian access provided.
SO4, SO7- SO20 Carpark location and access for other land uses	n/a	

Works, Services and Infrastructure (6.3.5)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1-SO2 Water and Sewerage connection	✓	Development can connect to Council's reticulated water (main located in Nazeer Street frontage) and sewerage infrastructure (main located along rear and north-western side boundary).
SO3- SO5, SO13, SO8 Stormwater	Can comply	Lawful point of discharge is Nazeer Street. The applicant has submitted a stormwater management plan incorporating a site specific onsite detention to ensure pre-development levels of stormwater discharge is maintained.
SO6-SO7 Access to electricity and telecommunications	✓	Subject site can be serviced by electricity and telecommunication services.
SO9-SO10 Amenity – lighting and screening	Can comply	Standard conditions regarding lighting compliance and screening of mechanical services.
SO08, SO11-SO12 Public assets	n/a	
SO14- SO15 Roadworks and Access	✓	Nazeer Street fronting the site is full width bitumen seal and kerb and channel.
SO15 Access	Can comply	Condition of approval will require the crossover to be constructed in accordance with the required standard.
SO16, SO17 Reconfiguring a Lot and signage	n/a	
SO18 Refuse storage	Can comply	Condition of approval will require designated bin storage area.
SO19 Retaining walls	✓	Retaining walls proposed along the rear and side boundaries no greater than 1m in height.
SO20, SO22 Retaining walls, Contaminated site	n/a	
SO21 Filling and excavation	Can comply	Standard condition requiring erosion and sediment control plan

Airport Environs Overlay (6.4.2)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO7-SO9 Building Restricted Area	n/a	Complies with permitted maximum height limit.
SO10-SO12 Wildlife Hazard buffer zone (8 Kilometres)	n/a	Use does not involve land uses that attract wildlife.

Flood Hazard Overlay (6.4.6)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1, SO4, SO7, SO8 Flood Hazard buffer area	X	<p>The south eastern corner of the lot is included in the flood hazard area buffer.</p> <p>Assessment required against Natural Hazards including Climate Change Merit Outcomes and General Merit Outcomes.</p> <p><i>The mapping is high level and based on the contour mapping and extent of development on the adjoining lot (church) it is considered the flood risk is low and development of the site will not increase flood risk on adjoining properties.</i></p>

Potential and Actual Acid Sulfate Soils Overlay (6.5.8)	Compliance ✓ / ✗ / NA	Standard Outcome Compliance Assessment
SO1 Management Plan	n/a	Development does not require extensive excavation.

4.2 Relevant Matters

There are no relevant matters to take into consideration.

5.0 ENGINEERING ASSESSMENT

Council through the Request for Further Information process required additional information regarding the management of stormwater across the site and service access. In response to this request, the applicant's consultant engineering firm, Rodgers Consulting Engineers, provided a site based stormwater management plan.

Onsite stormwater management will be via a series of pits and pipes coupled with a detention basin at the site frontage (within the lot). Onsite stormwater management will be the responsibility of the land owner.

It is noted that there are sewer assets across the north west and south west lot boundaries. The building design has them offset from the sewer lines on the south west boundary and the north west of the lot incorporates a stormwater swale drain in conjunction with the stormwater pits and pipes. The drain reserve allows access to the sewer services on an as-needs basis. Refer **Figure 4**.

Based on the provided information to Council, the proposed development will have a no-worsening impact on the surrounding area.

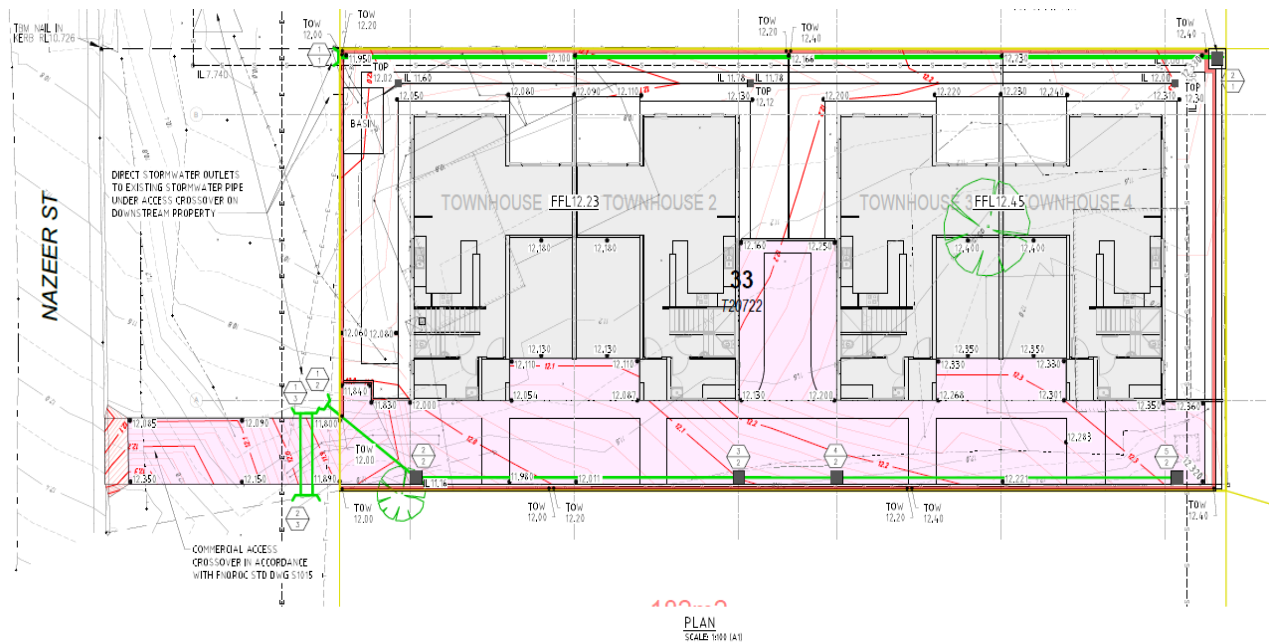


FIGURE 4: Extract of Rodgers Consulting Engineering Plan 250120-C01A

6.0 REFERRALS

The application did not trigger a referral to the State Assessment Referral Agency (SARA) or any other agency under the provisions of the *Planning Regulation 2017*.

7.0 SUBMISSIONS

The proposed development application was subject to code assessment and statutory public notification was not required.

8.0 LGIP AND INFRASTRUCTURE CHARGES

The subject site is located within the Priority Infrastructure Area (PIA) and is not affected by mapped trunk infrastructure in the Local Government Infrastructure Plan (LGIP).

In accordance with the *Torres Shire Council Charges Resolution (No.1) 2022* the Infrastructure Charge for the proposed development is calculated to be **\$92,032.95**. Refer Attachment B for calculations.

9.0 CONCLUSION

The proposed development is considered appropriate for the subject site and this report recommends approval subject to conditions.

The following reasons for the decisions are to be included in the Notice of Decision required under section 63(5) of the *Planning Act 2016*.

- (a) The proposal achieves compliance with the relevant assessment benchmarks in the Torres Shire Council Planning Scheme 2022.
- (b) The proposed lot is adequate size and dimension to accommodate the proposed Multiple dwelling development.
- (c) The proposed units are appropriately designed and sited on the site.
- (d) The proposed development is consistent with the purpose of the low-medium density residential zone.

12.9 Operational Works Program Report

File Number BSC/Governance/ Reporting/Executive Services Report/2026
Author: Roger Naidoo, Executive Manager Engineering and Infrastructure
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Nil

WORKS SUMMARY

AREA	WORKS
1. Roads & Drainage	<ul style="list-style-type: none"> • On-going routine Maintenance. • Stormwater and open drain cleaning in progress prior to the wet season. <p>Maintenance Crew</p> <ul style="list-style-type: none"> • Grass Cutting – Rose Hill, Loban Road, 3 x Staff house • Christmas lights installation – Anzac Park, Q-build shelter, Pearl building shelter, Bus Shelter Mogi Park, Rose hill ZarZar, Tamwoy Coner of David/pilot street • Container for change • Pre-wet clean up • Drainage mtce – Majid village, Blackall street <p>Construction Crew</p> <ul style="list-style-type: none"> • Airport Heli pad project
2. Parks & Gardens	<ul style="list-style-type: none"> • On-going routine Maintenance. • Bay-o beach • Victoria Parade • Anzac Park Back beach • Cooks Landing • Rose Hill Zar Zar • Pre-wet clean up <p>Wasaga Depot crew</p> <ul style="list-style-type: none"> • Grass cutting Wasaga village

	<ul style="list-style-type: none"> · Pre-wet clean up <p>Refuse collection</p> <ul style="list-style-type: none"> · As per normal schedule <p>Horn Island Transfer Station Mtce</p> <ul style="list-style-type: none"> · Removal of white goods · General clean up (litter) · Waste oil container transfers <p>General Maintenance Both T.I & H.I depot</p> <ul style="list-style-type: none"> · Grass cutting (house/Office) · Ground Mtce (general clean up workshop area) · Building Mtce
3. Street/Park Lighting	<ul style="list-style-type: none"> • Most of the Street lights on Victoria Parade have been repaired. • Some need more than a replacement bulb. Local electrician is progressing this. • Remove Christmas lights in ANZAC Park. • Other dark spots brought to Council's attention for assessment and action.
4. Private works	<ul style="list-style-type: none"> • Nil
5. Boat ramps	<ul style="list-style-type: none"> • Nothing to report
6. Plant & Workshop	<ul style="list-style-type: none"> • Ongoing routine maintenance and servicing of Plant and Vehicles. • Workshop Manager is working through the Replacement list for this FY. • Some items have already been delivered. • Procurement of a Garbage Truck and Landfill Compactor is progressing.
7. Depot	<ul style="list-style-type: none"> • House-keeping is continuing. • Old Plant and Vehicles are being moved and area cleaned as per the Audit Improvement Notice and being made ready for baling.
8. Waste Management	<p>No information at the time of consolidating this Report. Will be presented at the Meeting.</p>
9. Water Services	<p>Scada records for water usage for month of December 2025</p> <ul style="list-style-type: none"> • Loggy Creek dam level 89.13% - (Restriction level 2) • Water usage for Horn Island for month – 12734 KL • Water usage for Thursday Island for month – 75.07 ML • Water usage for Hammond Island for month of July - 5883 KL

	<p>Water Leaks,</p> <ul style="list-style-type: none"> • TI - 3 x water mains burst. 2 at Douglas St and 1 at TAFE. • HI - 1 water meter standpipe at Wees St.
11. Staff Housing	<ul style="list-style-type: none"> • On-going maintenance • Work commenced on a number of Council houses and facilities.
12. Building Infrastructure Management	<ul style="list-style-type: none"> • On-going maintenance
13. Festivals – Department Support	<ul style="list-style-type: none"> • Assist with Christmas Carols
14. Recreation/Leisure/Community infrastructure	<ul style="list-style-type: none"> • Nil to report
15. Construction/Maintenance	<ul style="list-style-type: none"> • Repair and cleaning of Kerb and Channel, Stormwater Drains, Footpaths, Driveways and parking areas in progress. • Resumed pothole patching. • Paving Project at the Airport has commenced.
16. Disaster Management – support	<ul style="list-style-type: none"> • Nil to report.
17. Cemeteries Maintenance	<ul style="list-style-type: none"> • On-going Mowing and general tidy. • Request for more taps to be installed. 24 existing taps. Identify new locations for additional taps. Programmed.



Pothole Patching





Airport Paving Project



New Waste Oil Receptacles

New Cages for old gas bottles and fire extinguishers

LINK TO CORPORATE PLAN

Our People (PROVIDE)

2.4 Our Organisation Alignment and Performance Planning

- Council delivers strategic outcomes and is resilient and responsive to change

Our Governance (LEAD)

3.3 Council maintains effective governance processes

- Maintains best practice financial and risk management procedures
- Maintains policies, procedures, frameworks and registers;
 - Maintain and meet audit requirements

CONSULTATION

Executive Leadership Team

Stakeholder Funding Bodies

LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

As per approved Operational Budget

RECOMMENDATION

That Council receives and notes the Operational Works Program Report for December 2025.

12.10 Voluntary Surrender and Disposal of End-of-Life-Vehicles

File Number	BSC/Governance/ Reporting/Executive Services Report/2026
Author:	Roger Naidoo, Executive Manager Engineering and Infrastructure
Authoriser:	Mary Bani, Chief Executive Officer
Attachments:	Nil

PURPOSE

To seek Council approval to implement a once-off voluntary program that allows residents to surrender old, unregistered, abandoned or end-of-life vehicles for safe and compliant disposal.

EXECUTIVE SUMMARY

This report proposes a once-off voluntary End-of-Life Vehicle (ELV) surrender project for residents. The project aims to reduce environmental and public safety risks associated with derelict vehicles, improve community amenity and support responsible waste management practices. Council approval is sought to endorse the project, including eligibility, operational arrangements and costs.

BACKGROUND

Across Thursday Island, a growing number of derelict and end-of-life vehicles are being stored on private and public land. These vehicles can present environmental hazards (fuel, oils, batteries), public health and safety risks and negatively impact community amenity. Current compliance and enforcement approaches are resource-intensive and often ineffective where owners lack the means to dispose of vehicles appropriately.

A voluntary surrender project provides a proactive and cooperative alternative, enabling residents to responsibly dispose of vehicles while reducing illegal dumping and long-term storage issues.

OBJECTIVES

The objectives of the proposed project are to:

- Improve environmental outcomes by ensuring safe removal and disposal of end-of-life vehicles.
- Reduce visual pollution and improve community amenity.
- Minimise public health and safety risks.
- Provide residents with an accessible and lawful disposal pathway.
- Reduce enforcement and clean-up costs over time.

Proposed Project Overview

Subject to Council approval, the project would operate under the following principles:

Eligibility

- Vehicles must be privately owned and surrendered voluntarily by the registered owner (or with proof of ownership).
- Vehicles may be unregistered, inoperable, or end-of-life.
- Limits may apply per household, subject to operational capacity.
- No vehicles will be picked up from within private property.
- Commercial Businesses are excluded from taking part in this project.

Scope of Vehicles

- Passenger vehicles and utilities only. (Other vehicles may be considered on a case-by-case basis.
- Excludes heavy vehicles, machinery, boats, and trailers unless otherwise approved.

Disposal Method

- Vehicles will be transported to the baling area at the rear of the Council Depot on Thursday Island.
- All vehicles will be depolluted in accordance with environmental regulations (removal of fluids, batteries, tyres, etc.).
- Vehicles will be crushed and baled by an external Contractor engaged by Council.
- Baled scrap will be transported to Horn Island Landfill to be stored until prepared for transport to the Mainland.

Cost to Residents

- The project will be a once-off free service to residents, subject to budget availability.
- Residents may take the vehicles to the disposal area themselves or request a pick-up.
- Any salvage value recovered will be retained by Council to offset project costs.
- Council may decide to cancel the project at any time.

Risk Assessment

Key risks and mitigation measures include:

- High demand exceeding budget – Implement project caps.
- Ineligible vehicles presented – Clear eligibility criteria and pre-approval process.
- Environmental non-compliance – Use a licensed Contractor and approved facilities.
- Community misunderstanding – Clear communication and application guidelines.

Consultation

Internal consultation has been undertaken with relevant Staff. Subject to approval, a Community information message will be prepared and delivered to inform residents of eligibility, process and project limits.

Options

1. Approve the End-of-life Surrender Project (recommended).
2. Defer the project pending further investigation.
3. Do not proceed and continue with existing compliance-based approaches.

Recommendation

That Council:

1. Approves the once-off voluntary End-of-Life Vehicle Surrender and Disposal Project for Residents;
2. Endorses the proposed project eligibility criteria and disposal methods outlined in this Report; and
3. Authorises the Chief Executive Officer to finalise operational arrangements and Community communications.

CONFIDENTIAL REPORTS

14.1 In Committee – Licenced Builder Engagement

This matter is considered to be confidential under s.254J(3)(c) of the *Local Government Regulations 2012*, and the Council is satisfied that the discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the Local Government Budget.

14.2 In Committee – Variation of a Cleaning Contract

This matter is considered to be confidential under s.254J(3)(g) of the *Local Government Regulations 2012*, and the Council is satisfied that the discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the Local Government for which a public discussion would be likely to prejudice the interests of the Local Government.

14.3 In Committee – Purchase of a Garbage Truck

This matter is considered to be confidential under s.254J(3)(c) of the *Local Government Regulations 2012*, and the Council is satisfied that the discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the Local Government Budget.



MINUTES

Ordinary Council Meeting

9 December 2025

**MINUTES OF TORRES SHIRE COUNCIL ORDINARY COUNCIL MEETING
HELD IN COUNCIL CHAMBERS, THURSDAY ISLAND ON TUESDAY 9 DECEMBER 2025**

1 AGENDA CONTENTS

2 ATTENDANCE

Cr Elsie Seriat (Mayor), Cr Toshio Nakata (Deputy Mayor), Cr Gabriel Bani, Cr Thomas Loban, Cr Thomas Fujii (Jnr), Mary Bani (Chief Executive Officer), Edward Kulpa (Director Projects Planning and Design), Roger Naidoo (Director Engineering and Infrastructure Services), Karren MacClure (Director Corporate and Community Services), and Isabella Muhamad-Mosby (A/Executive Secretary).

3 MEETING OPENED

The meeting opened with a prayer by Cr Gabriel Bani at 9:10 am.

4 APOLOGIES

Nil

5 ACKNOWLEDGEMENT OF COUNTRY

On behalf of all Councillors, the Mayor acknowledged the Kaurareg people, Traditional Custodians of the land on which we meet today, and paid respects to their Elders past, present and emerging and the Traditional Owners of Zenadth Kes.

6 CONDOLENCES

A minute's silence was observed as a mark of respect in memory of a deceased person or persons of our community and/or area of the Torres Strait.

Mr Andrew Nakata

Mr Willie Baira

Mr Michael BinJuda

Mr Hamid Parka-Lefoe

Mr Jimmy Morrison "Pedlar"

Mr Chris Kiwami Tabuai

Mr Sam Charlie Baira

Ms Laura Elsie Pablo (Lola)

Mr Billy Elford Gagai

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 9:20am and returned to the Meeting at 9.26am.

7 DECLARATIONS OF INTEREST

7.1 DECLARATION OF INTEREST – CR THOMAS LOBAN

Cr Thomas Loban stated that he has a prescribed conflict of interest in In Committee Item 14.2 – Financial Institution Report as the item relevant to his spouse as a Council employee, (as defined by *Local Government Act 2009, section 175D*) as follows:

I, Cr Thomas Loban, inform the meeting that I have a prescribed conflict of interest due to being a close associate.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Loban advise to depart the Council Meeting and take no part in the Agenda Item.

7.2 DECLARATION OF INTEREST – DEPUTY MAYOR TOSHIO NAKATA

Deputy Mayor Toshio Nakata stated that he has a prescribed conflict of interest in Item 12.4 – Enquiry – Proposed Buoy Mooring – Torres Strait Shipping Pty Ltd, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Deputy Mayor Toshio Nakata, inform the meeting that I have a declarable conflict of interest due to being a close associate to a director of the company in question.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Deputy Mayor Toshio Nakata to depart the Council Meeting and take no part in the Agenda Item.

7.3 DECLARATION OF INTEREST – DEPUTY MAYOR TOSHIO NAKATA

Deputy Mayor Toshio Nakata stated that he has a prescribed a conflict of interest in Item 12.5 – Development Application – IDAS 25/16 – Material Change of Use – Multiple Dwelling – Michael Guise C/ RPS AAP Consulting Pty Ltd – 10 Wees Street, Horn Island as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Deputy Mayor Toshio Nakata, inform the meeting that I have a declarable conflict of interest due to being a close associate of Michael Guise, through a long-standing friendship and Michael Guise is the applicant of IDAS25/16.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Deputy Mayor Toshio Nakata advise to depart the Council Meeting and take no part in the Agenda Item.

7.4 DECLARATION OF INTEREST – CR THOMAS LOBAN

Cr Thomas Loban stated that he has a declarable conflict of interest in Item 12.6 – Development Application – IDAS 25/17 – Material Change of Use – Multiple Dwelling – Sustainable Trade Solutions Pty Ltd – 17 Nazeer Street, Thursday Island (as defined by *Local Government Act 2009, section 175D*) as follows:

I, Cr Thomas Loban, inform the meeting that I have a declarable conflict of interest due to residing in a neighbouring property.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Loban advise to depart the Council Meeting and take no part in the Agenda Item.

7.5 DECLARATION OF INTEREST – CR THOMAS FUJII

Cr Thomas Fujii stated that he has a declarable conflict of interest in item 14.5 – Australia Day 2026 – Awards & Events (as defined by *Local Government Act 2009, section 175D*) as follows:

I, Cr Thomas Fujii, inform the meeting that I have a declarable conflict of interest due to being Uncle to one of the award nominees.

Although I have a declarable conflict of interest, I do believe I am able to stay in the meeting and participate. Therefore, I will choose to remain in the meeting however I will respect the decision of the meeting on whether I can remain and participate in the decision.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Fujii remained in the Council Meeting and not take part in the discussion or decision in the Agenda Item.

RECOMMENDATION Min. 25/12/1

Moved: Cr Thomas Loban

Seconded: Mayor Elsie Seriat

In Favour: Mayor Elsie Seriat, Deputy Mayor Toshio Nakata, Cr Gabriel Bani and Cr Thomas Loban

That Council resolves that Cr Thomas Fujii has no greater interest than an ordinary member of the public in this matter and accordingly will remain in this meeting.

CARRIED

7.5 DECLARATION OF INTEREST – CR THOMAS LOBAN

Cr Thomas Loban stated that he has a declarable conflict of interest in item 14.5 – Australia Day 2026 – Awards & Events (as defined by *Local Government Act 2009, section 175D*) as follows:

I, Cr Thomas Loban, inform the meeting that I have a declarable conflict of interest due to being Uncle to one of the award nominees.

Although I have a declarable conflict of interest, I do believe I am able to stay in the meeting and participate. Therefore, I will choose to remain in the meeting however I will respect the decision of the meeting on whether I can remain and participate in the decision.

In accordance with the Local Government Act 2009, Chapter 6, Part 2, Division 5A, Cr Thomas Loban remained in the Council Meeting and not take part in the discussion or decision in the Agenda Item.

In Favour: Mayor Elsie Seriat, Deputy Mayor Toshio Nakata, Cr Gabriel Bani and Cr Thomas Loban

RECOMMENDATION Min. 25/12/2

Moved: Cr Thomas Fujii

Seconded: Mayor Elsie Seriat

That Council resolves that Cr Thomas Loban has no greater interest than an ordinary member of the public in this matter and accordingly will remain in this meeting.

CARRIED

8 CONFIRMATION OF MINUTES**8.1 ORDINARY COUNCIL MEETING – 18 NOVEMBER 2025****RECOMMENDATION Min. 25/12/3**

Moved: Mayor Elsie Seriat

Seconded: Cr Thomas Loban

That the minutes of the Ordinary Council Meeting held on 18 November 2025 be confirmed.

CARRIED

9 BUSINESS ARISING

CEO referred to the 'Matters for Action following a Council Meeting' document provided to Councillors with updated information on the 18 November 2025 Council Meeting.

10 NOTIFIED MOTIONS

Nil

11 COUNCILLORS REPORTS**11.1 COUNCILLOR'S MONTHLY REPORTS****RECOMMENDATION Min. 25/12/4**

Moved: Cr Thomas Fujii

Seconded: Cr Gabriel Bani

That the activities contained in the Mayoral monthly report be endorsed by Council.

CARRIED

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 10:19am.

ARRIVAL: Deputy Mayor Toshio Nakata returned to the Council Meeting at 10:22am.

12 EXECUTIVE SERVICES REPORTS**12.1 CHIEF EXECUTIVE OFFICER'S MONTHLY REPORT****RECOMMENDATION Min. 25/12/5**

Moved: Cr Gabriel Bani

Seconded: Cr Thomas Fujii

That the activities contained in the Chief Executive Officer's monthly report be endorsed by Council.

CARRIED

ADJOURNMENT: The meeting is adjourned for Morning Tea at 10:33am and resumed 11:06am.

12.2 COPORATE AND COMMUNITY SERVICES – FINANCIAL REPORT**RECOMMENDATION Min. 25/12/6**

Moved: Mayor Elsie Seriat

Seconded: Cr Gabriel Bani

That Council:

- Note the Financial Report for the period ended November 2025 as presented.
- Note the attachments for the period ended November 2025 listed as follows:
 1. Cash Position November 2025
 2. Income and Expenditure Airport November 2025

3. Income and Expenditure all of Council November 2025
4. Revenue Graph Actual vs Budget November 2025
5. Expenses Graph Actual vs Budget November 2025
6. Statement of Financial Position November 2025

CARRIED

12.3 CAPITAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 25/12/7

Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council receives and notes the Capital Works Program Report for December 2025.

CARRIED

DECLARATION OF INTEREST – DEPUTY MAYOR TOSHIO NAKATA

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 11:49am whilst Item 12.4 – Enquiry – Proposed Buoy Mooring – Torres Strait Shipping Pty Ltd and Item 12.5 – Development Application – IDAS 25/16 – Material Change of Use Multiple Dwelling – Michael Guise C/- RPS AAP Consulting Pty Ltd – 10 Wees Street, Horn Island was discussed.

12.4 ENQUIRY – PROPOSED BUOY MOORING – TORRES STRAIT SHIPPING PTY LTD

RECOMMENDATION Min. 25/12/8

Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

That Council lays this item on the table pending further information regarding safety concerns such as lighting and additional option of location to consider impact on seasonal and traffic requirements.

CARRIED

12.5 DEVELOPMENT APPLICATION – IDAS25/16 – MATERIAL CHANGE OF USE – MULTIPLE DWELLING – MICHAEL GUISE C/ RPS AAP CONSULTING PTY LTD – 10 WEES STREET, HORN ISLAND

RECOMMENDATION Min. 25/12/9

Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

1. That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Multiple Dwelling on land located at 10 Wees Street,

Horn Island, formally described Lot 403 W11071, subject to the conditions of this report, and

2. That an Infrastructure Charges Notice be issued for the amount of \$92,032.95 in relation to the development application for a Development Permit for Material Change of Use – Multiple Dwelling (4 units) at 10 Wees Street, Horn Island formally described as Lot 403 W11071.

CARRIED

ARRIVAL: Deputy Mayor Toshio Nakata returned to the Council Meeting at 12:08pm.

DECLARATION OF INTEREST – CR THOMAS LOBAN

DEPARTURE: Cr Thomas Loban departed the Council Meeting at 12:23pm whilst Item 12.6 – Development Application – IDAS 25/17 – Material Change of Use – Multiple Dwelling – Sustainable Trade Solutions Pty Ltd C/Gilvear Planning Pty Ltd – 17 Nazeer Street, Thursday Island.

ATTENDANCE: Teresa Schmidt – Reel Planning joined the Council Meeting at 12:31pm (via teleconference) to discuss Item 12.6 – Development Application – IDAS 25/17 – Material Change of Use – Multiple Dwelling – Sustainable Trade Solutions Pty Ltd C/Gilvear Planning Pty Ltd – 17 Nazeer Street, Thursday Island.

DEPARTURE: Teresa Schmidt departed the Council Meeting at 12:37pm.

12.6 DEVELOPMENT APPLICATION – IDAS 25/17 – MATERIAL CHANGE OF USE – MULTIPLE DWELLING – SUSTAINABLE TRADE SOLUTIONS PTY LTD C/ GILVEAR PLANNING PTY LTD – 17 NAZEER STREET, THURSDAY ISLAND

RECOMMENDATION Min. 25/12/10

Moved: Cr Gabriel Bani

Seconded: Cr Thomas Fujii

That Council lays this item on the table pending further information regarding this item.

CARRIED

ARRIVAL: Cr Thomas Loban returned to the Council Meeting at 12:40pm.

ADJOURNMENT: The meeting is adjourned for Lunch at 12:41pm and resumed 1:06pm.

DEPARTURE: Cr Gabriel Bani departed the Council Meeting at 1.45pm and returned to the meeting at 1.51pm.

DEPARTURE: Chief Executive Officer Mary Bani departed the Council Meeting at 1.47pm and returned to the meeting at 1.50pm.

12.7 CORPORATE AND COMMUNITY SERVICES REPORT

RECOMMENDATION Min. 25/12/11

Moved: Cr Thomas Loban

Seconded: Deputy Mayor Toshio Nakata

That Council note the Corporate and Community Services Report for November 2025 as presented.

CARRIED

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 2.11pm and returned to the meeting at 2.14pm.

DEPARTURE: Cr Thomas Loban departed the Council Meeting at 2.13pm and returned to the meeting at 2.14pm.

DEPARTURE: Cr Gabriel Bani departed the Council Meeting at 2.15pm and returned to the meeting at 2.16pm

12.8 AUSTRALIA DAY 2026

RECOMMENDATION Min. 25/12/12

Moved: Cr Thomas Fujii

Seconded: Cr Thomas Loban

Due to keeping the contents of this Report Confidential, Council resolves to move Item 12.8 – Australia Day Report into In Committee.

CARRIED

12.9 OPERATIONAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 25/12/13

Moved: Mayor Elsie Seriat

Seconded: Cr Gabriel Bani

That Council receives and notes the Operational Works Update Report for December 2025.

CARRIED

13 LATE ITEM / CONFIDENTIAL REPORTS**RECOMMENDATION**

That Council consider the confidential report(s) listed below in a meeting closed to the public in accordance with Regulation s.254J of the *Local Government Regulation 2012*:

13.1.2 TS&NPAROC – Update and Decision Report

ATTENDANCE: Phil Turner - Moray & Agnew Lawyers joined the Council Meeting at 1:05pm (via Teams) to present Item 13.1.2 – TS&NPAROC – Update and decisions.

SUSPENDED STANDING ORDERS**RECOMMENDATION Min. 25/12/14**

Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council suspended the Standing Orders at 1:06pm while the legal advice is dialled into the meeting to discuss In Committee Item 13.1.2 – TS&NPAROC – Update and Decision Report.

CARRIED

Time: 1:08pm

RECOMMENDATION Min. 25/12/15

Moved: Deputy Mayor Toshio Nakata
Seconded: Cr Gabriel Bani

That Council go into In Committee.

CARRIED

DEPARTURE: Phil Turner departed the Council Meeting at 1:32pm.

Time: 1:39pm

RECOMMENDATION Min. 25/12/16

Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council come out of In Committee.

CARRIED

13.1.2 TS&NPAROC – UPDATE AND DECISIONS***Recommendation 1 – Funding to Support Operations*****RECOMMENDATION Min. 25/12/17**

Moved: Cr Gabriel Bani

Seconded: Deputy Mayor Toshio Nakata

That Council resolves to:

1. *Endorse its commitment to the Torres Strait & Northern Peninsula Regional Organisation of Councils (TS&NPAROC).*

CARRIED***Recommendation 2 – Legal Status of Torres Strait & Northern Peninsula Regional Organisation of Councils (TS&NPAROC)*****RECOMMENDATION Min. 25/12/18**

Moved: Mayor Elsie Seriat

Seconded: Cr Thomas Fujii

2. *Confirms its support for the Torres Strait & Northern Peninsula Regional Organisation of Councils (TS&NPAROC) to remain as an unincorporated body.*

CARRIED***Recommendation 3 – Charter Review*****RECOMMENDATION Min. 25/12/19**

Moved: Cr Gabriel Bani

Seconded: Cr Thomas Loban

3. *Delegate the power to the Mayor and Chief Executive Officer to recommend further amendments to the TS&NPAROC Charter.*

CARRIED***Recommendation 4 – Executive Officer Position*****RECOMMENDATION Min. 25/12/20**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Loban

4. *Delegate the power to the Mayor and Chief Executive Officer to endorse the TS&NPAROC Executive Officer Position Description and Executive Contract Terms for the purpose of advertising Support that the position be a Contract employee, for a two (2) year term, on a part-time basis.*

CARRIED

Recommendation 5 – Governance Documents**RECOMMENDATION Min. 25/12/21**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Gabriel Bani

5. *Delegate the power to the Mayor and Chief Executive Officer to endorse the TS&NPAROC Executive Officer Position Description and Executive Contract Terms for purpose of commencing recruitment process for Executive Officer.*

CARRIED

Council resumes the Standing Order at 1.39pm.

14 CONFIDENTIAL REPORTS**RECOMMENDATION**

That Council consider the confidential report(s) listed below in a meeting closed to the public in accordance with Regulation s.254J of the *Local Government Regulation 2012*:

- 14.1 Grants Update
- 14.2 Financial Institution Delegation and Authorised Signatories
- 14.3 Waste Collection Service Rebate – Prince of Wales Island
- 14.4 Food Security Protection
- 12.8 Australia Day 2026 (In Committee)
- 13.1.1 CEO Report – CEO Training – Peak Services (Late Item)

Time: 2:33pm

RECOMMENDATION Min. 25/12/22

Moved: Cr Thomas Loban

Seconded: Deputy Mayor Toshio Nakata

That Council go into In Committee.

CARRIED

Time: 2:45pm

RECOMMENDATION Min. 25/12/23

Moved: Cr Gabriel Bani

Seconded: Cr Thomas Fujii

That Council come out of In Committee.

CARRIED

14.1 GRANT UPDATE**RECOMMENDATION Min. 25/12/24**

Moved: Cr Gabriel Bani

Seconded: Cr Thomas Loban

That Council note the report.

CARRIED

DECLARATION OF INTEREST – CR THOMAS LOBAN

DEPARTURE: Cr Thomas Loban departed the Council Meeting at 2:42pm whilst Item 14.2 – Financial Institution Delegation and Authorised Signatories Report was discussed.

14.2 FINANCIAL INSTITUTION DELEGATION AND AUTHORISED SIGNATORIES**RECOMMENDATION Min. 25/12/25**

Moved: Cr Thomas Fujii

Seconded: Deputy Mayor Toshio Nakata

That Council:

1. Endorses the updated register of banking signatories, QTC signatories, token holders and credit card holders as detailed in this report.
2. Authorises the Chief Executive Officer (or delegate) to submit the required documentation to National Australia Bank and QTC, to enact the proposed changes.
3. Notes that the signatory register will be reviewed upon changes to relevant personnel or delegations as and when required.

CARRIED

ARRIVAL: Cr Thomas Loban returned to the Council Meeting at 2:48pm.

Time: 2:48pm

RECOMMENDATION Min. 25/12/26

Moved: Mayor Elsie Seriat

Seconded: Deputy Mayor Toshio Nakata

That Council go into In Committee.

CARRIED

Time: 3:10pm

RECOMMENDATION Min. 25/12/27

Moved: Cr Thomas Fujii

Seconded: Deputy Mayor Toshio Nakata

That Council come out of In Committee.

CARRIED

14.3 WASTE COLLECTION SERVICE REBATE – PRINCE OF WALES ISLAND

RECOMMENDATION Min. 25/12/28

Moved: Cr Thomas Fujii

Seconded: Deputy Mayor Toshio Nakata

That Council:

In response to ongoing issues relating to the waste collection service on Prince of Wales Island Council offer a rebate for the period 1/1/2026 to 30/06/2026 of \$567.00 to the owner(s) of each rateable property receiving charge for one waste collection service and \$1134.00 to owner of the rateable property receiving a charge for two waste collection services on the Island.

CARRIED

ADJOURNMENT: The meeting is adjourned for Afternoon Tea 3:10pm and resumed 3:33pm.

Time: 3:33pm

RECOMMENDATION Min. 25/12/29

Moved: Cr Thomas Fujii

Seconded: Cr Thomas Loban

That Council go into In Committee.

CARRIED

DEPARTURE: The Chief Executive Officer, Director Engineering and Infrastructure Services, Director Corporate and Community Services, and A/Executive Secretary departed the Council Meeting at 4:19pm.

ARRIVAL: Director Engineering and Infrastructure Services, Director Corporate and Community Services, and A/Executive Secretary returned to the Council Meeting at 4:25pm

ARRIVAL: The Chief Executive Office returned to the meeting 4:27pm

Time: 4:28pm

RECOMMENDATION Min. 25/12/30

Moved: Cr Thomas Loban

Seconded: Cr Thomas Fujii

That Council come out of In Committee.

CARRIED

14.4 FOOD SECURITY PRESENTATION

RECOMMENDATION Min. 25/12/31

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Gabriel Bani

That Council:

1. Note the report and the completion of the Draft Food Security Strategy and Literature Review.
2. Agree to convene a Councillor workshop—including any invited community or sector stakeholders—on Monday, 19 January 2026, to review the final draft in detail.
3. Endorse the Strategy for adoption at the Ordinary Council Meeting on 27 January 2026, subject to any amendments arising from the workshop.
4. Recognise that, given the critical importance of food security to the Shire's resilience and future prosperity, a workshop-based review is necessary to ensure the final Strategy fully reflects Council's vision, aspirations, and long-term regional responsibilities.

CARRIED

12.8 AUSTRALIA DAY 2026 (IN COMMITTEE)

RECOMMENDATION Min. 25/12/32

Moved: Mayor Elsie Seriat

Seconded: Deputy Mayor Toshio Nakata

That Council:

1. Notes that the Torres Shire Council Australia Day Celebrations will be held on 26th January 2026 and will include the Australia Day Awards Ceremony, Citizenship Ceremony and a Free Community Event.
2. That council endorse the 2026 Torres Shire Council Australia Day Award winners as presented in this report.

CARRIED

13.1.1 CEO REPORT – CEO TRAINING – PEAK SERVICES**RECOMMENDATION Min. 25/12/33**

Moved: Deputy Mayor Toshio Nakata

Seconded: Cr Thomas Fujii

That Council:

1. Approve the CEO to undertake the Peak Services CEO Leadership Coaching Programme (Project Reference TS12927) as outlined in the proposal dated 3 December 2025; and
2. Endorse the associated expenditure of \$4,295 ex GST, to be funded through the CEO's professional development budget.

CARRIED

DATE OF NEXT MEETING: Tuesday, 27 January 2026

CLOSURE: The meeting closed with a prayer by Cr Gabriel Bani at 5:11pm.

Confirmed this day of

MAYOR

TORRES SHIRE COUNCIL

MATTERS FOR ACTION

from

Council Meeting Minute Resolutions

COUNCIL ORDINARY MEETING – 9 DECEMBER 2025

DISTRIBUTED TO DIRECTORS FOR
COMMENTS/ACTION TAKEN

- CEO - Mary Bani
- EMCCS – Karren MacClure
- EMEIS – Roger Naidoo
- EMPD – Edward Kulpa

For Chief Executive Officer on completion

Records – Karyn Robertson

Action Required for Resolutions	Officer responsible	Comments or Actions Taken
<u>CORPORATE AND COMMUNITY SERVICES</u>		
CORPORATE AND COMMUNITY SERVICES – FINANCIAL REPORT Min. 25/12/6 - That Council: <ul style="list-style-type: none"> • Note the Financial Report for the period ended November 2025 as presented. • Note the attachments for the period ended November 2025 listed as follows: <ol style="list-style-type: none"> 1. Cash Position November 2025 2. Income and Expenditure Airport November 2025 3. Income and Expenditure all of Council November 2025 4. Revenue Graph Actual vs Budget November 2025 5. Expenses Graph Actual vs Budget November 2025 6. Statement of Financial Position November 2025 	FIN MGR	NFA
CORPORATE AND COMMUNITY SERVICES Min. 25/12/11 - That Council note the Corporate and Community Services Report for November 2025 as presented.	DCCS	-
<u>ENGINEERING AND INFRASTRUCTURE SERVICES</u>		
OPERATIONAL WORKS PROGRAM REPORT Min. 25/12/13 - That Council receives and notes the Operational Works Update Report for December 2025.	DEIS	NFA
<u>PROJECTS PLANNING AND DESIGN</u>		
CAPITAL WORKS PROGRAM REPORT Min. 25/12/7 - That Council receives and notes the Capital Works Program Report for December 2025.	DPPD	NFA
DEVELOPMENT APPLICATION – IDAS 25/16 – MATERIAL CHANGE OF USE – MULTIPLE DWEILLING – MICHAEL GUISE C/ RPS AAP CONSULTING PTY LTD – 10 WEES STREET, HORN ISLAND Min. 25/12/9 – 1. That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Multiple Dwelling on land located at 10 Wees Street, Horn Island, formally described Lot 403 W11071, subject to the conditions of this report, and 2. That an Infrastructure Charges Notice be issued for the amount of \$92,032.95 in relation to the development application for a Development Permit for Material Change of Use – Multiple Dwelling (4 units) at 10 Wees Street, Horn Island formally described as Lot 403 W11071.	DPPD	NFA

<p><u>LATE ITEMS (IN COMMITTEE)</u></p> <p>TS&NPAROC – UPDATE AND DECISIONS</p> <p>1. FUNDING TO SUPPORT OPERATIONS Min. 25/12/17 - <i>That Council resolves to:</i></p> <p>1. <i>Endorse its commitment to the Torres Strait & Northern Peninsula Regional Organisation of Councils (TS&NPAROC).</i></p> <p>2. LEGAL STATUS OF TORRES STRAIT & NORTHERN PENINSULA REGIONAL ORGANISATION OF COUNCILS (TS&NPAROC) Min. 25/12/18 – 2. <i>Confirms its support for the Torres Strait & Northern Peninsula Regional Organisation of Councils (TS&NPAROC) to remain as an unincorporated body.</i></p> <p>3. CHARTER REVIEW Min. 25/12/19 - 3. <i>Delegate the power to the Mayor and Chief Executive Officer to recommend further amendments to the TS&NPAROC Charter.</i></p> <p>4. EXECUTIVE OFFICER POSITION Min. 25/12/20 - 4. <i>Delegate the power to the Mayor and Chief Executive Officer to endorse the TS&NPAROC Executive Officer Position Description and Executive Contract Terms for the purpose of advertising Support that the position be a Contract employee, for a two (2) year term, on a part-time basis.</i></p> <p>5. GOVERNANCE DOCUMENTS Min. 25/12/21 - 5. <i>Delegate the power to the Mayor and Chief Executive Officer to endorse the TS&NPAROC Executive Officer Position Description and Executive Contract Terms for purpose of commencing recruitment process for Executive Officer.</i></p> <p>CEO REPORT – CEO TRAINING – PEAK SERVICES Min. 25/12/33 - That Council:</p> <p>1. Approve the CEO to undertake the Peak Services CEO Leadership Coaching Programme (Project Reference TS12927) as outlined in the proposal dated 3 December 2025; and</p> <p>2. Endorse the associated expenditure of \$4,295 ex GST, to be funded through the CEO's professional development budget.</p>	<p>CEO</p> <p>CEO</p>	<p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p> <p>-</p>
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<p><u>IN COMMITTEE</u></p> <p>GRANT UPDATE Min. 25/12/24 - That Council note the report.</p> <p>FINANCIAL INSTITUTION DELEGATION AND AUTHORISED SIGNATORIES Min. 25/12/25 - That Council:</p> <p>1. Endorses the updated register of banking signatories, QTC signatories, token holders and credit card holders as detailed in this report.</p> <p>2. Authorises the Chief Executive Officer (or delegate) to submit the required documentation to National Australia Bank and QTC, to enact the proposed changes.</p> <p>3. Notes that the signatory register will be reviewed upon changes to relevant personnel or delegations as and when required.</p> <p>WASTE COLLECTION SERVICES REBATE – PRINCE OF WALES ISLAND Min. 25/12/28 - That Council:</p> <p>In response to ongoing issues relating to the waste collection service on Prince of Wales Island Council offer a rebate for the period 1/1/2026 to 30/06/2026 of \$567.00 to the owner(s) of each rateable property receiving charge for one waste collection service and \$1134.00 to owner of the rateable property receiving a</p>	<p>CEO</p> <p>DCCS</p> <p>DCCS</p>	<p>-</p> <p>-</p> <p>-</p>
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charge for two waste collection services on the Island.

FOOD SECURITY PRESENTATION

Min. 25/12/31 - That Council:

3. Note the report and the completion of the Draft Food Security Strategy and Literature Review.
4. Agree to convene a Councillor workshop—including any invited community or sector stakeholders—on Monday, 19 January 2026, to review the final draft in detail.
5. Endorse the Strategy for adoption at the Ordinary Council Meeting on 27 January 2026, subject to any amendments arising from the workshop.
6. Recognise that, given the critical importance of food security to the Shire's resilience and future prosperity, a workshop-based review is necessary to ensure the final Strategy fully reflects Council's vision, aspirations, and long-term regional responsibilities.

CEO

1

AUSTRALIA DAY 2026 (IN COMMITTEE)

Min. 25/12/32 - That Council:

1. Notes that the Torres Shire Council Australia Day Celebrations will be held on 26th January 2026 and will include the Australia Day Awards Ceremony, Citizenship Ceremony and a Free Community Event.
2. That council endorse the 2026 Torres Shire Council Australia Day Award winners as presented in this report.

DCCS

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Monthly Activity Report | Mayor, Cr Seriat | December 2025- January 2026

Date	Meetings & Events	Venue & Details
10/12/2025	Meeting with Community Stakeholders TSC, TSRA, Mura Kosker Sorority and Australia Post <i>Topic – Australia Post Alternative Location update</i>	Council Chambers Mayor Seriat, CEO and Director PPE 2.30pm-3.30pm
11/12/2025	Community Consultation – Waibene <i>Topic - Pre-Housing Summit</i>	Tamwoy Hall 7.30am-10.30am
11/12/2025	Meeting – TSC Acting CEO and TSC CEO	TSRA Office CEO and Director E&IS 10.30am – 11.30am
11/12/2025	Community Consultation – Waibene <i>Topic - Pre-Housing Summit - Service Providers</i>	Tamwoy Hall 11.30am – 3pm
12/12/2025	Industry Consultation – Waibene <i>Topic - Pre-Housing Summit - Building Industry</i>	Loban Road Hall, TI 7.30-10.30am
12/12/2025	Meeting - TSC Technical Working Group <i>Topic – TWG updates</i>	Council Chambers Mayor Seriat, CEO, Director PPE, Director E&IS 10am-12pm
12/12/2025	Meeting – TSC and KNTAC KNTAC Chair Elizah Wasaga and Director Ivy Wasaga <i>Topic: KNTAC and TSC Advisory Group, future meetings</i>	Council Chambers Mayor Seriat and CEO 12pm – 1pm
8/01/2026	Meeting with OC Sarpeye Company – 51st Battalion, Far North QLD Regiment <i>Topic – Farwell, end of Posting</i>	Council Chambers Mayor Seriat, Major Michael Kiting 1pm-2pm
13/1/2026	Meeting with Federal Member for Leichardt Matt Smith MP <i>Topic: TSC Priority Issues – Airport Resealing project, New Landfill Cell and TSC Housing Summit</i>	Council Chambers Mayor Seriat, Deputy Mayor Nakata, CEO and Director of PPE, Director of E&IS and Airport Manager
13/1/2026	Meet Governor General Sam Mostyn AC, Husband Simeon Beckett SC and GBK at Airport <i>Topic: Welcome to TSC and Welcome to Country</i>	Ngurapai Airport Mayor Seriat, and CEO 1.30pm-3.30pm
14/1/2026	Meeting Governor General Sam Mostyn AC, and Husband Simeon Beckett SC, TSRA, TSIRC and GBK <i>Topic: Welcome and important regional issues</i>	TSRA Board Room Mayor Seriat, Deputy Mayor Nakata and CEO 8.30am-9.30am
14/1/2026	Public March – Maritime Strike 90th Anniversary	Mayor Seriat, Deputy Mayor Nakata,

	Mr Turtles on Victoria Parade to Anglica Hall	Councillors and CEO 10am – 10.30am
14/1/2026	Community Event – Maritime Strike 90th Anniversary Anglican Hall	Mayor Seriat, Deputy Mayor Nakata, Councillors, CEO, Directors and Staff 11am-2pm
14/1/2026	Meeting Senator the Hon Nita Green with TSRA, TSIRC and GBK <i>Topic: Welcome and important regional issues</i>	TSRA Board Room Mayor Seriat, Deputy Mayor Nakata and CEO 2.00-3.00pm
14/1/2026	Meeting AIATSIS with TSRA and GBK Board <i>Topic: National Keeping Place</i>	TSRA Board Room Mayor Seriat and CEO 3pm – 4pm
14/1/2026	Meeting with Vacation Care Children from Port Kennedy Association <i>Topic – Questions about Council</i>	Council Chambers Mayor Seriat and CEO 11am – 12pm
15/1/2026	Meeting with Reconciliation Queensland <i>Topic – Establishing a relationship for Truth Telling</i>	Mayor's Office Mayor, Co-Chair Walters Nkemfack, Education & Engagement Coordinator Sara Frazer, Interim CEO Libby Ferrari 11am-12pm
16/1/2026	Meeting with DFAT Treaty Liaison Officer TJ Oberlueter <i>Topic – Western Province Governor visit in February 2026</i>	Council Chambers Mayor Seriat and CEO 2pm-3pm
25/1/2026	Dinner with Australia Day Ambassador <i>Topic: Presentation of lapel and meet and greet</i>	Grand Hotel Mayor, Deputy Mayor, Councillors and Directors 6pm – 8pm
26/1/2026	Australia Day - Awards and Citizenship Ceremony	Sports Stadium Mayor, Deputy Mayor, Councillors and Directors 10am – 3pm

Upcoming Meetings and Travel

Date	Meetings & Events	Venue & Details
17/2/2026	February Ordinary Council Meeting	Council Chambers

Monthly Activity Report | CEO Mary Bani| December 2025- January 2026

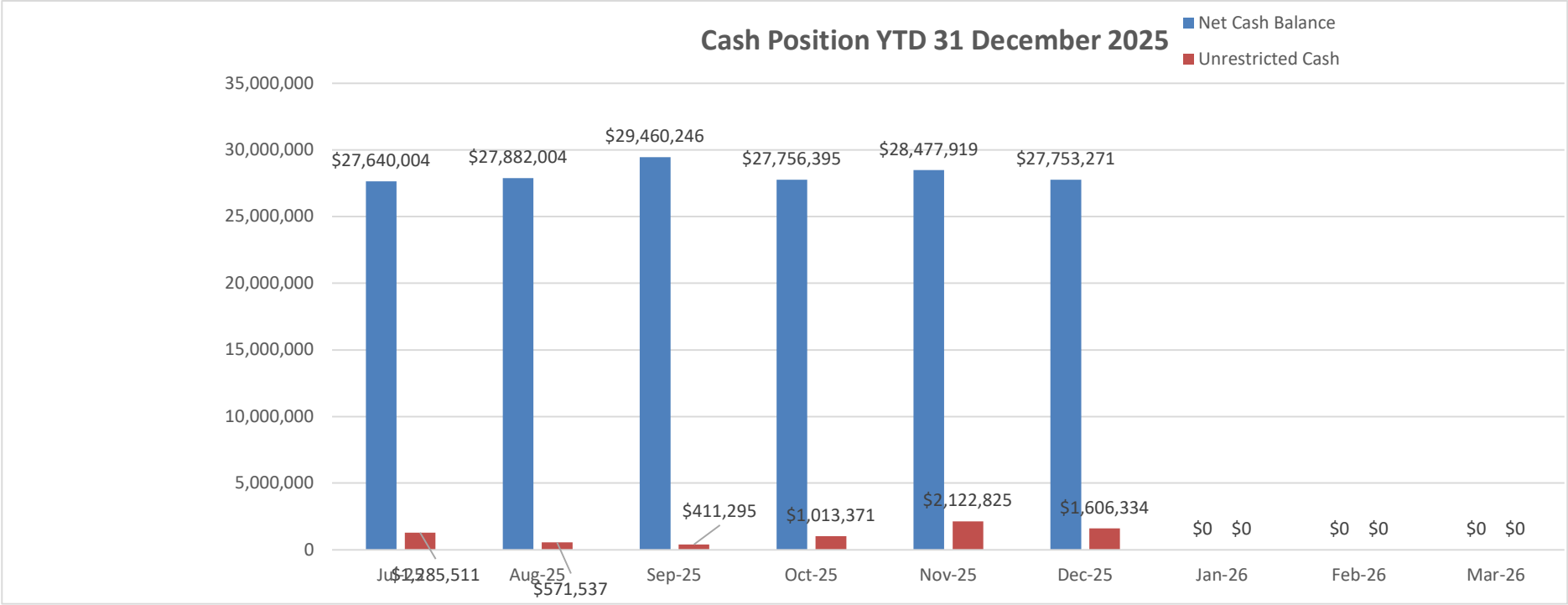
Date	Meetings & Events	Venue & Details
10/12/2025	Meeting with Community Stakeholders TSC, TSRA, Mura Kosker Sorority and Australia Post <i>Topic – Australia Post Alternative Location update</i>	Council Chambers Mayor Seriat, CEO and Director PPE 2.30pm-3.30pm
10/12/2025	Community Consultation – Muralag <i>Topic - Pre-Housing Summit</i>	Muralag Beach 6.15-8.45pm
11/12/2025	Community Consultation – Waibene <i>Topic - Pre-Housing Summit</i>	Tamwoy Hall 7.30am-10.30am
11/12/2025	Meeting – TSC Acting CEO and TSC CEO	TSRA Office CEO and Director E&IS 10.30am – 11.30am
11/12/2025	Community Consultation – Waibene <i>Topic - Pre-Housing Summit - Service Providers</i>	Tamwoy Hall 11.30am – 3pm
11/12/2026	Meeting – Department of Housing and Public Works, Mayors and CEO's First Nations Councils <i>Topic - Information and discussion opportunity - capital delivery in First Nations Local Government Areas</i>	CEO 2.00pm – 3.00pm
11/12/2025	Community Consultation – Ngurapai <i>Topic - Pre-Housing Summit - Service Providers</i>	Ngurapai Sports Stadium 6pm-8pm
12/12/2025	Industry Consultation – Waibene <i>Topic - Pre-Housing Summit - Building Industry</i>	Loban Road Hall, TI 7.30-10.30am
12/12/2025	Meeting - TCICA CEO's Meeting TCICA Executive Officer and TCICA CEO's <i>Topic - Meet and Greet and future meetings and scope</i>	Teams Meeting CEO 8.30am-9.30am
12/12/2025	Meeting - TSC Technical Working Group <i>Topic – TWG updates</i>	Council Chambers Mayor Seriat, CEO, Director PPE, Director E&IS 10am-12pm
12/12/2025	Meeting – TSC and KNTAC KNTAC Chair Elizah Wasaga and Director Ivy Wasaga <i>Topic: KNTAC and TSC Advisory Group, future meetings</i>	Council Chambers Mayor Seriat and CEO 12pm – 1pm
12/12/2025	Community Consultation - Ngurapai <i>Topic - Pre-Housing Summit</i>	Ngurapai Sports Stadium 11.30am – 2.30pm
13/12/2025	Ngurapai Carols by Candlelight	Horn Island Sports Stadium Deputy Mayor 6pm-8pm

19/12/2025	Meeting – Matt Dale <i>Topic – CEO Coaching</i>	Teams Meeting CEO 3pm-4pm
19-23/12/2025	Meeting – TSC and CEQ Michael Dykes CEO <i>Topic – Donations Fruit and Water for Airport Passengers while kiosk is closed</i>	Phone Meeting CEO
24/12/2025 – 5/2026	TSC Office Closure – Christmas and New Years Break	Main Office 12pm
31/12/2025 – 1/1/2026	New Years Eve Fireworks	Victoria Esplanade, TI 8pm & 12am
9/1/2026	Meeting with Torres Health and Local Stakeholders <i>Topic - Brisbane Lions Premiership Cup Visit</i>	Team Meeting CEO 12pm - 12.30pm
13/1/2026	Meeting with Federal Member for Leichardt Matt Smith <i>Topic: TSC Priority Issues – Airport Resealing project, New Landfill Cell and TSC Housing Summit</i>	Council Chambers Mayor Seriat, Deputy Mayor Nakata, CEO and Director of PPE, Director of E&IS and Airport Manager
13/1/2026	Meet Governor General Sam Moyston, Husband Simeon Beckett and GBK at Airport <i>Topic: Welcome to TSC and Welcome to Country</i>	Ngurapai Airport Mayor Seriat, and CEO 1.30pm-3.30pm
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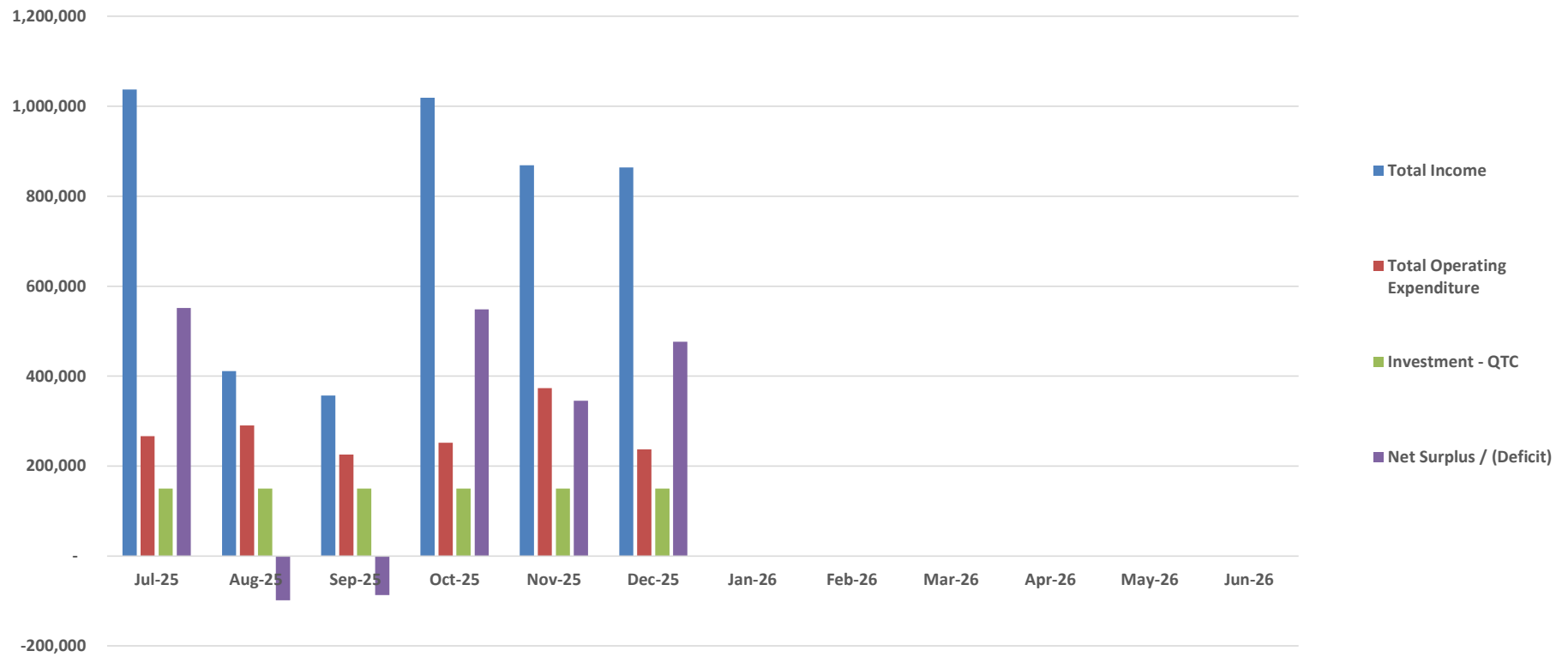
14/1/2026	Meeting with Vacation Care Children from Port Kennedy Association <i>Topic – Questions about Council</i>	Council Chambers Mayor Seriat and CEO 11am – 12pm
16/1/2026	Meeting with Department of Housing Chantal Cora and Tim Poole <i>Topic – TSC and Department of Housing working relationship</i>	Teams Meeting CEO 11am – 12pm
16/1/2026	Meeting with DFAT Treaty Liaison Officer TJ Oberlueter <i>Topic – Western Province Governor visit in February 2026</i>	Council Chambers Mayor Seriat and CEO 2pm-3pm
21/1/2026	Meeting with Australia Post Michael Lee <i>Topic - Alternative Options for Post Office on TI</i>	Council Chambers CEO and Director PPE 12pm-1pm
25/1/2026	Dinner with Australia Day Ambassador <i>Topic: Presentation of lapel and meet and greet</i>	Grand Hotel Mayor, Deputy Mayor, Councillors and Directors 6pm – 8pm
26/1/2026	Australia Day - Awards and Citizenship Ceremony	Sports Stadium Mayor, Deputy Mayor, Councillors and Directors 10am – 3pm

Upcoming Meetings and Travel

Date	Meetings & Events	Venue & Details
17/2/2026	February Ordinary Council Meeting	Council Chambers



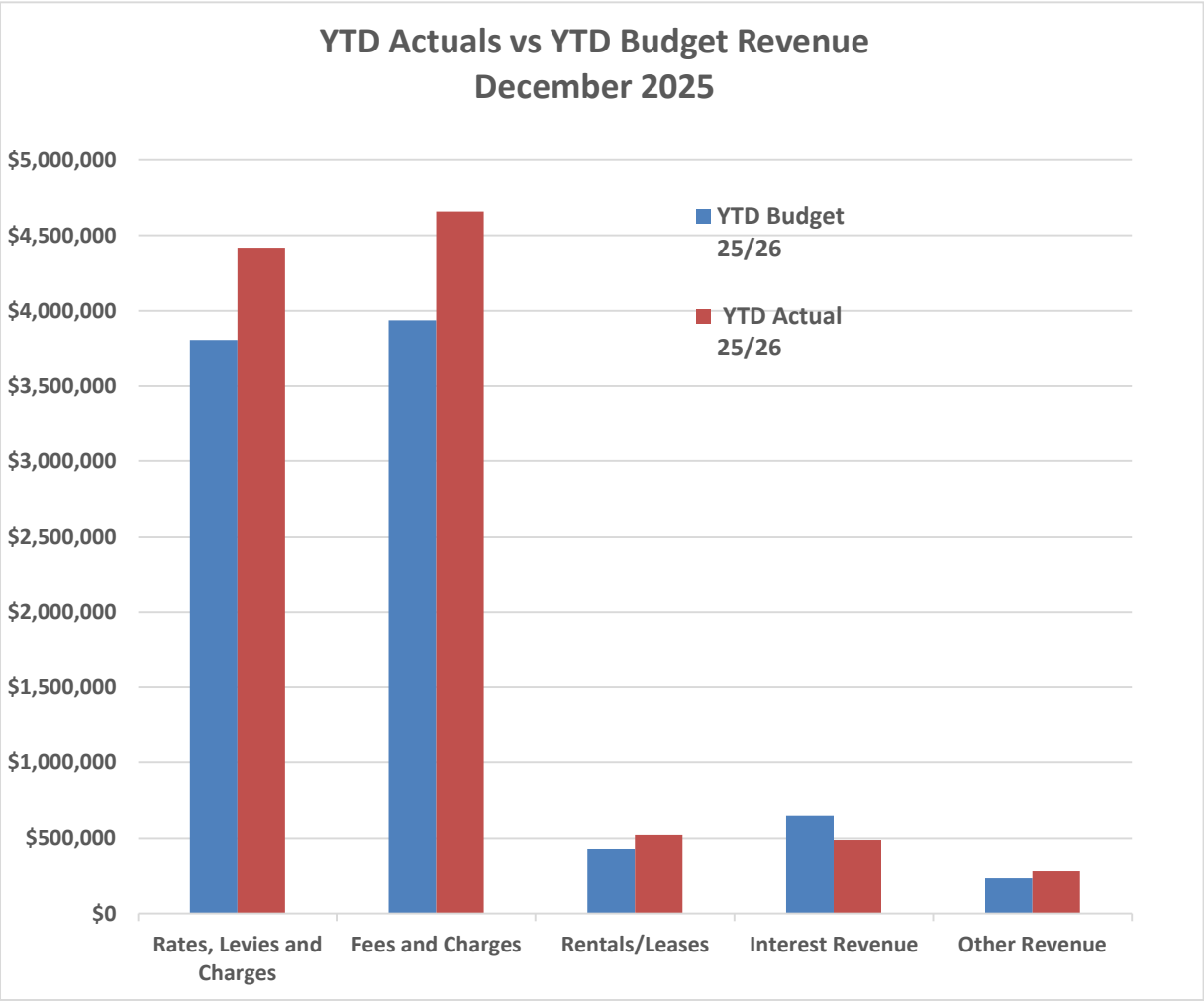
Airport Income and Expenditure incl Investment



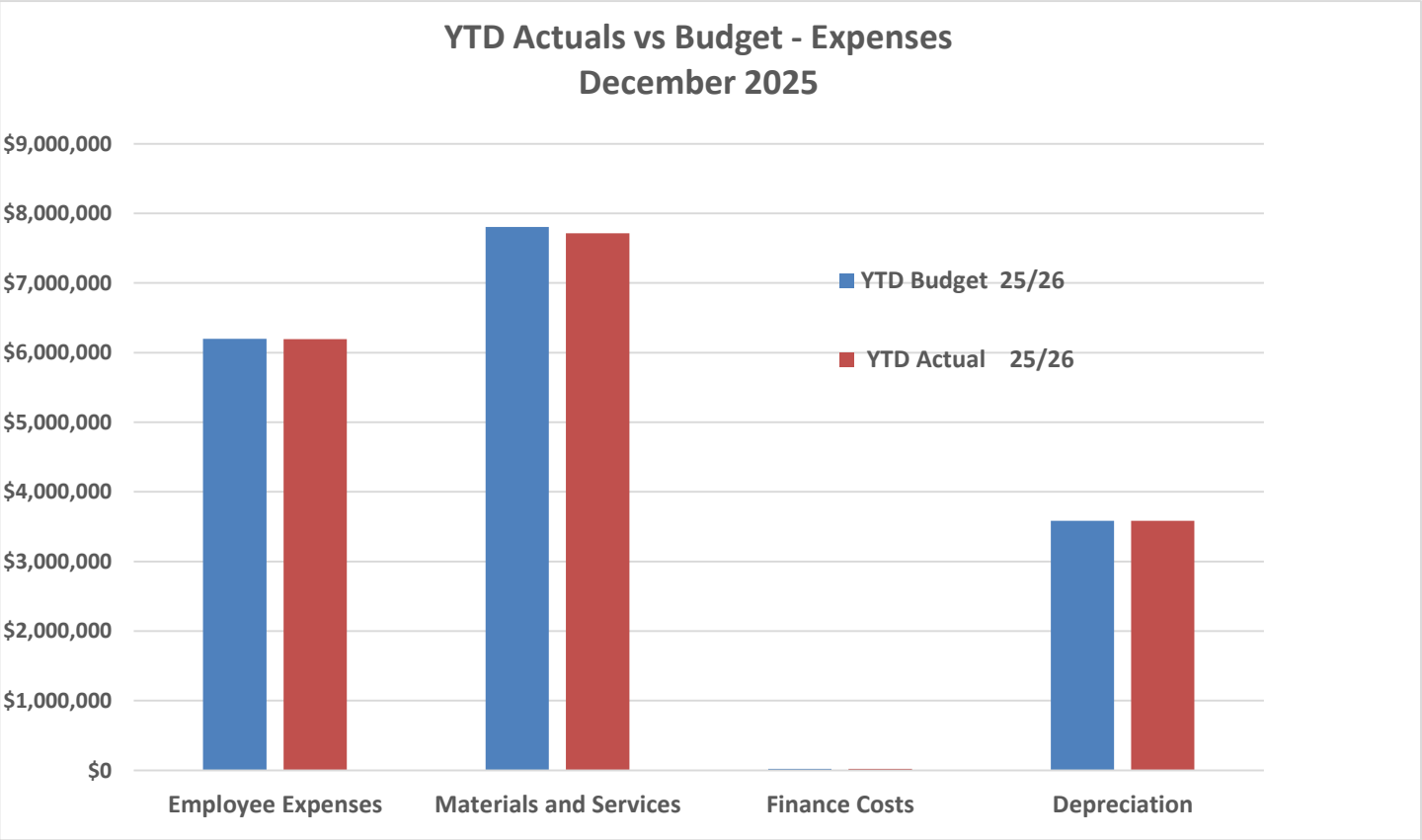
TORRES SHIRE COUNCIL
STATEMENT OF COMPREHENSIVE INCOME
For the period ended 31 December 2025

	YTD Actual 25/26	Annual Budget to June 2026	YTD Budget 25/26
<i>Income</i>			
Rates, Levies and Charges	\$ 4,418,230	\$ 7,614,505	\$ 3,807,253
Fees and Charges	\$ 4,658,941	\$ 7,872,339	\$ 3,936,170
Rentals/Leases	\$ 522,120	\$ 859,586	\$ 429,793
Interest Revenue	\$ 489,117	\$ 1,300,000	\$ 650,000
Other Revenue	\$ 279,683	\$ 466,184	\$ 233,092
Operating Grants/Subsidies	\$ 4,914,645	\$ 10,433,113	\$ 5,216,557
<u>Total Operating Income</u>	<u>\$ 15,282,736</u>	<u>\$ 28,545,727</u>	<u>\$ 14,272,864</u>
<i>Capital Revenue</i>			
Grants, subsidies, contributions and donations	\$ 4,021,919	\$ 9,361,673	\$ 4,680,837
<u>Total Income</u>	<u>\$ 19,304,655</u>	<u>\$ 37,907,400</u>	<u>\$ 18,953,700</u>
<i>Operating Expenditure</i>			
Employee Expenses	\$ 6,192,606	\$ 12,392,963	\$ 6,196,482
Materials and Services	\$ 7,715,727	\$ 15,605,301	\$ 7,802,651
Finance Costs	\$ 20,237	\$ 46,473	\$ 23,237
Depreciation	\$ 3,583,545	\$ 7,167,089	\$ 3,583,545
<u>Total Operating expenditure</u>	<u>\$ 17,512,114</u>	<u>\$ 35,211,826</u>	<u>\$ 17,605,913</u>
<u>Operating Result</u>	<u>-\$ 2,229,379</u>	<u>-\$ 6,666,099</u>	<u>-\$ 3,333,050</u>
Net Surplus/(Deficit)	<u>\$ 1,792,541</u>	<u>\$ 2,695,574</u>	<u>\$ 1,347,787</u>

TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL
STATEMENT OF FINANCIAL POSITION
as at 31 December 2025

	Actual Balance 25/26	Original Budget 30 June 2026
<i>Current Assets</i>		
Cash & cash equivalents	\$ 27,836,332	\$ 11,725,398
Trade & other receivables	\$ 3,612,679	\$ 3,250,866
Inventory	\$ 6,295,898	\$ 828,624
<u>Total Current Assets</u>	<u>\$ 37,744,909</u>	<u>\$ 15,804,888</u>
<i>Non Current Assets</i>		
Non current lease receivable	\$ 293,839	-
Property, plant & equipment	\$ 243,233,829	\$ 252,975,585
Right of use assets	\$ 151,789	\$ 100,000
<u>Total Non Current Assets</u>	<u>\$ 243,679,456</u>	<u>\$ 253,075,585</u>
Total Assets	<u>\$ 281,424,365</u>	<u>\$ 268,880,473</u>
<i>Current Liabilities</i>		
Trade & other payables	\$ 756,217	\$ 1,756,988
Contract liabilities	\$ 10,027,790	\$ 6,817,442
Provisions	\$ 1,708,084	\$ 768,728
<u>Total Current Liabilities</u>	<u>\$ 12,492,090</u>	<u>\$ 9,343,158</u>
<i>Non Current Liabilities</i>		
NC Lease Liabilities	\$ 79,262	-
NC Provision	\$ 1,261,179	\$ 1,158,835
<u>Total Non Current Liabilities</u>	<u>\$ 1,340,441</u>	<u>\$ 1,158,835</u>
Total Liabilities	<u>\$ 13,832,531</u>	<u>\$ 10,501,993</u>
Net Assets	\$ 267,591,834	\$ 258,378,480
<i>Equity</i>		
Asset Revaluation Surplus	\$ 133,464,508	\$ 123,945,607
Accumulated Surplus/Deficit	\$ 134,127,326	\$ 134,432,873
Total Equity	<u>\$ 267,591,834</u>	<u>\$ 258,378,480</u>

From: Ken Hastings
To: Ed Kulpa; Mary Bani
Cc: michaelguise; records
Subject: RE: Torres Strait Shipping
Date: Monday, 1 December, 2025 9:07:21 AM
Attachments: [image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good morning Ed

I have attached below the only correspondence I have MSQ at this time:

From: Antonio F Dorante <Antonio.F.Dorante@msq.qld.gov.au>
Sent: Friday, November 21, 2025 1:03:39 PM
To: michaelguise@hotmail.com <michaelguise@hotmail.com>; Judith L Lui <Judith.L.Lui@msq.qld.gov.au>
Cc: John M Downes <John.M.Downes@msq.qld.gov.au>
Subject: Buoy mooring application TI Harbour.

Afternoon Michael, sorry for delay in getting back to you.

Attached is the application for the buoy mooring & 2 factsheets.

You need additional information to submit with your application.

[Additional information required to complete this application](#)

Applicants must obtain written approval from entities where the proposed buoy mooring is affected by their policies, regulations, or by-laws, these include but not limited to:

- Local Port Operators – Ports North enquiries@portsnorth.com.au - [Thursday Island | Ports North](#) Contact: 07 4052 3888
- Relevant local government - Torres Shire Council ceo@torres.qld.gov.au or ed.kulpa@torres.qld.gov.au Contact: 07 4069 1336
- Authorities for marine and fish habitat areas - Dept of Agriculture, Fisheries and Forestry www.daf.qld.gov.au Contact: planningassessment@daf.qld.gov.au

Maritime Safety QLD (MSQ) will do the cultural heritage search on your behalf with the latitude and longitude co-ordinates details you provide on your application.

The authority holder is required to purchase their own mooring apparatus, and ensure it is maintained, MSQ do not supply, install or remove the buoy mooring equipment.

Once you have all the approvals forward to Maritime Safety Queensland rhmcairns@msq.qld.gov.au MSQ will issue invoices for the application assessment fee \$104.70 (each application).

Looks like you will be seeking a restricted mooring for your ship's only.

Please do not hesitate to contact us if you have any other queries.

Tony Dorante
Marine Officer 3 | Thursday Island
Maritime Safety Queensland | Policy, Planning and Investment Division
Department of Transport and Main Roads

Phone: (07) 4069 1351 | Mobile: 0428 119 064
Email: antonio.f.dorante@msq.qld.gov.au
Website: www.tmr.qld.gov.au
Address: Floor 1 / 4 Hastings Street / Thursday Island QLD 4875
Postal Address: PO Box 109 Thursday Island QLD 4875



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Regards,

Ken Hastings
Specialist Business Adviser

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From: Ed Kulpa <ed.kulpa@torres.qld.gov.au>
Sent: Monday, 1 December 2025 7:59 AM
To: Ken Hastings <ken@halpinpartners.com.au>; Mary Bani <mary.bani@torres.qld.gov.au>
Cc: michaelguise <michaelguise@hotmail.com>; records <records@torres.qld.gov.au>
Subject: RE: Torres Strait Shipping

Good morning Ken.


Please be advised that such requests go to the Council's monthly Ordinary Meeting for consideration. I will note it as an Agenda Item for review at the December meeting which will be held next Tuesday, 9th December.

In the interim, if you have any relevant correspondence from MSQ regarding the request, are you able to please forward in on to myself at Council and it will form part of the


briefing notes.

Kind regards
Ed

Logo



Ed Kulpa | Director Projects, Planning & Environment
Torres Shire Council | Main Office
PO Box 171 | 68 Douglas Street | Thursday Island QLD 4875
P: 07 4083 1200 | D: 07 4083 1239 | M: 0436 949 229
email: ed.kulpa@torres.qld.gov.au
web: www.torres.qld.gov.au
TSC Email Banner January 2025.jpg



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From: Ken Hastings <ken@halpinpartners.com.au>
Sent: Friday, 28 November 2025 12:41 PM
To: Mary Bani <mary.bani@torres.qld.gov.au>; Ed Kulpa <ed.kulpa@torres.qld.gov.au>
Cc: michaelguise <michaelguise@hotmail.com>
Subject: Torres Strait Shipping

Good Afternoon Torres Shire Council

I am applying for a cyclone rated mooring to be installed in S 10°36.426’ E 142°13.800 for use mooring a Tug and Barge combination on behalf of Torres Strait Shipping Pty Ltd.

I have been asked by MSQ to contact Torres Shire Council to see if there are any objections from your department for a mooring to be installed at S 10°36.426’ E 142°13.800

I understand that the 3-leg design is the lowest impact mooring option for strong-hold, cyclone rated moorings as the chains are run taut on the seabed, minimising movement and scouring. North Marine have been engaged to install same subject to all relevant approvals being obtained.

Further technical advise can be given on request.

Should you have any queries please do not hesitate to contact me.

Regards,
Specialist Business Adviser
Ken Hastings
Direct: 07 4052 0845 Mobile: 0447 777 900
ken@halpinpartners.com.au
101 Sheridan Street • PO Box 354 • Cairns QLD 4870




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From: [Ken Hastings](#)
To: [Mary Bani](#); [Ed Kulpa](#)
Cc: [michaelguise](#)
Subject: Torres Strait Shipping
Date: Friday, 28 November, 2025 12:41:33 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Proposed Location.png](#)

Good Afternoon Torres Shire Council

I am applying for a cyclone rated mooring to be installed in S 10°36.426' E 142°13.800 for use mooring a Tug and Barge combination on behalf of Torres Strait Shipping Pty Ltd.

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Further technical advise can be given on request.

Should you have any queries please do not hesitate to contact me.

Regards,

Specialist Business Adviser

Ken Hastings

Direct: 07 4052 0845 Mobile: 0447 777 900

ken@halpinpartners.com.au

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ISSUE	REV	DATE
A	COMPLETED SKETCH DESIGN	250501

DRAWING LIST - PROJECT NAME

DRWG NO.	DRWG NAME	REV.	REV. DESCRIPTION	ISSUED TO	DATE	REASON
SD0.00	DRAWING SCHEDULE & TRANSMITTAL LIST	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD0.0R1	RENDERS					
SD0.10	SITE PLAN GENERAL ARRANGEMENT	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD01.01	GROUND FLOOR PLAN GENERAL ARRANGEMENT	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD01.02	FIRST FLOOR PLAN GENERAL ARRANGEMENT	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD02.01	GROUND FLOOR DIMENSIONED	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD02.02	FIRST FLOOR DIMENSIONED	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD06.01	ROOF PLAN	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD07.01	ELEVATIONS	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	
SD07.02	ELEVATIONS	A	COMPLETED SKETCH DESIGN	CLIENT, TOWNPLANNER	250501	

↑
current drawing issue shaded



SUBJECT SITE SHOWN CIRCLED

LOCALITY PLAN



STREET BIRDS EYE VIEW



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www.ggiarchitects.com
PO BOX 322, Edge Hill, Q 4870
T (07) 40322131 E cairns@ggiarchitects.com

CLIENT
RICHARD DE KLERK

PROJECT
PROPOSED NEW 4
TOWNHOUSES

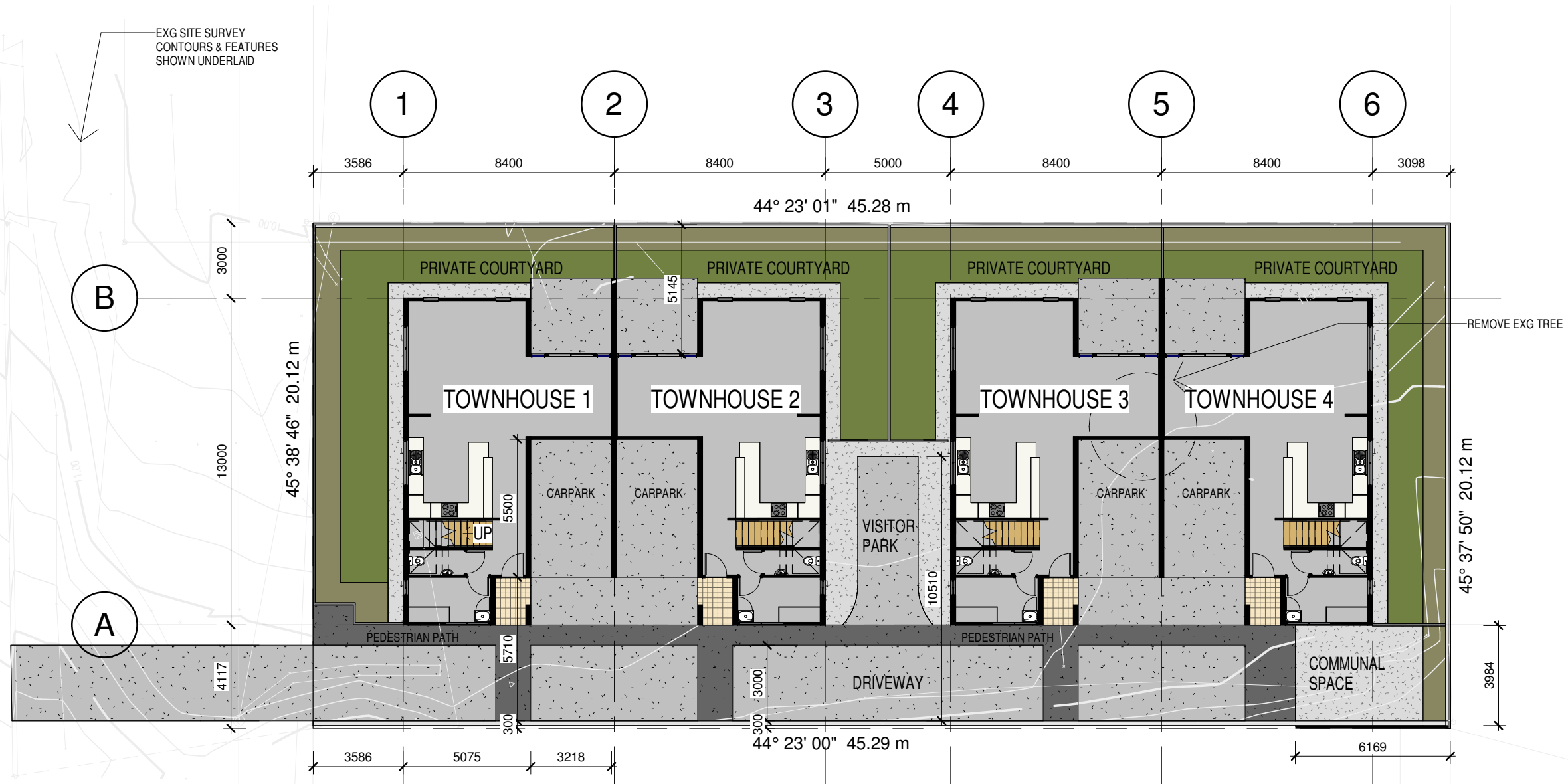
LOCATION
17 NAZEER STREET
THURSDAY ISLAND
L.33 ON T20722

DRAWING TITLE
DRAWING SCHEDULE &
TRANSMITTAL LIST

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SCALE	1 : 5000@A3		
DATE	APR 25		
SHEET No.	SD0.00	A	
JOB No.	2505		

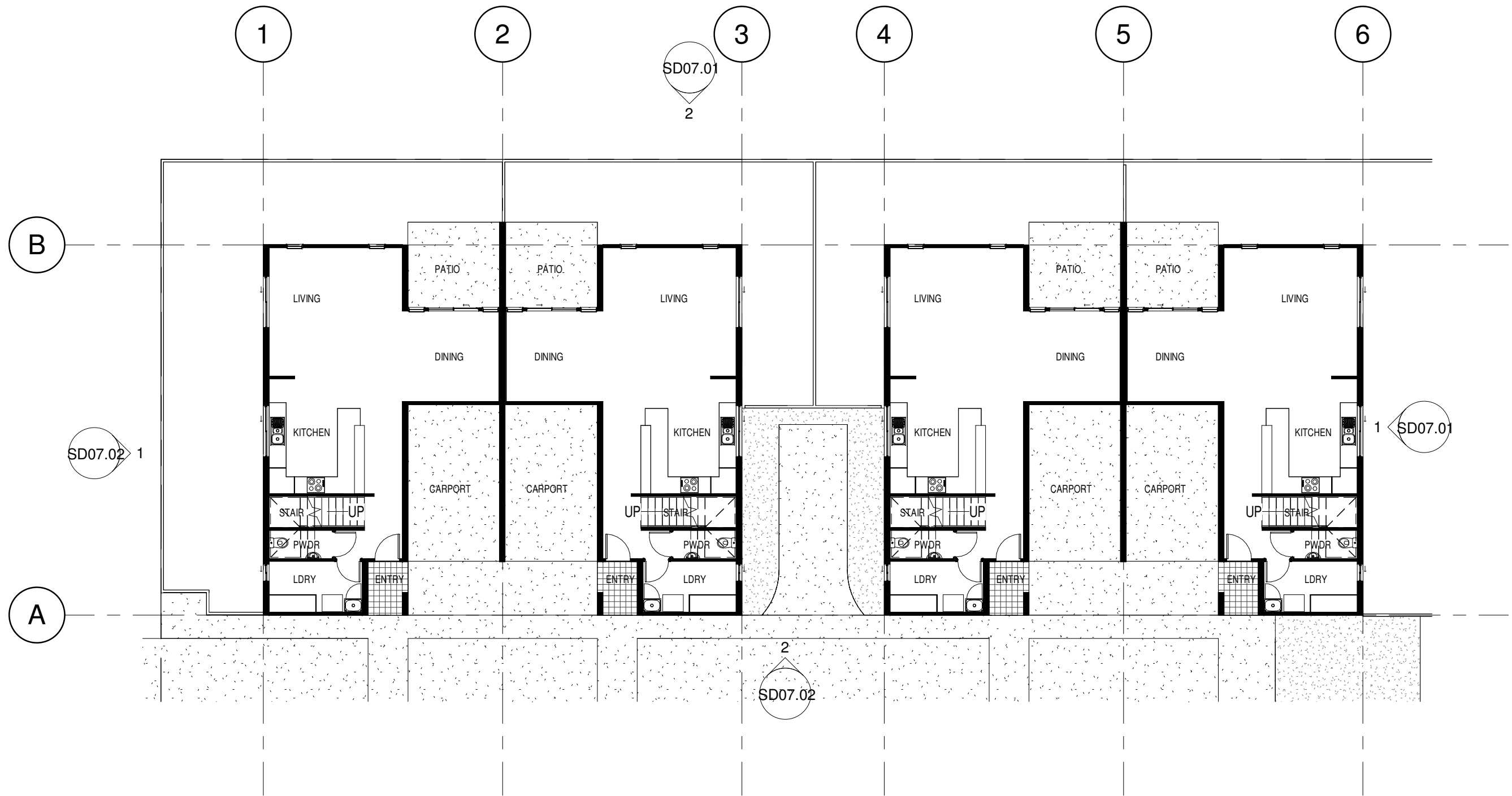
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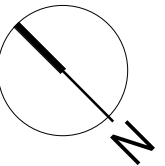


1 SITE PLAN GENERAL ARRANGEMENT
1 : 200

ISSUE	REV	DATE
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DESCRIPTION



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PROJECT
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LOCATION
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L.33 ON T20722

DRAWING TITLE
GROUND FLOOR PLAN
GENERAL ARRANGEMENT

DRAWN	SS	APPROVED		GG
SCALE		1 : 150@A3		
DATE		APR 25		
SHEET No.		SD01.01	A	
JOB No.		2505		

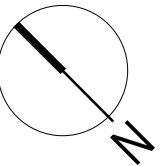
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1 GROUND FLOOR PLAN GENERAL ARRANGEMENT
1 : 150

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A	COMPLETED SKETCH DESIGN	250501



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PROJECT
PROPOSED NEW 4
TOWNHOUSES

LOCATION
17 NAZEER STREET
THURSDAY ISLAND
L.33 ON T20722

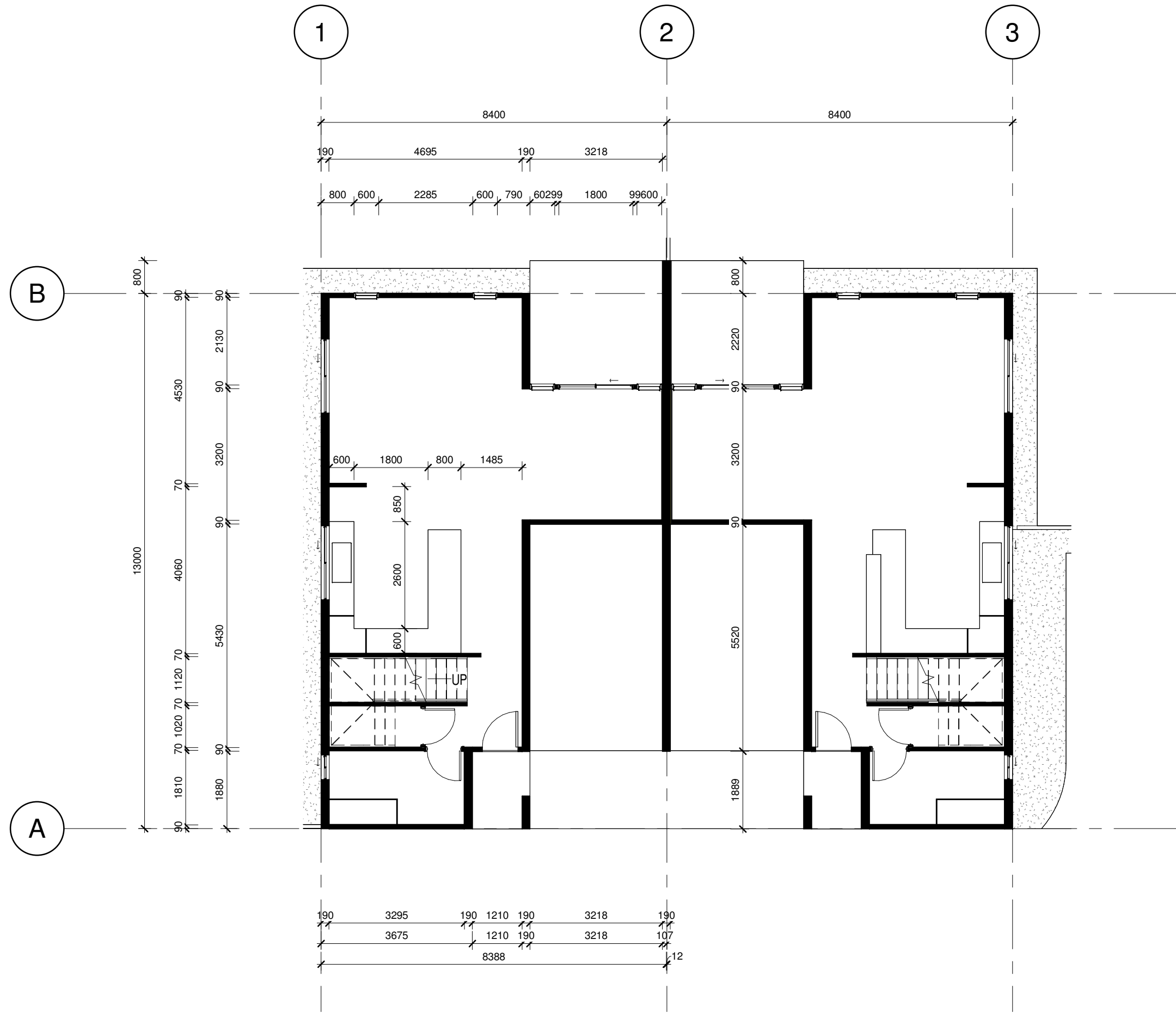
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GENERAL ARRANGEMENT

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JOB No.		2505		

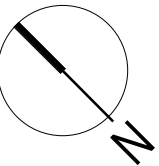
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1 FIRST FLOOR PLAN GENERAL ARRANGEMENT
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ISSUE	REV	DATE
A	COMPLETED SKETCH DESIGN	250501



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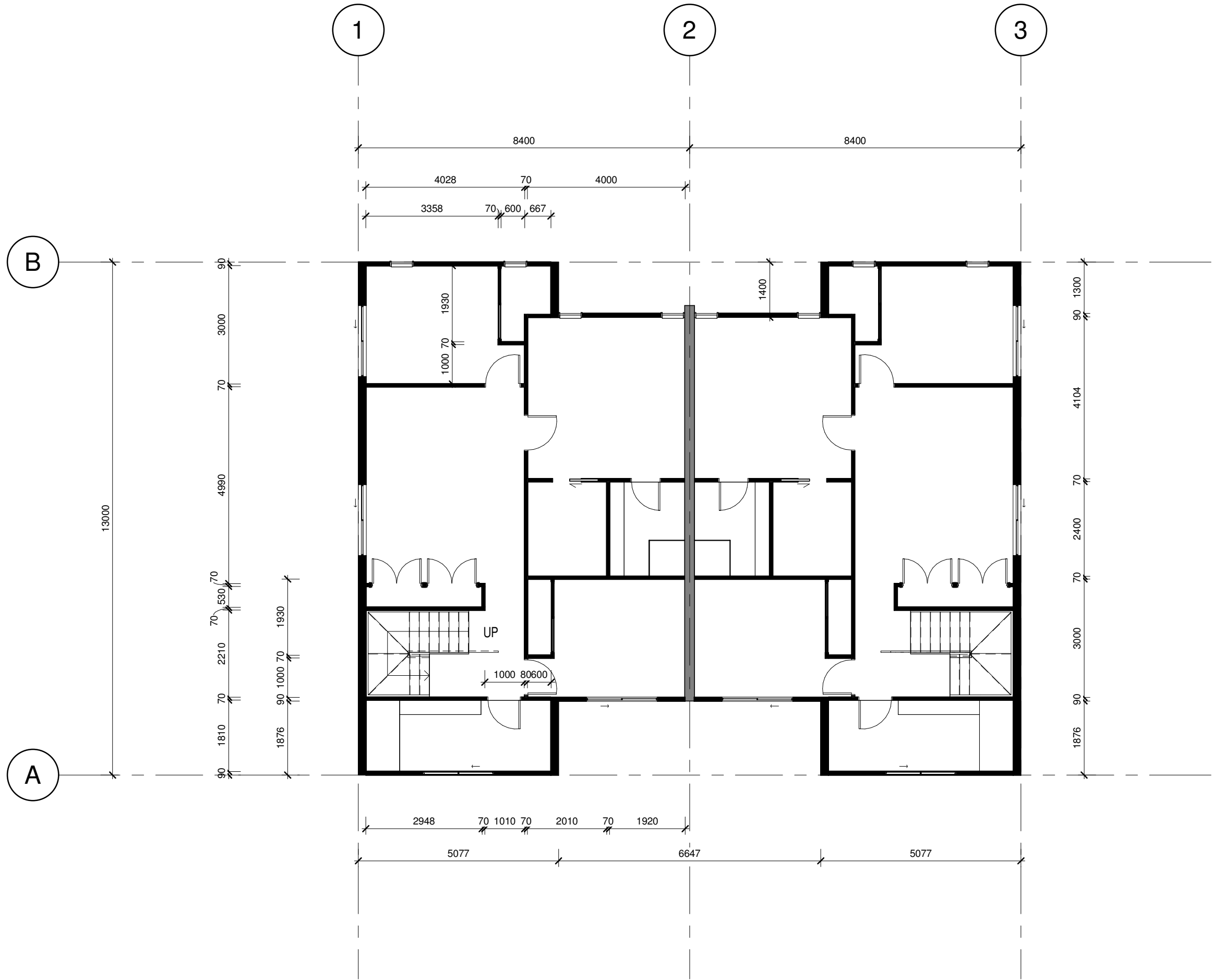
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DIMENSIONED

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JOB No.	2505		

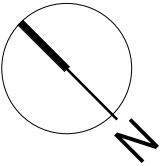
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1 GROUND FLOOR PLAN DIMENSIONED
1 : 100

ISSUE	REV	DATE
A	COMPLETED SKETCH DESIGN	250501



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DRAWING TITLE
FIRST FLOOR
DIMENSIONED

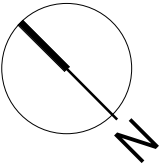
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DATE	APR 25		
SHEET No.	SD02.02	A	
JOB No.	2505		

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1 FIRST FLOOR PLAN DIMENSIONED
1 : 100

ISSUE	REV	DATE
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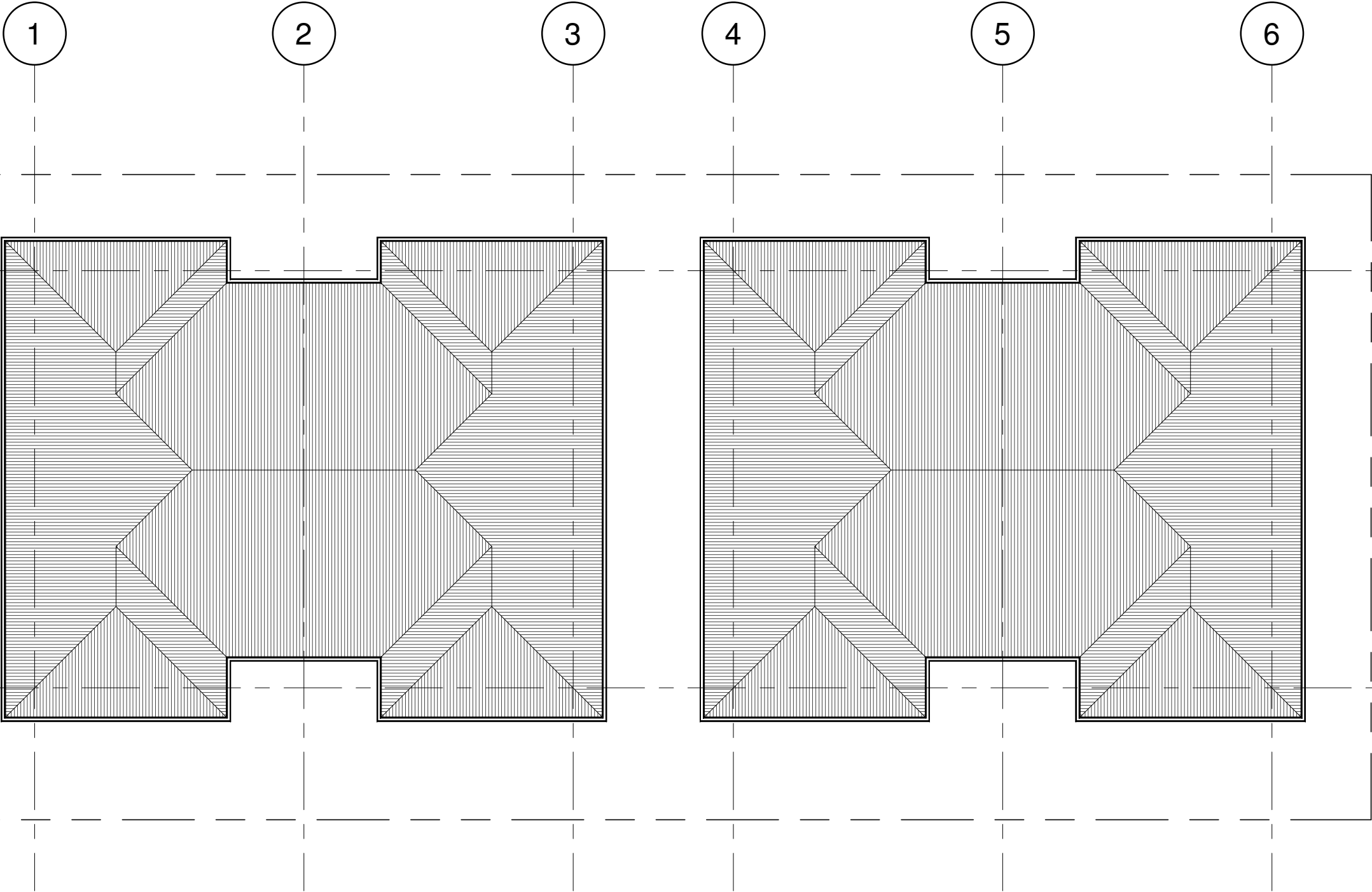
PROJECT
 PROPOSED NEW 4
 TOWNHOUSES

LOCATION
 17 NAZEER STREET
 THURSDAY ISLAND
 L.33 ON T20722

DRAWING TITLE
 ROOF PLAN

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DATE	APR 25		
SHEET No.	SD06.01	A	
JOB No.	2505		

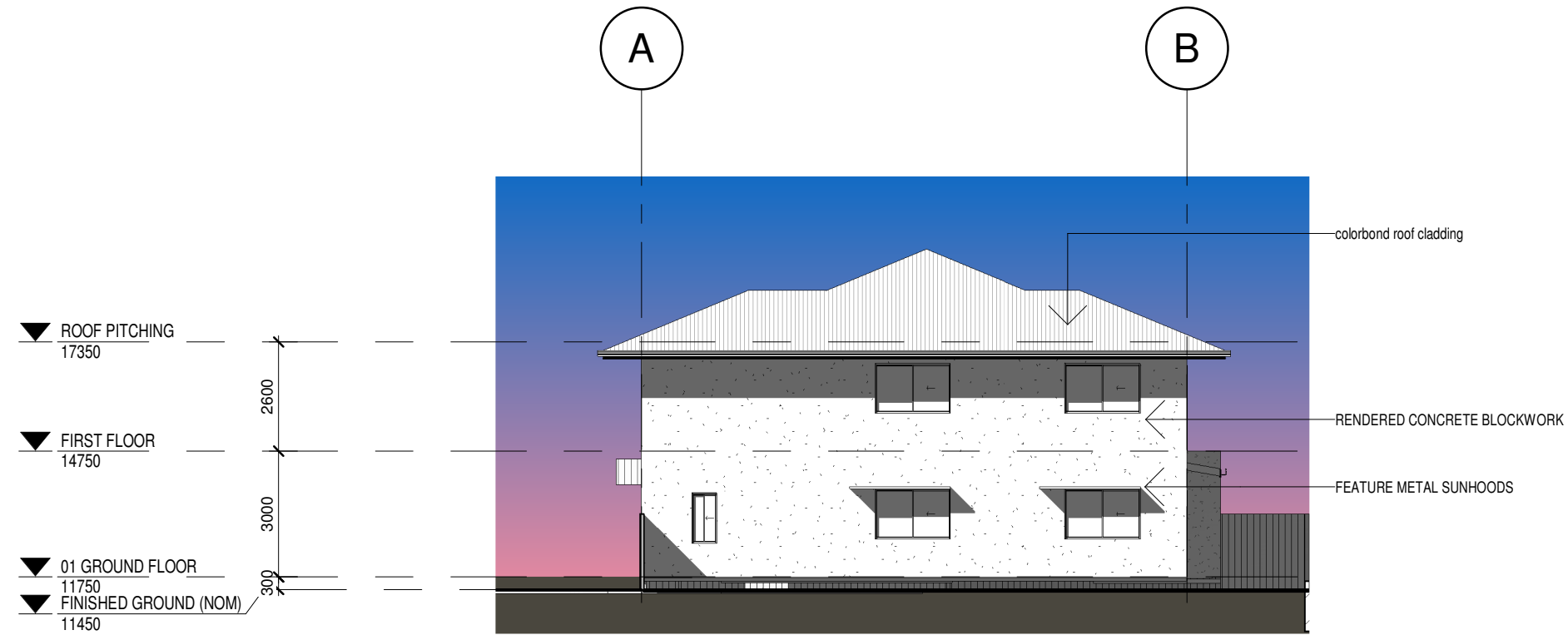
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1

ROOF PLAN
 1 : 150

ISSUE	REV	DATE
A	COMPLETED SKETCH DESIGN	250501



1 EAST ELEVATION
SD01.01 1 : 150

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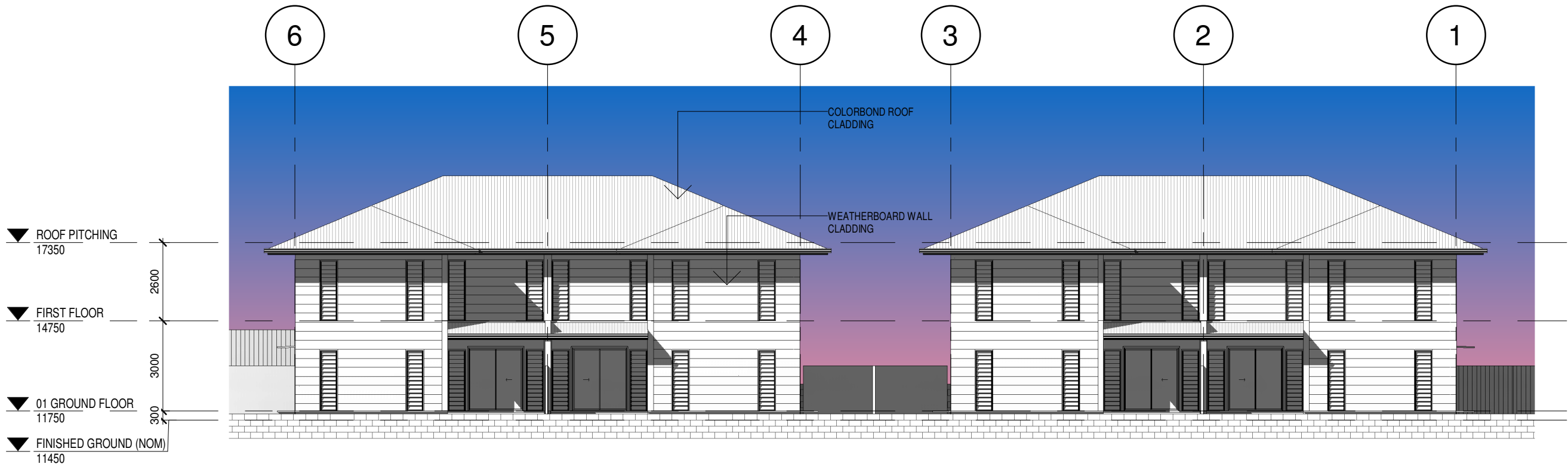
PROJECT
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LOCATION
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DRAWING TITLE
ELEVATIONS

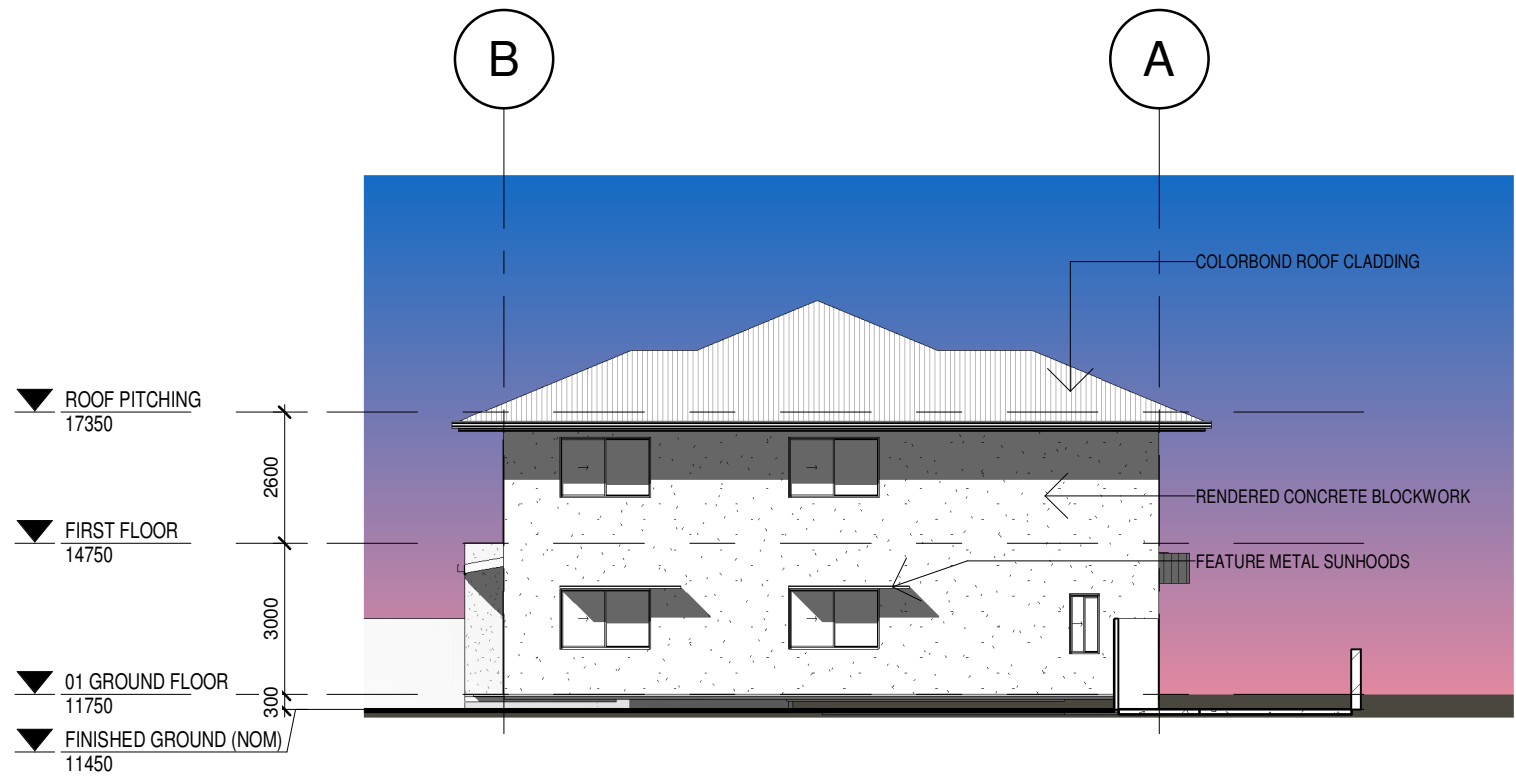
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DATE		APR 25		
SHEET No.		SD07.01	A	
JOB No.		2505		

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2 NORTH ELEVATION
SD01.01 1 : 150

ISSUE	REV	DATE
A	COMPLETED SKETCH DESIGN	250501



1

WEST ELEVATION

SD01.01

1 : 150

LEGEND

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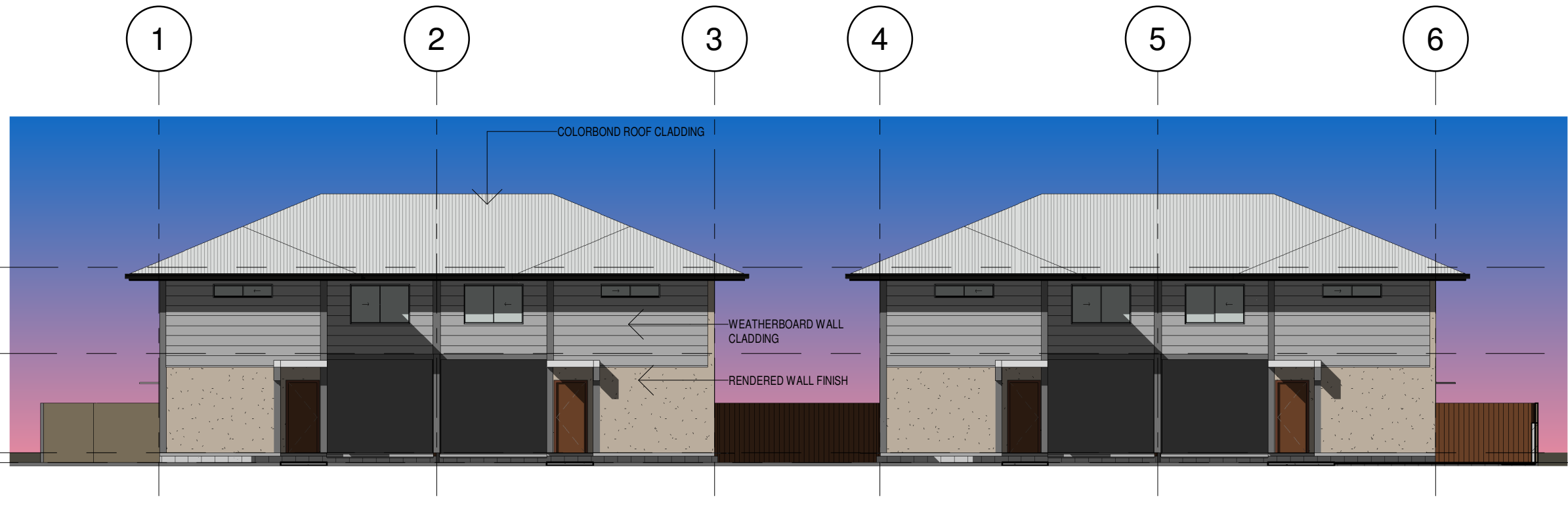
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DRAWING TITLE
ELEVATIONS

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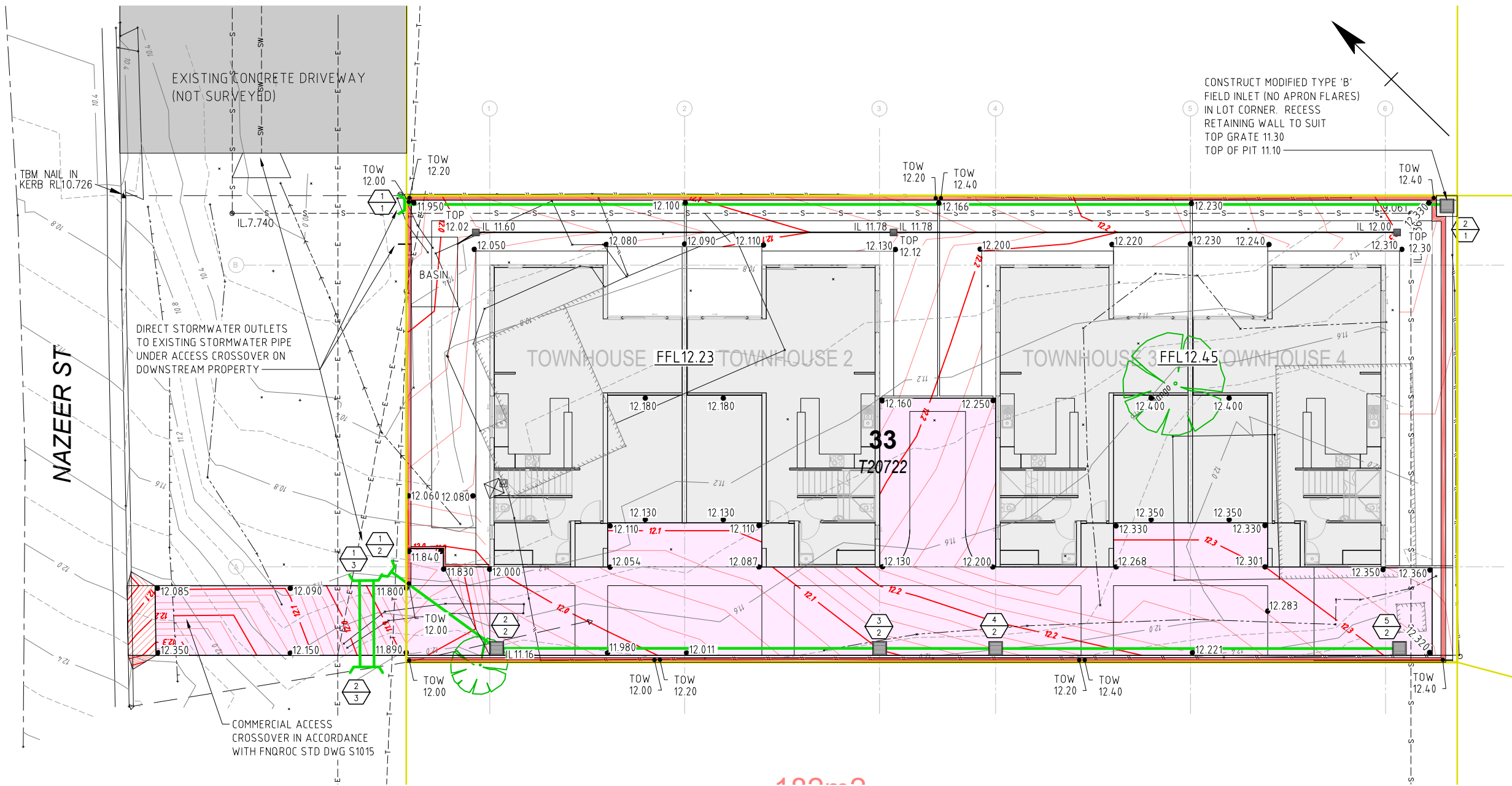


2

SOUTH ELEVATION

SD01.01

1 : 150



PLAN
SCALE: 1:100 (A1)

- LEGEND**
- EXISTING SURFACE CONTOUR (200mm INTERVAL)
 - DESIGN SURFACE CONTOUR (200mm INTERVAL)
 - FINISHED SURFACE LEVEL
 - INTERNAL STORMWATER DRAINAGE PIT AND PIPE
 - STORMWATER DRAINAGE PIT AND PIPE CARRYING EXTERNAL FLOWS
 - NEW PAVEMENT REFER TO STRUCTURAL DRAWINGS FOR DETAILS
 - RETAINING WALL REFER TO STRUCTURAL DRAWINGS FOR DETAILS

- NOTES**
- SITE PREPARATION**
- STRIP SURFACE OF GRASS, TREES AND TOPSOIL.
 - RECOMPACTION OF EXISTING FILL TO 98% STANDARD DRY DENSITY RATIO (SDDR) AND IN ACCORDANCE WITH AS 3798
 - REMEDIAL COMPACTION OF SAND (BELOW EXISTING FILL AS WELL) BY HEAVY, FLAT-DRUM, VIBRATORY ROLLER TO IMPROVE FOUNDATION CONSISTENCY.
 - SITE PREPARATION SHALL ENCOMPASS PROPOSED BUILDING FOOTPRINT PLUS 1.5m BEYOND THE BUILDING PERIMETER.
 - ALL FURTHER FILLING, INCLUDING EXISTING FILL AND ANY IMPORTED FILL SHALL BE SELECTED AND CONTROLLED IN ACCORDANCE WITH AS 3798 AND TO A MINIMUM 98% SDDR.
 - FINISHED SURFACE TO BE GRADED UNIFORMLY BETWEEN LEVELS SHOWN.
 - THE CONTRACTOR IS TO ENSURE THAT LANDSCAPING (eg. GARDEN BEDS, MULCH ETC) DOES NOT INTERFERE WITH SURFACE GRADES AND OVERLAND FLOW PATHS SHOWN ON THIS DRAWING.

- EXISTING SERVICES**
- THE CONTRACTOR IS TO LOCATE ALL EXISTING SERVICES IN THE WORKS AREA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - EXISTING SERVICES ARE PLOTTED FROM THE BEST INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY THE PRINCIPAL OR SUPERINTENDENT FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.

- STORMWATER DRAINAGE**
- ROOF WATER DRAINAGE TO BE CONNECTED TO PIPES AND PITS SHOWN ON THIS DRAWING AND IN ACCORDANCE WITH HYDRAULIC CONSULTANT'S REQUIREMENTS.
 - UNDERGROUND STORMWATER DRAINAGE PIPES SHOWN ON THIS DRAWING ARE TO BE CLASS S100 uPVC OR PP PIPE BEDDED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE FNQROC DEVELOPMENT MANUAL. BACKFILLING TO BE CARRIED OUT IN LAYERS OF 200mm AND COMPACTED TO 98%RD. CONTRACTOR MAY ELECT TO BACKFILL WITH SAND PROVIDED SAND IS FLOODED WITH WATER AND COMPACTED IN LAYERS NOT EXCEEDING 250mm.
 - GRADED INLET PITS ON THIS DRAWING ARE TO BE SERIES 3000 EVERHARD PLASTIC STORMWATER DRAINAGE PITS FITTED WITH GALVANISED STEEL GRATES OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.

ALL WORKS
CONSTRUCTION AND INSTALLATION OF ALL WORKS AS DETAILED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE PROCEDURES, SPECIFICATIONS AND DRAWINGS CONTAINED IN THE CURRENT ISSUE OF THE FNQROC DEVELOPMENT MANUAL.

ISSUED FOR
APPROVAL
NOT FOR
CONSTRUCTION

THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.				CLIENT: RICHARD DE KLERK				RODGERS CONSULTING ENGINEERS 124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 admin@rogersconsulting.com.au				TITLE: CIVIL WORKS GENERAL ARRANGEMENT			
THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING. DO NOT SCALE FROM THIS DRAWING. THE CONTRACTS ARE TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.				PROJECT: PROPOSED TOWNHOUSES AT 17 NAZEER STREET THURSDAY ISLAND QLD				124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 PHONE: 07 4051 9466 FAX: 07 4051 9477 Heath Rodgers RPEQ 7859				DRAFTED: KCDD DESIGNED: EWK SCALE: 1:100			
A INITIAL ISSUE				04/08/25				PROJECT NO: 250120				DWG NO: C01			
REV DESCRIPTION				APP'D DATE				REV: A							

ATTACHMENT C

INFRASTRUCTURE CHARGES CALCULATION Development Application – IDAS25/17 17 Nazeer Street, Thursday Island (Lot 33 T20722)

CHARGES CALCULATION

Material Change of Use (Multiple dwelling – 4 units)

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Residential (for each dwelling with 3 or more bedrooms)	\$9,203.30	\$7,669.41	\$4,601.65	\$3,067.77	\$6,135.52	\$30,677.65

TOTAL ADOPTED CHARGE

\$30,677.65 x 4 dwelling units = \$122,710.60

CREDIT CALCULATION

Existing Dwelling House

Adopted Charges Development Description	Water Supply	Sewerage	Transport	Community Facilities & Parks	Stormwater	Total
Residential (for each dwelling with 3 or more bedrooms)	\$9,203.30	\$7,669.41	\$4,601.65	\$3,067.77	\$6,135.52	\$30,677.65

TOTAL CREDIT

\$30,677.65

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$122,710.60	\$30,677.65	\$92,032.95

(Note: The Total Infrastructure Charge = Total Charges – Total Credit for Existing Use)



**MOORING APPLICATION -
TORRES SHIRE COUNCIL
8TH JANUARY 2025**



TI FORCE - Global Marine Seatamer Barge

BARGE LENGTH 13M

MAX PAYLOAD 8 Tonne Deck

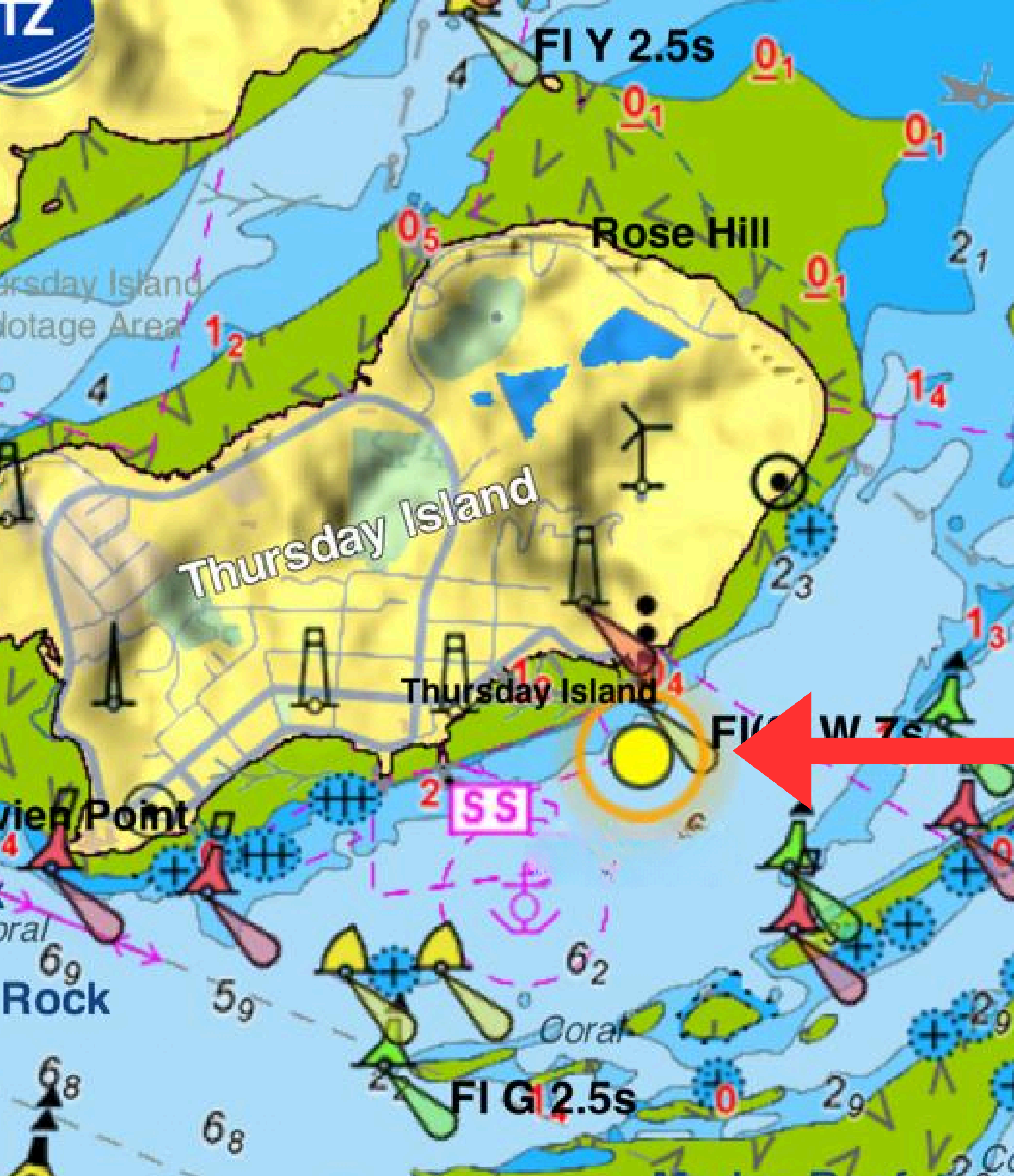
HYDRAULIC LOADING HIAB with 6m reach

BOW DOOR RAMP Drive on / off operation

UVI 426344

INTENDED USAGE

- Live Seafood Transport from Thursday Island to Horn - improved fish quality direct to charter plane
 - Cold chain perishables connecting Cairns - Horn - Thursday Island
 - Support Local Government projects inter island
 - Support local business with “just in time” transport links Cairns to Thursday Island
 - Vehicle transport
-



Mooring Coordinates

We are applying for a mooring and are seeking a letter from the Torres Shire Council stating we have approval to use ramps, jetties and waterways.

S 10° 35.142
E 142° 13.65



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www.torres.qld.gov.au

Torres Shire Council

FOOD SECURITY

STRATEGIC ACTION PLAN

2026-2035



Funded by: Health+Wellbeing Queensland
Prepared by: Emver Partners
January 2026

health+
wellbeing
Queensland

EMVER
PARTNERS

PROPOSAL SUMMARY

Name of proposal	Strategic Action Plan for TSC Food Security Strategy 2026-2035
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1.0			Final for Thanakwith acceptance

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Torres Shire Council acknowledges the traditional custodians of the land, the kaurareg people, along with all torres strait islander elders, past, present and emerging.

This acknowledgment is a formal recognition of the deep and ongoing connection to country that these groups have.

As we move forward in shaping the future of food security in the region, we remain committed to upholding and celebrating ailan kastom, ensuring that the voice and wisdom of traditional owners guide all we do.



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IMAGE ACKNOWLEDGMENT

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EXECUTIVE SUMMARY

Food security in the Torres Shire is not simply about supply. It is a systems issue shaped by geography, transport dependency, infrastructure capability, climate exposure and affordability. For island communities, reliable access to nutritious and appropriate food underpins health, well-being and long-term resilience. When food systems fail, impacts are immediate and costly. When they function well, communities are stronger, healthier and better positioned to grow.

This Strategy positions food security as essential infrastructure rather than a short-term service response. Food systems are treated with the same priority as transport, power and communications. The Strategy shifts focus away from crisis response and towards strengthening the systems, capability and partnerships that make access to food reliable and sustainable over time.

Torres Shire Council's role is not to operate food services, but to enable better outcomes across the system. Council will act as an advocate, coordinator and investment facilitator. It will use its influence to improve infrastructure planning, strengthen freight collaboration, support skills development and align stakeholders around shared objectives. The intent is not duplication, but integration - ensuring regional and national policy settings and investment programs support local effort.

The Strategy focuses on five priority areas: freight reliability and food storage, community training and education, partnership development, infrastructure readiness and data-informed advocacy. Training in gardening, agriculture, nutrition and food handling is central to building local capability. Infrastructure planning prioritises cold storage and reliable energy. Partnerships with health services, industry, transport operators and community organisations strengthen coordination and delivery.

Delivery is staged over ten (10) years from 2026 to 2035. The early phase focuses on planning, training and partnerships. The latter phase consolidates investment, expands capability and strengthens resilience. Flexibility is built into the framework to ensure the Strategy remains responsive as funding opportunities, technology and conditions change.

This Strategy aligns with national preparedness frameworks, regional health priorities and leading local government practice. It reflects the reality of island life and respects community leadership.

Most importantly, it is about confidence. Confidence that food will be available. Confidence that it will be safe, affordable and healthy. Confidence that Torres Shire communities are shaping food systems designed for island conditions and long-term stability.



Food security is not a welfare issue. It is the foundation of strong communities and a resilient future.



01

INTRODUCTION & BACKGROUND

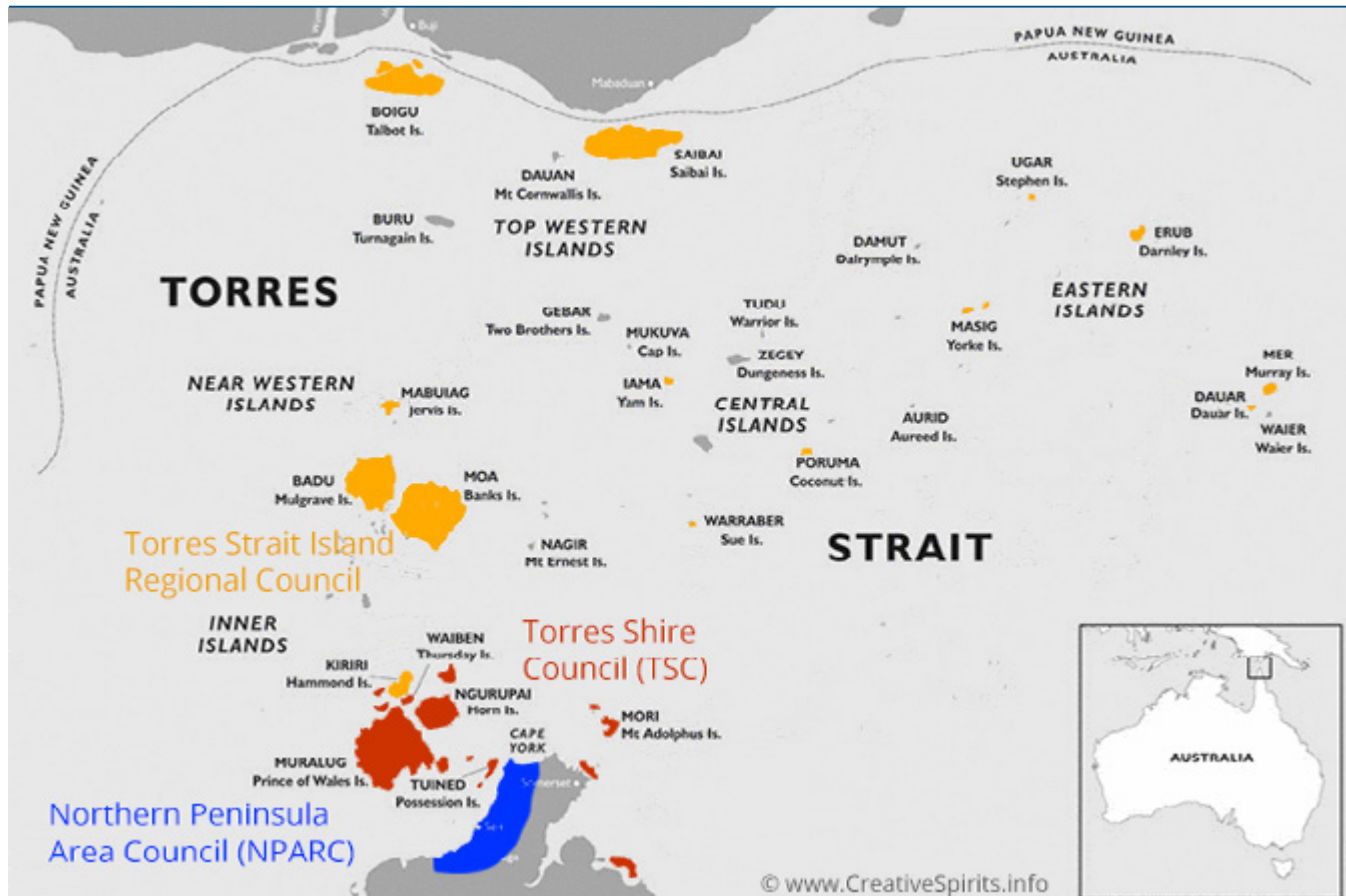
1.1. ABOUT THIS DOCUMENT

This Strategy sets the direction for improving food security in Torres Shire from 2026 to 2035. It reflects community voices, evidence and policy priorities. The document outlines strategic focus areas and practical actions to lower costs, strengthen supply, support local production and build long-term resilience through stronger systems, local leadership and regional partnerships.

1.2. ABOUT TORRES SHIRE COUNCIL

The Shire of Torres is the northernmost local government area in Queensland, comprising all Queensland land north of latitude 11 degrees south. This includes the northern tip of Cape York Peninsula and several uninhabited islands located immediately south of Papua New Guinea. The administrative centre of the Shire is Waibene (Thursday Island), which operates as the principal service and commercial hub for the Shire's communities.

 3533 POPULATION	QLD LAND NORTH 11°S LATITUDE	 THURSDAY ISL. ADMINISTRATIVE CENTER
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1.2. ABOUT TORRES SHIRE COUNCIL (CONTINUED)

According to the Queensland Statistician's Office (2023 edition), the Shire of Torres has a resident population of approximately 3,533 people, 69% of which is identified as Torres Strait Islander and/or Aboriginal, with strong kinship networks and cultural ties to sea, land and traditional food systems. Furthermore, the population is relatively young compared to state averages and a high proportion of households support extended family arrangements.

The Shire is geographically isolated. Waibene (Thursday Island) being is located approximately 1,000 kilometres north of Cairns, the nearest major regional city. Cairns is already relatively isolated, being 1700km from Brisbane, the central hub for Northeastern Australian food distribution for the state. The region is accessible only by air and sea. There are no road connections to mainland service centres, and

all food, fuel and essential supplies depend on marine and aviation freight services. Weather conditions, particularly during the wet season with storm and cyclone events along Cape York Peninsula, frequently interrupt supply for extended periods.

The Shire's climate and location require infrastructure designed for tropical conditions, salt exposure and extreme weather and rising sea levels. These geographic realities directly shape health access, economic activity, housing logistics and food supply systems. This combination of remoteness, international proximity and island-based settlement makes the Shire of Torres unlike other local government area in Australia. Policy, infrastructure and service delivery must be tailored specifically to island conditions and community context rather than based on mainland assumptions.



DEFINITION: FOOD SECURITY IN THE TORRES SHIRE MEANS THAT INDIVIDUALS & HOUSEHOLDS ACROSS THE ISLANDS & MAINLAND COMMUNITIES HAVE RELIABLE, AFFORDABLE & CULTURALLY APPROPRIATE ACCESS TO SAFE, NUTRITIOUS FOOD, DELIVERED THROUGH SUPPLY SYSTEMS THAT ARE RESILIENT TO DISTANCE, WEATHER & TRANSPORT DISRUPTION, & THAT SUPPORT GOOD HEALTH, DIGNITY & EVERYDAY LIFE IN A REMOTE ISLAND CONTEXT.

1.3. FOOD SECURITY IN TORRES SHIRE

Food security in the Shire of Torres is not simply about whether food is available. It is about reliability, dignity, health and the ability of island communities to live well in one of Australia's most remote settings. Geography, limited transport access and high freight dependence shape daily life. Food is routinely more expensive, choice is often limited and quality is inconsistent.

Isolation amplifies vulnerability. All supplies arrive by air or sea and any delay immediately affects availability and cost. Weather events, vessel schedules, airline capacity and infrastructure limitations directly influence household access to food. When transport is disrupted, communities experience shortages within days. Limited on-island storage capacity and inconsistent power supply increase the risk of spoilage and waste, further raising prices and reducing choice.

According to Health+Wellbeing Queensland (2022-2023), these conditions translate directly into health impacts. Poor access to fresh and nutritious food is closely associated with rates of chronic disease, including diabetes and kidney disease, across the Shire. Food insecurity presents not only as hunger but as nutritional stress that affects children, families and older people.

At the same time, the Shire has strong cultural foundations in food. Fishing, hunting and gathering continue to play an active and essential role in household diets. Local knowledge of sea and land remains central to wellbeing and identity. Traditional food is not symbolic; it remains practical and an economic necessity.



Food security in the Torres Shire ultimately depends on control & confidence. Confidence that food will be available, that it will be safe & affordable and that communities are not one freight delay away from crisis.

02

COMPLEMENTARY POLICY & STRATEGIC ALIGNMENT

This Strategy is grounded in current community aspirations and embedded within national, regional, and local policy frameworks that recognise food security as a structural issue rather than a short-term service-delivery challenge. The Literature Review prepared for this project establishes that food systems intersect directly with health outcomes, economic participation, infrastructure planning and climate resilience. The strategy therefore adopts an alignment-first approach, ensuring Torres Shire Council's actions compliment, rather than duplicate or contradict, broader reform directions already underway across government and industry.



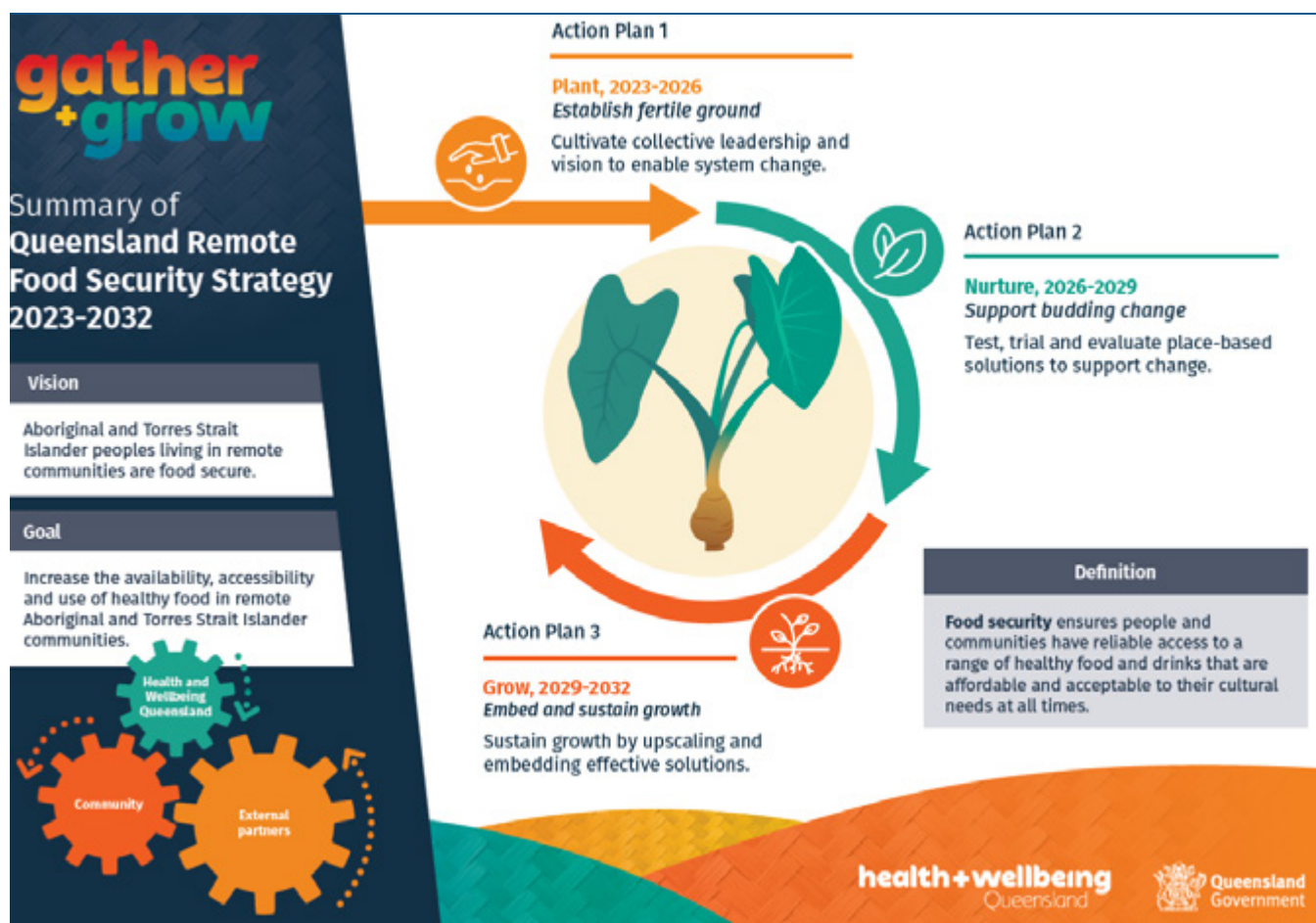
The Literature Review conducted as a research and information process to this strategy is available upon request.

At a national level, food security is now being framed as essential infrastructure. For example, the Australian Strategic Policy Institute's *National Food Security Preparedness Green Paper* (April 2025) identifies food systems as critical to national security and community resilience, placing logistics, storage and supply chains alongside energy and defence in terms of importance. This policy shift validates Council's approach to treat food security as core infrastructure rather than a welfare issue. The Strategy adopts this framing by prioritising freight reliability, cold and bulk storage capacity and supply chain resilience as foundational conditions for wellbeing and economic stability. This framing is further supported inside the strategies' aims and objectives by advocacy for and focus on local production and teaching.

Similarly, the *National Strategy for Food Security in Remote First Nations Communities* (Commonwealth Department of the Prime Minister and Cabinet 2014) reframes food as both a health right and a cultural right, embedding sovereignty, agency and sustainability into food system reform. The Literature Review highlights that up to 80 per cent of First Nations households in very remote areas experience food insecurity, driven by structural factors such as geography, income, poor infrastructure and inconsistent freight. This Strategy directly aligns with the national framework's six pillars - availability, access, stability, utilisation, agency and sustainability - by embedding community leadership, governance structures and workforce development as core design features.

At the regional level, the Torres and Cape Hospital and Health Service's Health Equity Strategy reinforce the direct relationship between food access and chronic disease, highlighting elevated rates of diabetes, kidney disease and rheumatic heart disease across the region. Torres Shire Council's Food Security Strategy reflects established public health theory by treating food access as essential health infrastructure. It recognises that nutrition, supply reliability and food literacy operate as core social determinants of health, rather than matters of individual lifestyle choice. Torres Shire Council's Food Security Strategy aligns with this logic by positioning food access as health infrastructure, integrating nutrition, supply reliability and education as health determinants rather than lifestyle choices.

Health and Wellbeing Queensland is Queensland's dedicated prevention agency established to drive change, so all Queenslanders have the best chance to live a healthier life their's *Gather and Grow Strategy* (2023) focuses on systems change, prevention and community-based solutions, which closely align with the intent of this Strategy. The emphasis on food access as a determinant of health reinforces the Strategy's framing of food systems as essential infrastructure rather than isolated social initiatives.



The Queensland Statistician's Office's Regional Profile shows a narrow economic base in Torres Shire, dominated by public sector employment and dependent on imported goods. The Literature Review establishes a direct linkage between food insecurity and economic vulnerability: high food prices reduce disposable income, suppress business formation and lock communities into freight dependence. This Strategy responds by embedding food systems into economic development planning, recognising that local production, storage, logistics and retail services represent an untapped private-sector growth opportunity alongside improved food access.

Local government leadership models also inform the strategy's governance design. The Merri-bek City Council's (Victoria) Food System Strategy 2024-2027 and Canberra Region Local Food Strategy 2024-2029 (ACT Government) demonstrate how local councils can operate as system convenors rather than food providers, using governance forums, data-sharing and education programs to coordinate supply, demand and investment. The Tasmanian Government's Food Relief to Food Resilience Strategy 2023-2025 further reinforces the central role of education, gardens and food literacy in building household resilience.

The Literature Review compiled by Northern Australian Consulting firm Emver Partners also makes clear that food security intersects directly with disaster preparedness and climate adaptation. Rising sea levels, cyclone exposure and saltwater intrusion are identified as primary risks to both transport networks and traditional food systems. The CSIRO's Reshaping Australian Food Systems Report 2023 emphasises renewable power for cold storage, climate-resilient infrastructure and regenerative practices as essential adaptations. The Strategy therefore aligns food planning with climate adaptation and emergency management, incorporating renewable energy with food security solutions such as cold storage, freight redundancy and local cultivation into resilience planning.

It is also acknowledged that food security is a rapidly evolving policy environment. Across all tiers of government, new strategies, investment programs and research is emerging. This Strategy does not claim to capture every initiative underway across Australia. Rather, it uses the most relevant and authoritative material available to establish a coherent framework that can evolve as policy and funding settings change. Flexibility and regular review are therefore embedded as design features.



In summary, this Strategy does not operate in isolation. It deliberately aligns Torres Shire Council with the following steering documents:

STEERING DOCUMENTS	KEY LITERATURE
 <p>NATIONAL RESILIENCE, PREPAREDNESS & SOVEREIGNTY FRAMEWORKS</p>	<ul style="list-style-type: none"> • National Food Security Preparedness Green Paper (2025): Establishes food systems as part of national security, preparedness and critical infrastructure planning. • National Strategy for Food Security in Remote First Nations Communities (2024): Defines food security as a cultural and health right framed through sovereignty and self-determination. • CSIRO Future Food Systems Roadmap (2023): Positions resilience, innovation and logistics as food system foundations.
 <p>REGIONAL HEALTH & EQUITY PRIORITIES</p>	<ul style="list-style-type: none"> • Torres and Cape Hospital and Health Service Health Equity Strategy (2022–25): Links food access directly to chronic disease, disadvantage and geographic inequity. • Gather + Grow Torres Strait and Northern Peninsula Area Regional Food Security Plan: The State's targeted plan for food security in the region. • Dietitians Australia – Food Pricing in Remote Indigenous Communities (2020): Quantifies affordability pressures and nutrition risk in remote communities.
 <p>NATIONALLY IDENTIFIED LOCAL & STATE GOVERNMENT LEADERSHIP MODELS</p>	<ul style="list-style-type: none"> • Merri-bek Food Systems Strategy (2024–27): Council as systems convener across health, planning, markets and logistics. • Canberra Region Local Food Strategy (2024–29): Regional collaboration, governance, education and local enterprise integration. • Gather + Grow 2023–2032 Queensland Remote Food Security Strategy: The State's long-term plan to improve and sustain food security in remote Aboriginal and Torres Strait Islander communities. • Tasmanian Food Relief to Food Resilience Strategy (2021–24): Formal shift from food relief to capability, education and resilience.
 <p>ECONOMIC & ENVIRONMENTAL DIVERSIFICATION POLICY</p>	<ul style="list-style-type: none"> • Queensland Statistician's Office (2023 edition): Demonstrates lack of economic diversity and private sector growth. • CSIRO Future Food Systems Roadmap (2023): Supports investment in cold-chain logistics, food enterprises and workforce skills. • Canberra Region Local Food Strategy (2024–29): Illustrates circular economy and enterprise enablement through food systems.
 <p>CLIMATE ADAPTATION & DISASTER PLANNING</p>	<ul style="list-style-type: none"> • CSIRO Future Food Systems Roadmap (2023): Identifies renewable energy, storage resilience and regenerative systems as climate responses. • National Food Security Preparedness Green Paper (2025): Links food logistics reliability with disaster resilience and continuity planning. • National Strategy for Remote First Nations Food Security (2024): Pillar of stability includes disaster and logistics resilience.

03 | OUR PATHWAY TO OUR PLAN

This Strategy has been built through community leadership, structured engagement and evidence-based design. The process placed local experience at the centre and ensured voices across the Torres Shire directly shaped priorities, directions and actions.

The engagement program was delivered through a combination of community sessions, stakeholder workshops, surveys and targeted outreach across multiple islands. Recognised principles of collaboration, inclusion and cultural safety underpinned it.

The purpose of the engagement was to move beyond consultation to shared problem-solving. Community members were invited to identify what is working, what is not and what must change to achieve food security. The process intentionally focused on local solutions rather than external assumptions. The Strategy embedded, real-world experience alongside a strategic policy framework.

3.1. HOW ENGAGEMENT WAS DELIVERED

Engagement occurred through:



This process followed a staged methodology that moved from awareness-building to deep discussion and validation of early themes. According to the Project Plan, the consultation approach prioritised community-led dialogue supported by data analysis and structured feedback loops between the community and Council. The process deliberately avoided a one-off consultation model and instead embedded multiple access points to participate.



**Food insecurity in this region manifests
as obesity and diabetes.**

Aletia Twist
CEO Mura Kosker Sisterhood Foundation

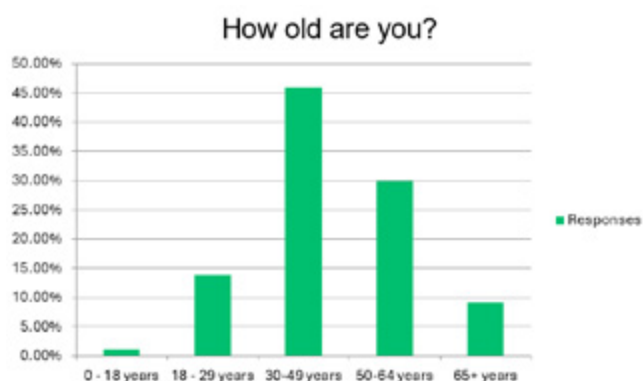


3.2. SURVEY

An online and paper-based community survey was undertaken to understand the lived experience of food access, affordability, quality and supply reliability across the Torres Shire. The survey opened on Friday, 24 October 2025, and closed on Sunday, 16 November 2025, following an extension to encourage greater community involvement.

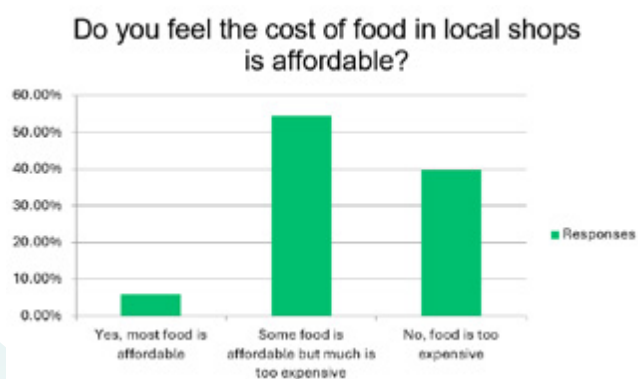
More than 70 responses were received, providing a strong snapshot of general community sentiment and household experiences across the Shire.

The survey was completed primarily by working-age adults responsible for household food purchasing and preparation. Almost 70 per cent of respondents were female and more than half identified as Torres Strait Islander or Aboriginal. Most respondents were aged 30 to 64, meaning the results strongly reflect the pressures facing families and working households. Responses were received from across the Shire consistent with the population distribution.

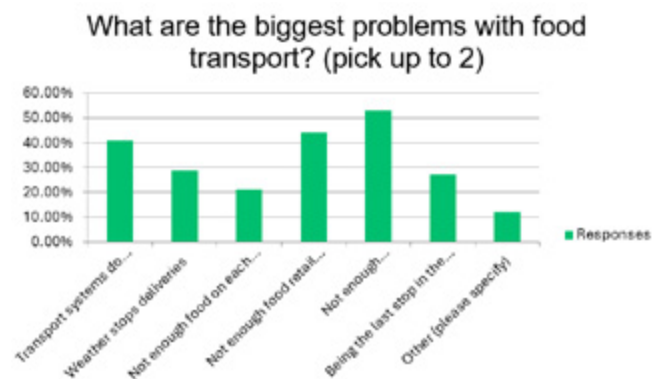


The results confirmed that food insecurity is ongoing rather than occasional. Nearly half of the respondent's experience difficulty accessing food every week. More than 90 per cent reported that food is unaffordable at least some of the time.

Only one-third of households can afford healthy food most of the time and almost half consume fresh fruit or vegetables once per day or less.

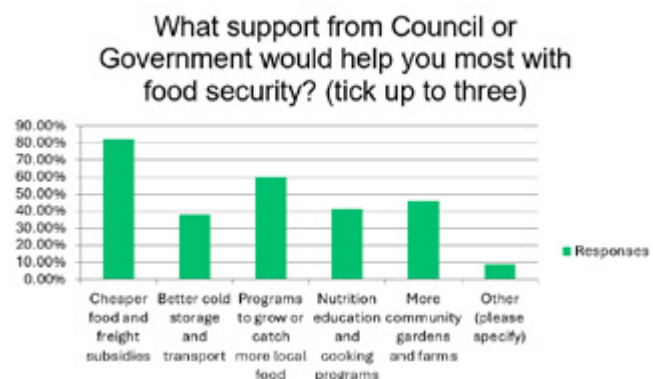


Supply inconsistency, spoiled stock and limited choice were described as routine. Freight reliability was consistently rated poorly.



Traditional food systems remain active and culturally central. Fishing participation is high and many households continue to rely on local food when available. This reinforces that food security in the Torres Shire is not only a retail issue but also a cultural system.

Participants did not attribute food stress to individual choice but to system failure. The clearest priorities were lower food prices, more reliable freight, better storage and more substantial support for community food production and training.











The findings confirm that Community Members believe food insecurity in the Torres Shire is structural rather than behavioural, reinforcing the Strategy's higher focus on freight reform, cold chain & bulk storage solutions, alongside resilience education and local food system developments.

3.3. COMMUNITY SESSIONS








Three community engagement sessions were held across the Shire.

Summarising all sessions, Community members focused on training in gardening, education, household food production and cost pressures. Strong interest was expressed in school programs, garden-to-table initiatives and local markets. Freight delays, limited storage and dependence on barges were considered the Shire's most significant vulnerabilities.

LOCATION	SUMMARY OF SESSION
 Council Chambers – Port Kennedy  4 November 2025	Participants at the Port Kennedy session emphasised system fragility, affordability and the erosion of traditional knowledge. Participants highlighted freight unreliability, water access and refrigeration as core constraints. A consistent theme was that food insecurity does not present solely as hunger but also through chronic disease and reduced nutrition. Community leaders called for policy reform, infrastructure investment and greater support for locally led solutions.
 TRAWQ Hall – Tamwoy Town  5 November 2025	Participants discussed land access supply timelines, fuel shortages and the absence of a regional distribution hub. Youth education and knowledge transfer were identified as critical. There was strong agreement that community leadership, rather than external service delivery, must drive progress.
 Horn Island Sports Complex  6 November 2025	The Horn Island session was attended by the Deputy Mayor for Torres Shire Council, who is also a resident on Horn Island. Unfortunately, no other participants participated in the session. It is unclear as to why this session saw such limited attendance but the time of day, as well as other events occurring at the same time, may have impacted the availability of individuals.
 IBIS Main Store (Thursday Island)  8 November 2025	An unplanned additional community session was held at the IBIS Main Store on a Saturday morning and facilitated by Council staff. The session enabled more surveys to be completed and provided an opportunity for further comments, thoughts and concerns around food security via a whiteboard comment process.

3.4. WHAT STAKEHOLDERS OR ORGANISATIONS PARTICIPATED

Engagement extended beyond community members to include organisations that influence food systems across health logistics, retail infrastructure and service delivery. This ensured the Strategy was informed by operational insight and lived experience. Participants included representatives from:

ORGANISATION		HOW DID THEY PARTICIPATE?
	Torres Shire Council	Torres Shire Council has undertaken high levels of leadership and engagement throughout the project, including the Mayor, attending 2 of 3 sessions with the Deputy Mayor attending the other.
	Torres and Cape Hospital and Health Service (TCHHS)	A direct engagement session was held with the Executive General Manager (North) of TCHHS, centred on a Question & Answer format.
	Torres Health	The Chief Executive Officer was engaged via a one-on-one session centred around a Question & Answer format.
	Health + Wellbeing Queensland	Representatives from Health+Wellbeing Queensland attended the Tamwoy Town session.
	Community Enterprises Queensland (CEQ) (operator of the IBIS store network)	CEQ representatives participated at a high level in the Port Kennedy Session.
	Mura Kosker Sorority	Representatives from Mura Kosker Sorority participated at high levels at the Port Kennedy Session.
	Department of Women, Aboriginal, Torres Strait Islander Partnerships and Multiculturalism	A representative from DWATSIPM attended the Port Kennedy Session.

The Torres Strait Regional Authority (TSRA) was formally invited to participate and confirmed its intention to engage. However, input had not been received by the time this Strategy was finalised. The framework has been designed to allow for integration of TSRA perspectives during implementation.

Stakeholder feedback focused on freight reliability, affordability, infrastructure constraints, land availability and zoning, town planning constraints, workforce development, regional collaboration, regional advocacy and policy alignment. Participants shared insights into operational challenges, pricing pressures and service coordination issues across the Shire.

Stakeholders also highlighted the actions and advocacy they have implemented or planned individually, but welcomed the opportunities this strategy offers to increase collaboration.

This broad participation ensured the Strategy is grounded in practical experience and aligned with regional systems already operating within the Torres Shire.



The Strategy does not reflect a theoretical model. It reflects what communities said is needed.

3.5. COMMUNITY INSIGHTS & STRATEGIC RESPONSE

Across all engagement sessions, community members provided strong, consistent feedback on the realities of food insecurity in the Torres Shire. Food was widely described as unaffordable for many households. Freight failures were identified as a direct risk to health and well-being. Participants highlighted that training and education are as necessary as infrastructure investment and that traditional food systems remain culturally and economically central but increasingly vulnerable. There was widespread concern about fragile supply chains, dangerous reliance on external logistics and limited storage capacity during disruptions.

Importantly, the community did not ask for Council to manage or deliver food services. Instead, they called for Council to support the building of for stronger food systems through advocacy, improved partnerships, resilient infrastructure and long-term structural solutions.

This input directly shaped the Strategy's design. As a result, the Strategy focuses on ways the council can support and strengthen logistics, storage and energy resilience. It prioritises training in food production and nutrition. It promotes partnerships rather than service delivery. It frames infrastructure as prevention, not response. It also places cultural and traditional food practices alongside modern supply systems and embeds education at the household and community levels.

The Strategy does not reflect a theoretical model. It reflects what communities said is needed.

Principles of cultural respect, accessibility and practical relevance guided the engagement process. Communication tools were visual, participation was open and discussions focused on workable outcomes. Local leadership and systems thinking ensured that sessions moved beyond feedback to meaningful insight. This approach ensured engagement was not symbolic but genuinely shaped direction and priorities.

3.6. COMMUNITY AND STAKEHOLDER -IDENTIFIED CHALLENGERS

The tables below record the primary challenges listed by the participants of the survey, community session and interviews with key stakeholders:

CHALLENGE	TITLE	DESCRIPTION
Freight	Freight reliability and cost	Heavy reliance on marine and air freight results in high food costs, inconsistent supply and vulnerability to weather-related disruption. Missed or delayed services directly affect food availability and quality across communities.
Infrastructure	Local food and storage infrastructure	Limited cold storage, processing facilities and fit-for-purpose infrastructure constrain the ability to store fresh food, manage bulk supply and respond to disruptions. Infrastructure gaps increase spoilage and reliance on frequent freight.
Land availability	Access to land for food production	Availability and suitability of land for community and household food production is constrained by tenure, planning controls, soil quality and water access, limiting local growing potential.
Bulk storage	Capacity for bulk food storage	Insufficient bulk storage capacity limits the ability to purchase food in larger, more cost-effective quantities and reduces resilience during supply interruptions.
Maintenance of traditional food practices	Support for traditional food systems	Traditional hunting, fishing, and gathering practices remain culturally central but face pressure from changing environmental conditions, access constraints, and limited resources for knowledge transfer and equipment.
Food nutrition	Access to nutritious food and food literacy	Limited availability and high cost of fresh, healthy food contribute to poor dietary outcomes. Nutrition education is present but constrained by affordability, choice and storage limitations.
Climate change	Climate and environmental impacts	Climate change is increasing the frequency of extreme weather events, affecting freight reliability, traditional food sources and local growing conditions.
Regional advocacy	Advocacy and system coordination	Communities identified the need for stronger regional advocacy to address freight pricing, infrastructure investment, and policy settings that fall outside local control.

04

OUR PLAN FOR FOOD SECURITY

4.1. OUR OPPORTUNITIES

Torres Shire presents several significant food security opportunities aligned with community priorities and national and state policy directions for health resilience, economic development and sustainability.

OPPORTUNITY DESCRIPTION	
 Advocacy & Reform	Position Torres Shire as a leader in food freight reform, pricing fairness and regional resilience advocacy.
Work with State, Commonwealth and industry partners to attract investment and improve food system performance.	Regional Collaboration 
 Climate Resilience	Develop food systems that adapt to climate risk, support environmental care and strengthen long-term food security.
Support in locally and regionally based cold and bulk storage, energy reliability and transport to improve food quality, reduce waste and strengthen supply chains.	Storage & Logistics 
 Traditional Food Systems	Protect and enable cultural harvesting, sharing and preparation as core elements of the local food system.
Build intergenerational food skills through school training and community programs to strengthen household resilience.	Skills & Knowledge 
 Local Food Economy	Support fishing, farming and food enterprises to supply households, food businesses and hospitality, creating jobs and local income
Expand community gardens, backyard growing and small-scale agriculture to increase local supply and reduce freight dependence.	Community Growing Local Produce 



OUR VISION



A culturally strong and future-focused
Torres Shire where people, partnerships
and place-based knowledge drive
reliable access to healthy food.

4.1. OUR GUIDING PRINCIPLES

These principles underpin the Torres Shire Council's approach to food security. They reflect both the realities of remote island communities and the Council's role as an enabler, advocate and coordinator. Together, they ensure the strategy remains community-led, economically focused and grounded in long-term system change rather than a short-term response.



Cultural Knowledge & Environmental Stewardship

Cultural food knowledge and stewardship require stronger support to sustain long-term food systems



Community Leadership & Self-Determination

Food security initiatives must be led by Torres Strait communities and Traditional Owners with Council enabling and supporting local decision-making.



Collaboration & Shared Accountability

Lasting change requires coordinated action between Council government industry community and health services with shared responsibility.



Resilience Through Sustainability & Adaptation

Food systems must be designed to withstand climate pressures transport disruption and environmental change over time.



Food Systems As Critical Infrastructure

Food supply chains must be planned and funded with the same priority as transport, energy and essential services.



Supply Chain Diversification & Innovation

Reliance on limited supply chains increases risk and limits innovation and resilience.





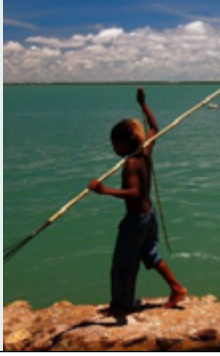
Capacity Building & Education




Building skills in gardening, agriculture, nutrition and food preparation strengthens household resilience and future workforce pathways.

05

OUR STRATEGIC GOALS

The following goals reflect Torres Shire Council's role as an enabler, advocate and connector rather than a direct service provider. The table below outlines what each goal seeks to achieve, how it can be implemented through Council's enabling role and how progress can be measured over time.

GOALS	OBJECTIVE	STRATEGIES	KEY PERFORMANCE INDICATORS
1 Empower Local Control & Decision-Making	 Build community-led systems that strengthen skills, employment authority & culturally grounded decision-making.	<ul style="list-style-type: none"> • Formalise local oversight and leadership roles in state and national policies surrounding food system planning and strategy. • Provide funding support for community-led food security initiatives and pilots. • Deliver regular leadership development and food-system governance training programs. 	<ul style="list-style-type: none"> » Number of community-led projects formally endorsed and actively implemented annually. » Percentage of policies that affected the Shire are led from the Shire. » Employment outcomes generated through community-based food security initiatives.
2 Enable Regional Connectivity & Trade	 Improve transport systems to lower food costs & improve reliability and regional trade capacity.	<ul style="list-style-type: none"> • Advocate for targeted investment in wharves, airports and inter-island freight services. • Improve logistics chain coordination between freight operators, retailers and community distribution systems. • Advocate for market incentives to drive increased competition in shipping. 	<ul style="list-style-type: none"> » Reduction in average household freight costs for essential healthy food items. » Percentage of freight services meeting agreed delivery reliability performance benchmarks. » Number of new regional or inter-regional trade routes activated.
3 Strengthen the Local Food Economy	 Grow local food businesses that generate jobs, income & stronger regional supply chains.	<ul style="list-style-type: none"> • Deliver small business incubation support for farming, fisheries and food enterprises. • Develop shared processing, storage and distribution infrastructure for local producers. • Provide or facilitate business mentoring and access to regional and national markets. 	<ul style="list-style-type: none"> » Increase in the number of registered local food production businesses operating annually. » Volume of locally produced food entering community retail environments consistently. » Growth in employment within food production, processing and distribution sectors.

GOALS	OBJECTIVE	STRATEGIES	KEY PERFORMANCE INDICATORS
Improve Access, Affordability & Nutrition		<ul style="list-style-type: none"> Continuation of subsidised freight costs for healthy foods in partnership with retailers. Implement community-based nutrition education programs across schools and community hubs. Support retailers to introduce transparent pricing and affordability initiatives. Support community and home gardens expansion, 	<ul style="list-style-type: none"> » Reduction in price differential between local stores and mainland equivalents. » Improved frequency and availability of fresh, nutritious food across communities. » Measurable improvements in community health indicators related to nutrition.
Champion Food Systems Policy & Advocacy		<ul style="list-style-type: none"> Lead coordinated advocacy campaigns across government agencies and industry stakeholders. Develop regional policy submissions informed by community data and research outcomes. Build strategic alliances with logistics, energy and food sector organisations. 	<ul style="list-style-type: none"> » Secured Commonwealth and State funding for food infrastructure and programs. » Policy reforms have been achieved that improve food system resilience and equity. » Strengthened partnerships across government, industry and community sectors.
Integrate Food Security into Economic Development		<ul style="list-style-type: none"> Align food security priorities inside Torres Shire Council economic planning frameworks. Promote investment incentives encouraging private sector participation in food ventures. Develop a regional prospectus highlighting food economy opportunities for investors. 	<ul style="list-style-type: none"> » Value of private investment attracted into food-system-related enterprises annually. » Employment growth in the food and logistics sectors, within the Torres Shire region » Number of commercial partnerships supporting food, system development established.



Food security initiatives must be led by Torres Strait communities and Traditional Owners with Council enabling and supporting local decision-making.

06

PRELIMINARY IMPLEMENTATION
STRATEGY

This implementation strategy sets out a staged approach to deliver practical outcomes across the Torres Shire. Implementation is staged first to build foundations, then strengthen capability and infrastructure, with flexibility to adapt over time.

STAGE 1

	CAPACITY BUILDING & TRAINING	PARTNERSHIPS & ENGAGEMENT	INFRASTRUCTURE DEVELOPMENT
2026	Deliver training in food handling, nutrition and home gardening. Initiate leadership and governance development pathways.	Align with TCHHS health initiatives and partner programs. Engage freight providers and regional agencies early.	Complete freight, storage and power audits. Identify infrastructure gaps and priority investment needs.
2027	Expand horticulture, aquaculture and food safety training. Deliver enterprise development workshops.	Formalise industry partnerships and data sharing arrangements. Strengthen coordination with suppliers.	Commence installation of community cold & bulk storage and renewable energy systems.
2028	Introduce advanced training in logistics operations, food compliance and business readiness.	Activate regional collaboration forums. Engage potential private investors and infrastructure partners.	Expand storage capacity and improve on-island food handling and distribution infrastructure.
IMPLEMENTED ONLY AFTER A REFRESH OF THE STRATEGY AND ONLY WHEN THE STAGE 1 TARGETS HAVE BEEN MET.			
2029–2030	Certify workers in food production, nutrition and logistics. Support mentorship and enterprise growth.	Establish long-term supplier partnerships and, where feasible, joint procurement pathways.	Develop shared storage facilities and upgrade inter-island freight interfaces.
2031–2032	Establish workforce pathways in food logistics, production and community enterprise.	Leverage significant regional opportunities to attract investment and strengthen alliances.	Upgrade transport-linked infrastructure that supports food resilience and freight efficiency.
2033–2035	Embed training into schools, community programs and local employment pathways.	Reinforce Torres Shire's profile as a leader in remote food resilience.	Complete major infrastructure initiatives and transition to long-term maintenance plans.

STAGE 2

07

MEASURABLE





STRATEGIC ENABLERS

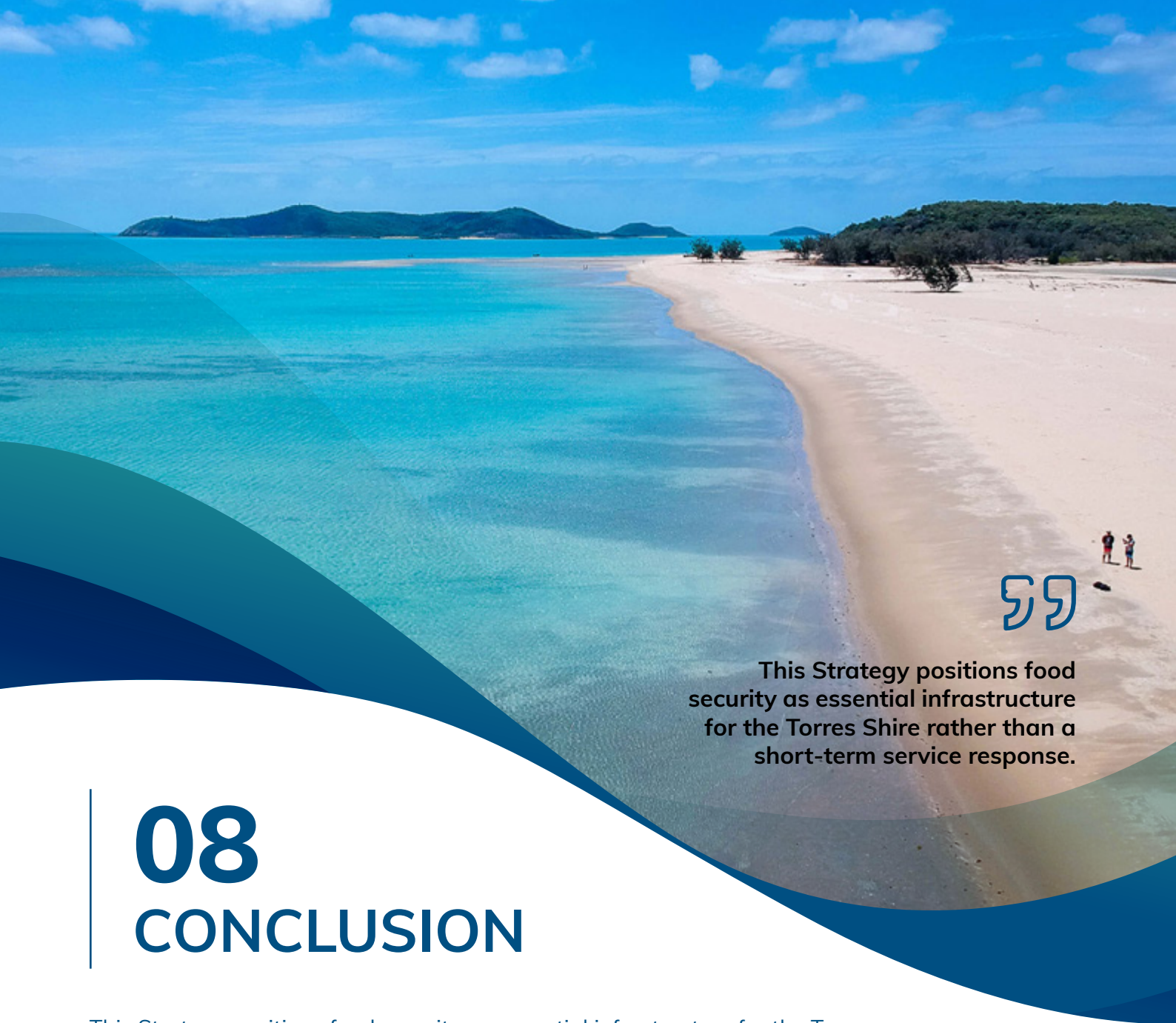
Systems rather than single programs determine food security in the Torres Shire. Freight reliability, governance, workforce capability and access to information shape whether food is affordable and available.

This Strategy focuses on strengthening the conditions that allow households, businesses and communities to succeed. Each enabler is defined in measurable terms to support accountability, investment and progress tracking.

Council's role is positioned as system leadership rather than service delivery – enabling partnerships, guiding infrastructure planning and advocating for reform.

By focusing on enablers, the Strategy builds resilience not short-term response and improves coordination, reliability and access to nutritious food across the Shire.

ENABLER	MEASURE	EXAMPLE
 Transport & Storage Reliability	Frequency of freight interruptions and food spoilage incidents across communities.	<ul style="list-style-type: none"> • Number of unscheduled freight disruptions per year. • Percentage of communities with reliable bulk cold storage capacity. • Average food loss due to refrigeration failure.
 Community Skills & Capability	Workforce and household participation in training and education programs.	<ul style="list-style-type: none"> • Number of residents trained in food production and nutrition education. • Number of schools hosting gardening or food programs. • Employment outcomes linked to food-related training.
 Data Availability & Decision Intelligence	Quality and use of food system data to guide investment and planning.	<ul style="list-style-type: none"> • Regular publication of food price and freight cost reports. • Existence of a regional data dashboard. • Frequency of evidence-based policy submissions.
 Partnership & Investment Alignment	Degree of formal collaboration and investment leverage	<ul style="list-style-type: none"> • Funding secured through co-investment partnerships • MOUs established with freight and retail operators • Private sector engagement in infrastructure or supply initiatives



This Strategy positions food security as essential infrastructure for the Torres Shire rather than a short-term service response.

08 CONCLUSION

This Strategy positions food security as essential infrastructure for the Torres Shire rather than a short-term service response. It recognises that reliable access to nutritious food underpins health, community dignity, economic participation and long-term resilience across the Shire.

The Strategy moves beyond symptoms and addresses systems. It focuses on the factors that determine whether food arrives, is affordable, and remains available in a remote island context – freight reliability, storage capacity, energy resilience, skills development, and strong partnerships.

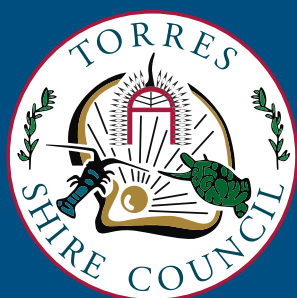
Importantly, this Strategy confirms the Council’s role as an enabler and advocate rather than a provider. Torres Shire Council will not attempt to operate food services. Instead, it will influence investment, attract partnerships, coordinate activity and advocate for reform at the regional, state and national levels.

The pathway set out is practical and deliberately staged. Early years focus on building foundations through training partnerships and planning readiness. Later years focus on enterprise development infrastructure expansion and long-term capability building.

Food systems will continue to face climate pressure, freight disruption and market volatility. This Strategy does not promise certainty. It builds resilience. It creates conditions for communities to grow, manage and protect their food future.

Ultimately, this Strategy is about confidence. Confidence that food will arrive. Confidence that it will be affordable and healthy. Confidence that Torres Shire communities are shaping resilient systems designed for island life.

This Strategy establishes that foundation. It is now time to act.



THANK YOU

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