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

Date:	**Tuesday, 16 June 2026**
Time:	**9.00am**
Location:	**Torres Shire Council Office**
	68 Douglas Street - Thursday Island

AGENDA AND BUSINESS PAPERS

Ordinary Council Meeting

16 JUNE 2026

Mary Bani
Chief Executive Officer

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ORDER OF BUSINESS

1. MEETING OPENED

1.1 Welcome and Opening of Meeting

1.2 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.

2. ATTENDANCE, LEAVE OF ABSENCE AND APOLOGIES

2.1 Attendance

COUNCILLIORS

Cr Elsie Seriat OAM – Mayor
Cr. Toshio Nakata – Deputy Mayor
Cr. Gabriel Bani
Cr. Thomas Loban
Cr. Thomas Fujii

STAFF REPRESENATIVES

Chief Executive Officer – Mary Bani
Director Corporate and Community Services – Geoffrey Doyle
Director Engineering and Infrastructure Services – Roger Naidoo
Director Planning, Projects and Environment – Edward Kulpa
Executive Assistant – Kimberley Yorkston

2.2 Leave of Absence and Apologies

3. CONDOLENCES / CONGRATULATIONS

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.

4. DEPUTATIONS / VISITORS

The schedule for this presentation is as follows: each presentation is allocated 20minutes per session.

Time	Topic	Agency/ Presenter
9:30AM to 9:50AM	Presentation regarding the School Transport Infrastructure Program (STIP) funding application for the repair and upgrade	Thursday Island Sacred Heart Catholic School – **Mr David Graham, Principal**

	of the Normanby Street entrance to Our Lady of the Sacred Heart School.	
9:50AM to 10:10AM	Update on current priorities, service delivery matters and community health issues affecting the Torres Strait region, as part of ongoing engagement with Council.	Torres and Cape Hospital and Health Service (TCHHS) – **Ms Marita Sagigi, Executive Manager Northern Region**
10:10AM TO 10:30AM	Queensland Police Service update on policing priorities, community safety initiatives and current issues impacting the Torres Shire community.	Queensland Police Service (QPS) – **Representative(s) Steven Corey Nick O'Brien**

5. DECLARATIONS OF INTEREST IN THE MATTER OF THE AGENDA

- Declaration of Prescribed Conflict of Interest of any Item of Business;
- Declaration of Declarable Conflict of Interest of any Item of Business;
- Councillors to review existing Registers of Interest and Related Parties Disclosures.

6. MAYORAL NOTIFIED MOTIONS

Nil

7. BUSINESS ARISING OR MATTERS FOR ACTION

7.1 Action Items from previous Ordinary Council Meeting

TORRES SHIRE COUNCIL

MATTERS FOR ACTION

from

Council Meeting Minute Resolutions

COUNCIL ORDINARY MEETING –26 MAY 2026

DISTRIBUTED TO DIRECTORS FOR COMMENTS/ACTION TAKEN

- **CEO - Mary Bani**
- **DCCS – Geoffrey Doyle**
- **DEIS – Roger Naidoo**
- **DPPE – Edward Kulpa**

For Chief Executive Officer on completion

Records – Karyn Robertson

Action Required for Resolutions	Officer responsible	Comments or Actions Taken
CORPORATE AND COMMUNITY SERVICES		
CORPORATE AND COMMUNITY SERVICES – FINANCIAL REPORT **Min. 26/5/6** - That Council: That Council: • Note the Financial Report for the period ended April 2026 as presented. • Note the attachments for the period ended April 2026 listed as follows: 1. Cash Position April 2026 2. Income and Expenditure Airport April 2026 3. Income and Expenditure all of Council April 2026 4. Revenue Graph Actual vs Budget April 2026 5. Expenses Graph Actual vs Budget April 2026 6. Statement of Financial Position April 2026	**FIN MGR**	No further action
ADOPTION OF REVENUE POLICY 2026/27 **Min 26/4/7** – That Council adopts Policy 2.8 Procurement Policy v2 as presented and notes that the adoption of revenue policy 2026/27 report tabled did not include the small contractual arrangement threshold.	**DCCS**	The report omitted small contractual arrangement threshold; adopted Policy 2.8 v2 already includes Low-value contract is a contract worth under $21,000 ex GST. No further action
ENGINEERING AND INFRASTRUCTURE SERVICES		
OPERATIONAL WORKS PROGRAM REPORT **Min. 26/3/10** - That Council receives and notes the Operational Works Update Report for April 2026.	**DEIS**	No further action
BUILDING WORKS AND IMPROVEMENTS ON COUNCIL FACILITIES AND HOUSING **Min. 26/5/11 –** That the Council notes the report.	**DEIS**	No further action
PROJECTS, PLANNING AND ENVIRONMENT		
CAPITAL WORKS PROGRAM REPORT **Min. 26/5/8** - That Council receives and notes the Capital Works Program Report for April 2026.	**DPPE**	No further action

COMMERCIAL USE OF LOCAL GOVERNMENT CONTROLLED AREAS AND ROADS – THURSDAY ISLAND POST OFFICE – DEFERRED

This agenda item is left on the table awaiting response from Australia Post.

DPPE

Deferred. Awaiting response from Post Office as to proposed road frontage design.

DEVELOPMENT APPLICATION – IDAS 25/18 – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – WAIBEN ENTERPRISE ATF THE STRAWBERRY FIELDS SUPER FUND C/ RPS AAP CONSULTING PTY LTD – 25A HASTINGS STREET, THURSDAY ISLAND
Min. 26/5/9

DPPE

No further Action.

That Torres Shire Council:

a) Approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the conditions of this development application report, and

b) That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots).

RECOMMENDATION A – DECISION NOTICE CONDITIONS

That Torres Shire Council approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the following conditions:

PART 1 – CONDITIONS AND ADVISORY NOTES

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 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.

2.0	**Approved Plans and Documents**				
2.1	The approved development must be undertaken 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**	**Date**	**Drawn by**	
	416352-1	Site Plan	03-09-2025	RPS AAP Consulting Pty Ltd	
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	**Easements**	
3.1	A services easement, a minimum width of 3 metres, burdening proposed lot 1 must be provided along the northern side boundary	At the time of registration of the Plan of Survey and at all times.
3.2	A copy of the easement documentation must be provided to Council prior to Council endorsement of the Survey Plan	Prior to Council endorsement of the Survey Plan.
3.3	All services must be contained within a designated easement or within the respective lot boundary. In any instance where existing services are not wholly contained with the proposed lot boundary the existing services must be relocated or contained within required easements.	Prior to Council endorsement of the Survey Plan.

4.0	**Stormwater Drainage**	
4.1	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.
4.2	All stormwater infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1.	Prior to Council endorsement of the Survey

		Plan and at all times.
4.3	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site.	At all times.

5.0	**Water and Sewerage**	
5.1	All internal water and sewerage infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1	Prior to Council endorsement of the Survey Plan.

6.0	**Electricity & Telecommunications**	
6.1	Electricity and telecommunication services must be provided to each lot, or arrangements made in accordance with the standards and requirements of the relevant service provider.	Prior to Council endorsement of the Survey Plan.

7.0	**Location of services**	
7.1	Provide evidence confirming all services and infrastructure are wholly contained within the boundary of the proposed new lots or required services easement.	Prior to Council endorsement of the Survey Plan.

8.0	**Amenity and Environmental Health**	
8.1	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.

9.0	**Site Works and Erosion and Sediment control**	
9.1	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.

10.0	**Compliance**	
10.1	All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.	Prior to Council endorsement of the Survey Plan.

11.0	**Outstanding Charges**

	11.1	All rates, service charges, interest and other charges levied on the land are to be paid prior to Council endorsement of the Plan of Survey.	Prior to Council endorsement of the Survey Plan.	

RECOMMENDATION B

That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots) at 25A Hastings Street, Thursday Island, formally described as Lot 1 SP216450.

LATE ITEMS		
CORPORATE AND COMMUNITY SERVICES REPORT **Min. 26/5/12** - That Council note the Corporate and Community Services Report for May 2026 as presented.	**DCCS**	No further action
LATE ITEM – CONFIDNTIAL REPORTS		
LATE ITEM IN-COMMITTEE – RAF 1 FUNDING - INFRASTRUCTURE DESIGN AND NETWORK TENDER AWARD Deferred – Pending further information before tabling at the council meeting.	**DPPE**	No further action
LATE ITEM IN-COMMITTEE – RAF 2 FUNDING - UNDERSEA WATER PIPELINE TENDER AWARD Deferred – Pending further information before tabling at the council meeting.	**DPPE**	No further action
LATE ITEM IN-COMMITTEE – QRA funding – Cox Road POW Island Betterment Funding Update Deferred – Pending further information before tabling at the council meeting.	**DPPE**	No further action

IN COMMITTEE ITEMS		
IN COMMITTEE – TENDER REPORT COUNCIL CHAMBER ROOF REPLACEMENT UPDATE REPORT **Min. 26/5/15 -** That Torres Shire Council notes this report	**DPPE**	No further action
IN COMMITTEE – IDAS25_03 REPORT - DEEMED APPROVAL RAL_ATTACH - 4A WEES STREET REPORT **Min 26/5/18 –** That Torres Shire Council notes this report	**DPPE**	No further action
IN COMMITTEE – CONSIDERATION OF REQUEST FOR ROAD RESERVE PURCHASE 67 SUMMER STREET Deferred. Awaiting legal advice before tabling.	**DPPE**	Deferred

8. CONFIRMATION OF MINUTES

8.1 Confirmation of Minutes Ordinary Meeting 26 May 2026

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 26 May 2026**

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 26 May 2026 be confirmed

MINUTES

Ordinary Council Meeting

26 MAY 2026

MINUTES OF TORRES SHIRE COUNCIL ORDINARY COUNCIL MEETING HELD IN COUNCIL CHAMBERS, THURSDAY ISLAND ON TUESDAY 26 MAY 2026

AGENDA CONTENTS

1 MEETING OPENED

The meeting opened with a prayer by Mayor Elsie Seriat at 9:10am.

DEPARTURE: Mayor Seriat departed the Council meeting at 9:12am

ARRIVAL: Mayor Seriat arrived at the Council meeting at 9:13am

ACKNOWLEDGEMENTS 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.

2 ATTENDANCES

Cr Elsie Seriat (Mayor), Cr Toshio Nakata (Deputy Mayor), Cr Gabriel Bani, Cr Thomas Loban, Mary Bani (Chief Executive Officer, Edward Kulpa (Director Planning, Projects and Environment), Roger Naidoo (Director Engineering and Infrastructure Services), Geoffrey Doyle (Director Corporate and Community Services), and Kimberley Yorkston (Executive Secretary) Dorene Riley (Finance Manager).

APOLOGIES

The late arrival of Cr. Gabriel Bani was noted to arrive at morning tea.

RECOMMENDATION Min. 26/5/1
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council receive the late arrival notice from Cr Gabriel Bani

CARRIED

3 CONDOLENCES / CONGRATULATIONS

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.

Miss Kaletta Savage
Mrs Tamara May Whap nee Gigiba
Mrs Daisy Passi nee Wacando

4 DEPUTATIONS / VISITORS

The schedule for this presentation is as follows:

Time	Topic	Agency/ Presenter
Nil	Nil	Nil

5 DECLARATIONS OF INTEREST IN THE MATTER OF THE AGENDA

5.1 DECLARATION OF INTEREST – CR – TOSHIO NAKATA

Cr. Deputy Mayor Cr Toshio Nakata stated that he has a declarable a conflict of interest in item 12.2, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Deputy Mayor Cr Toshio Nakata, inform the meeting that I have a declarable conflict of interest due to being a close associate to the applicant.

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

RECOMMENDATION Min. 26/5/2
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

CARRIED

6 MAYORAL NOTIFIED MOTIONS

NIL

7 BUSINESS ARISING

CEO referred to the 'Matters for Action following a Council Meeting' document provided to Councillors with updated information on the 21 May 2026 Council Meeting.

8 CONFIRMATION OF MINUTES

8.1 ORDINARY COUNCIL MEETING – 21 APRIL 2026

RECOMMENDATION Min. 26/5/3
Moved: Mayor Eslie Seriat
Seconded: Deputy Mayor Toshio Nakata

That the minutes of the Ordinary Council Meeting held on 21 April 2026 be confirmed.

CARRIED

9 COUNCILLORS REPORTS

9.1 COUNCILLOR'S MONTHLY REPORTS

RECOMMENDATION Min. 26/5/4
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

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

CARRIED

10 EXECUTIVE SERVICES REPORTS

10.1 CHIEF EXECUTIVE OFFICER'S MONTHLY REPORT

RECOMMENDATION Min. 26/5/5
Moved: Cr Thomas Fujii
Seconded: Mayor Elsie Seriat

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

CARRIED

DEPARTURE: CEO Mary Bani departed the Council Meeting at 9:54am

ARRIVAL: CEO Mary Bani arrived into the Council Meeting at 9:55am

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 10:08am

ARRIVAL: Deputy Mayor Toshio Nakata arrived into the Council Meeting at 10:10am

ATTENDANCE: Dorene Riley (Finance Manager) entered in the Council Meeting at 10:10am

10.2 CORPORATE AND COMMUNITY SERVICES FINANCIAL REPORT

RECOMMENDATION Min. 26/5/6
Moved: Cr Thomas Loban
Seconded: Mayor Eslie Seriat

That Council:

- Note the Financial Report for the period ended April 2026 as presented.
- Note the attachments for the period ended April 2026 listed as follows:

1. Cash Position April 2026
2. Income and Expenditure Airport April 2026
3. Income and Expenditure all of Council April 2026
4. Revenue Graph Actual vs Budget April 2026
5. Expenses Graph Actual vs Budget April 2026
6. Statement of Financial Position April 2026

CARRIED

DEPARTURE: Dorene Riley departed the Council Meeting at 10:41am

ADJOURNMENT: The meeting is adjourned for Morning Tea at 10:42am and resumed 11:08am.

ARRIVAL: Cr Gabriel Bani late arrival apology as noted, arrived at the Council Meeting at 10:45am during morning tea.

10.3 PROCUREMENT POLICY V2

RECOMMENDATION Min. 26/5/7
Moved: Deputy Mayor Toshio Nakata
Seconded: Cr Thomas Fujii

That the Council:

Adopt Policy 2.8 – Procurement Policy v2 as presented noting the report omitted small contractual arrangement threshold; adopted Policy 2.8 v2 already includes Low-value contract is a contract worth under $21,000 ex GST.

CARRIED

10.4 CAPITAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 26/5/8
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

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

CARRIED

10.5 TI POST OFFICE RELOCATION REPORT

Deferred. Awaiting response from Post Office as to proposed road frontage design.

DEPARTURE: Cr Gabriel Bani departed Council Meeting at 11:48am

ARRIVAL: Cr Gabriel Bani arrived into Council Meeting at 11:57am

10.6 DEVELOPMENT APPLICATION – IDAS 25/18 – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – WAIBEN ENTERPRISE ATF THE STRAWBERRY FIELDS SUPER FUND C/ RPS AAP CONSULTING PTY LTD – 25A HASTINGS STREET, THURSDAY ISLAND

RECOMMENDATION Min. 26/5/9
Moved: Deputy Mayor Toshio Nakata
Seconded: Cr. Thomas Loban

That Torres Shire Council:

a) Approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the conditions of this development application report, and
b) That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots).

RECOMMENDATION A – DECISION NOTICE CONDITIONS

That Torres Shire Council approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the following conditions:

PART 1 – CONDITIONS AND ADVISORY NOTES

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 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.

2.0	**Approved Plans and Documents**				
2.1	The approved development must be undertaken 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**	**Date**	**Drawn by**	
	416352-1	Site Plan	03-09-2025	RPS AAP Consulting Pty Ltd	
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	**Easements**	
3.1	A services easement, a minimum width of 3 metres, burdening proposed lot 1 must be provided along the northern side boundary	At the time of registration of the Plan of Survey and at all times.
3.2	A copy of the easement documentation must be provided to Council prior to Council endorsement of the Survey Plan	Prior to Council endorsement of the Survey Plan.
3.3	All services must be contained within a designated easement or within the respective lot boundary. In any instance where existing services are not wholly contained with the proposed lot boundary the existing services must be relocated or contained within required easements.	Prior to Council endorsement of the Survey Plan.

4.0	**Stormwater Drainage**	
4.1	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.
4.2	All stormwater infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1.	Prior to Council endorsement of the

		Survey Plan and at all times.
4.3	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site.	At all times.

5.0	**Water and Sewerage**	
5.1	All internal water and sewerage infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1	Prior to Council endorsement of the Survey Plan.

6.0	**Electricity & Telecommunications**	
6.1	Electricity and telecommunication services must be provided to each lot, or arrangements made in accordance with the standards and requirements of the relevant service provider.	Prior to Council endorsement of the Survey Plan.

7.0	**Location of services**	
7.1	Provide evidence confirming all services and infrastructure are wholly contained within the boundary of the proposed new lots or required services easement.	Prior to Council endorsement of the Survey Plan.

8.0	**Amenity and Environmental Health**	
8.1	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.

9.0	**Site Works and Erosion and Sediment control**	
9.1	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.

10.0	**Compliance**	
10.1	All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.	Prior to Council endorsement of the Survey Plan.

11.0	**Outstanding Charges**	
11.1	All rates, service charges, interest and other charges levied on the land are to be paid prior to Council endorsement of the Plan of Survey.	Prior to Council endorsement of the Survey Plan.

RECOMMENDATION B

That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots) at 25A Hastings Street, Thursday Island, formally described as Lot 1 SP216450.

CARRIED

10.7 OPERATIONAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 26/5/10
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council receives and notes the Operational Works Update Report for May 2026.

CARRIED

10.8 BUILDING WORKS AND IMPROVEMENTS ON COUNCIL FACILITIES AND HOUSING

RECOMMENDATION Min. 26/5/11
Moved: Cr Gabriel Bani
Seconded: Deputy Mayor Toshio Nakata

RECOMMENDATION
That Council notes the report.

11 LATE ITEMS

11.1 CORORATE AND COMMUNITY SERVICES REPORT

RECOMMENDATION Min. 26/5/12
Moved: Cr Thomas Fujii
Seconded: Deputy Mayor Toshio Nakata

RECOMMENDATION

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

11 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*:

11.2 Late Item In-Committee Raf 1 Funding - Infrastructure Design and Network Tender Award

11.3 Late Item In-Committee RAF 2 funding - Undersea Water Pipeline Tender Award

11.4 Late Ite, In-Committee RAF 2 funding - Undersea Water Pipeline Tender Award

11.2 LATE ITEM IN-COMMITTEE – RAF 1 FUNDING - INFRASTRUCTURE DESIGN AND NETWORK TENDER AWARD

DEFERRED – Pending further information before tabling at the council meeting.

11.3 LATE ITEM IN-COMMITTEE – RAF 2 FUNDING - UNDERSEA WATER PIPELINE TENDER AWARD

DEFERRED – Pending further information before tabling at the council meeting.

11.4 LATE ITEM IN-COMMITTEE – QRA funding – Cox Road POW Island Betterment Funding Update

DEFERRED – Pending further information before tabling at the council meeting.

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 12:41pm

DEPARTURE: CEO Mary Bani departed the Council Meeting at 12:42pm

ARRIVAL: Deputy Mayor Toshio Nakata arrived at Meeting at 12:43pm

ARRIVAL: CEO Mary Bani arrived at Council Meeting at 12:46pm

12 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*:

12.1 In Committee – Tender Report Council Chamber Roof replacement update report

12.2 In Committee – IDAS25_03 Report - Deemed approval RaL_Attach - 4A Wees Street report

12.3 In Committee – Consideration of Request for Road Reserve Purchase 67 Summer Street

Time: 12:41PM
RECOMMENDATION Min. 26/5/13
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Council go into In Committee.

CARRIED

Time: 1:21pm
RECOMMENDATION Min. 26/4/14
Moved: Cr Thomas Loban
Seconded: Cr Gabriel Bani

That Council come out of In Committee.

CARRIED

12.1 IN COMMITTEE – TENDER REPORT COUNCIL CHAMBER ROOF REPLACEMENT UPDATE REPORT

RECOMMENDATION Min. 26/5/15
Moved: Cr Thomas Fujii
Seconded: Deputy Mayor Toshio Nakata

That Torres Shire Council notes this report

CARRIED

DEPARTURE: Deputy Mayor departed at 12:59pm due to declarable interest on item 12.2

DEPARTURE: CEO Mary Bani departed the council meeting at 12:59pm. The meeting continued item 12 with remaining attendees

Time: 1.21:PM
RECOMMENDATION Min. 26/5/16
Moved: Cr Gabriel Bani
Seconded: Cr Thomas Loban

That Council go into In Committee.

CARRIED

Time: 1:28pm
RECOMMENDATION Min. 26/5/17
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

That Council come out of In Committee.

CARRIED

ARRIVAL: Deputy Mayor arrived at the Council Meeting at 1:29pm

12.2 IN COMMITTEE – IDAS25_03 REPORT - DEEMED APPROVAL RAL_ATTACH - 4A WEES STREET REPORT

RECOMMENDATION Min. 26/5/18
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Torres Shire Council notes this report.

CARRIED

12.3 IN COMMITTEE – CONSIDERATION OF REQUEST FOR ROAD RESERVE PURCHASE 67 SUMMER STREET

Deferred. Awaiting legal advice before tabling.

13 GENERAL BUSINESS

GENERAL BUSINESS – COUNCILLOR REQUESTS

Cr Thomas Loban

Cr Thomas Loban requested that Council Administration provide an update on the following matters:

1. The condition and accessibility of the back road entrance to the Thursday Island Morgue, with a report to be presented at the next Ordinary Council Meeting.
2. Water build-up at the Tamwoy Town Basketball Court, following concerns raised by community members regarding access to and use of the facility.
3. The fencing and access arrangements at the Amai area adjacent to Cook Esplanade, including options to improve security and address community nuisance concerns reported by residents.

Cr Gabriel Bani

Cr Gabriel Bani requested that Council Administration investigate the installation and use of public benches throughout the Shire to promote and recognise Domestic and Family

Violence Awareness Month, and report back to Council on suitable locations and associated requirements.

Cr Thomas Fujii

Cr Thomas Fujii requested that Council Administration investigate regulatory requirements relating to designated smoking areas within the Thursday Island CBD, including zoning considerations, and undertake community consultation or a public survey to gauge community views on the matter.

Mayor Cr Elsie Seriat

Mayor Cr Elsie Seriat requested that Council Administration investigate the condition of the former bakery building in Tamwoy Town, following concerns raised by residents regarding overgrown vegetation and rodent infestation. The mayor further requested that Council determine land ownership and responsibility for the site and pursue appropriate action where required.

CEO Action

The Chief Executive Officer noted the requests and advised that the matters will be referred to the relevant Directorates for investigation, assessment and reporting back to Council at a future Ordinary Council Meeting.

DATE OF NEXT MEETING: Tuesday, 16 June 2026

CLOSURE: The meeting closed with a prayer by Cr Gabriel Bani at 1:45pm.

Confirmed this day of

MAYOR

9. COUNCILLORS REPORTS

9.1 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.

10. EXECUTIVE SERVICES REPORTS

10.1 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.

10.2 Corporate and Community Services – Financial Report

File Number **BSC/Governance/Reporting/Executive Services Report/2026**
Author: **Director Corporate and Community Services**
Authoriser: **Mary Bani, Chief Executive Officer**
Items: **Financial Statements – May 2026**

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 the month of May 2026 as required under Section 204 of the *Local Government Regulation 2012*.

This report is presented for noting. The May 2026 actual operating result shows an operating deficit of **$6.1 million**, compared with the year-to-date (YTD) budgeted deficit of **$6.1 million**, which is on target.

Attachment 1 - Cash Position
As at 31 May 2026, Council's net cash on hand was **$25.9 million**, a decrease from **$26.3 million** in the previous month. Of this balance, $**28.2 million** is held as restricted cash, reserved for specific purposes including unspent grants, internally restricted funds, employee entitlements and provision for next month's wages and creditor payments.

Attachment 2 - Airport Financials
Year-to-date airport revenue totalled **$8,014,600**, exceeding the YTD budget by $**1,556,042**. Expenses for the same period amounted to **$3,915,853.**

The Airport QTC investment balance at the end of May 2026 is **$6.9 million.**

Attachments 3, 4 & 5 - Whole of Council Financials, Revenue and Expenses Graphs

The YTD net deficit, inclusive of capital grants, is **$1.2 million**, compared with the YTD budgeted surplus of **$2.5 million**.

Total operating revenue year to date is **$25.6 million**, compared with the YTD budget of **$26.2 million**. The variance is mainly due to lower-than-expected grant receipts to date. Noting that **80% of the 2026–27 FAGs** allocation is expected to be received in June 2026, which will improve the year-end position.

Total operating expenses YTD was **$31.8 million**, currently below the YTD budget by **$508,585.** The underspend is mainly in materials and services.

Capital Expenditure
As at May 2026, capital expenditure spent totalled $5.4 million, against the full year capital budget of $24.7 million.

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)

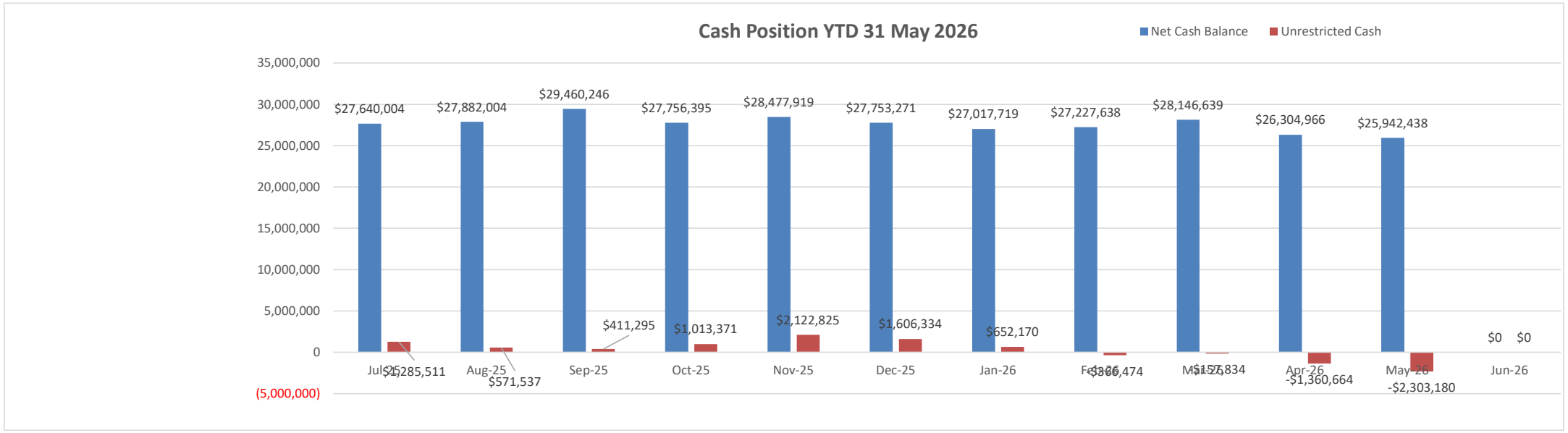
The May 2026 actual operating result shows an operating deficit of $6.1 million, compared with the year-to-date (YTD) budgeted deficit of $6.1 million, which is on target.

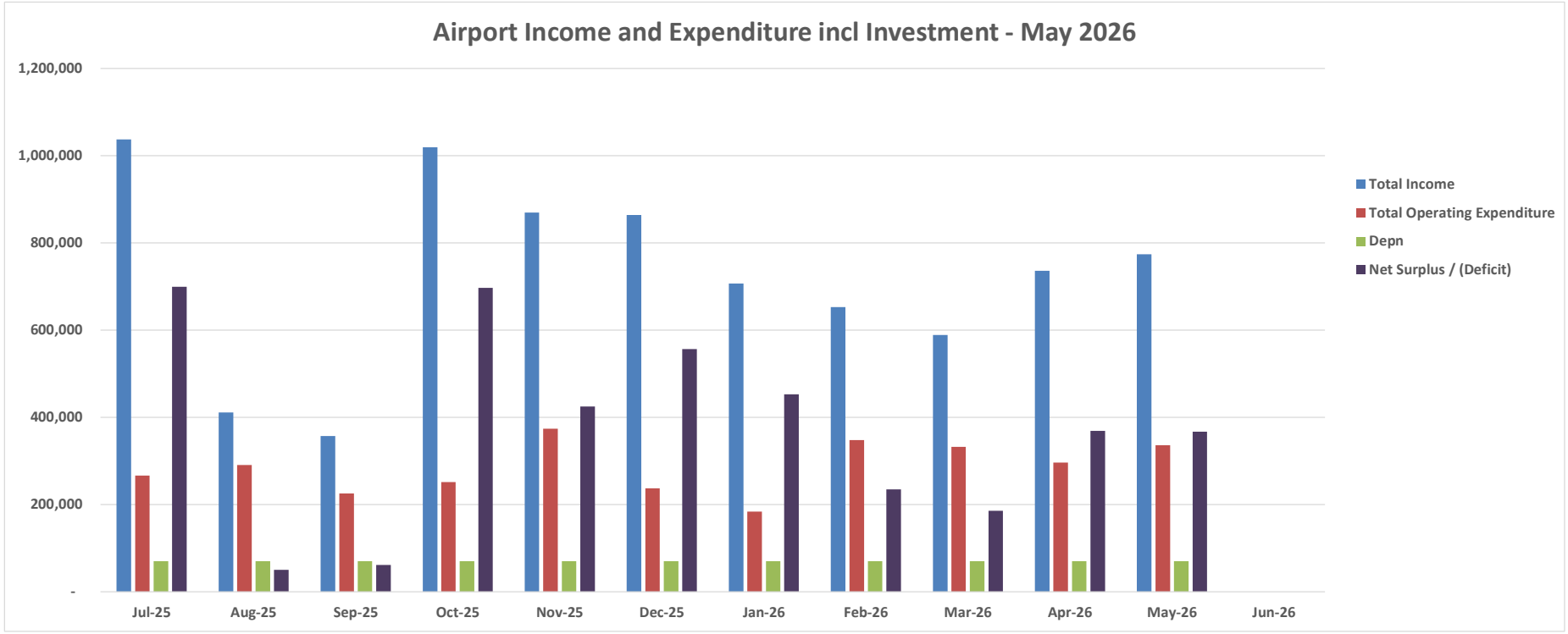
As at 31 May 2026, Council's net cash on hand was $25.9 million, a decrease from $26.3 million in the previous month. Of this balance, $28.2 million is held as restricted cash, reserved for specific purposes including unspent grants, internally restricted funds, employee entitlements and provision for next month's wages and creditor payments.

RECOMMENDATION

That Council:

- Note the Financial Report for the period ended May 2026 as presented.
- Note the attachments for the period ended May 2026 listed as follows:
  1. Cash Position May 2026
  2. Income and Expenditure Airport May 2026
  3. Income and Expenditure all of Council May 2026
  4. Revenue Graph Actual vs Budget May 2026
  5. Expenses Graph Actual vs Budget May 2026
  6. Statement of Financial Position May 2026


Cash Position YTD 31 May 2026
Net Cash Balance
Unrestricted Cash
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
(5,000,000)
$27,640,004
$27,882,004
$29,460,246
$27,756,395
$28,477,919
$27,753,271
$27,017,719
$27,227,638
$28,146,639
$26,304,966
$25,942,438
$0
$0
$411,295
$1,013,371
$2,122,825
$1,606,334
$652,170
-$1,285,511
$571,537
-$366,474
-$157,834
-$1,360,664
-$2,303,180
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26


Airport Income and Expenditure incl Investment - May 2026
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Total Income
Total Operating Expenditure
Depn
Net Surplus / (Deficit)

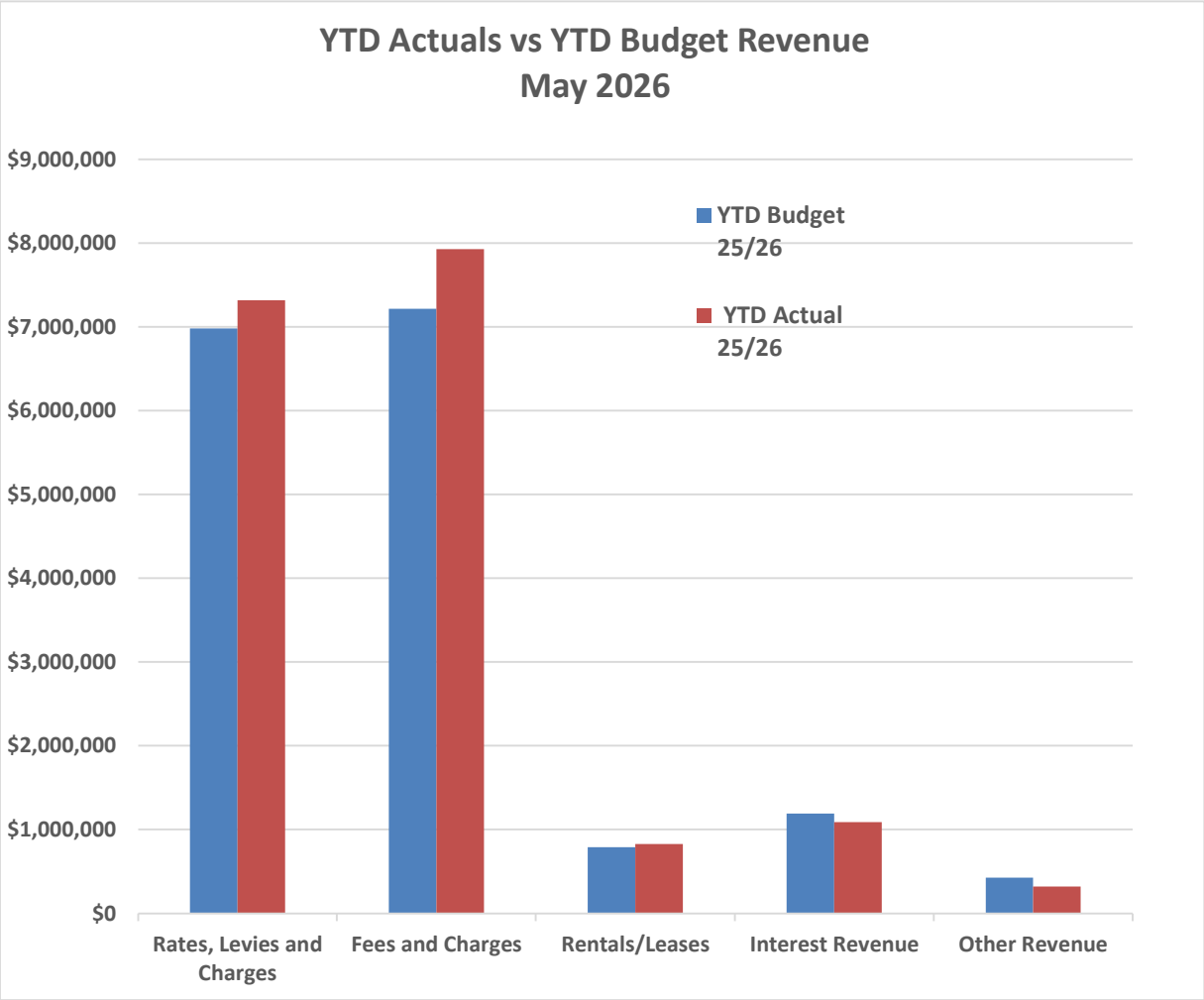
TORRES SHIRE COUNCIL

STATEMENT OF COMPREHENSIVE INCOME

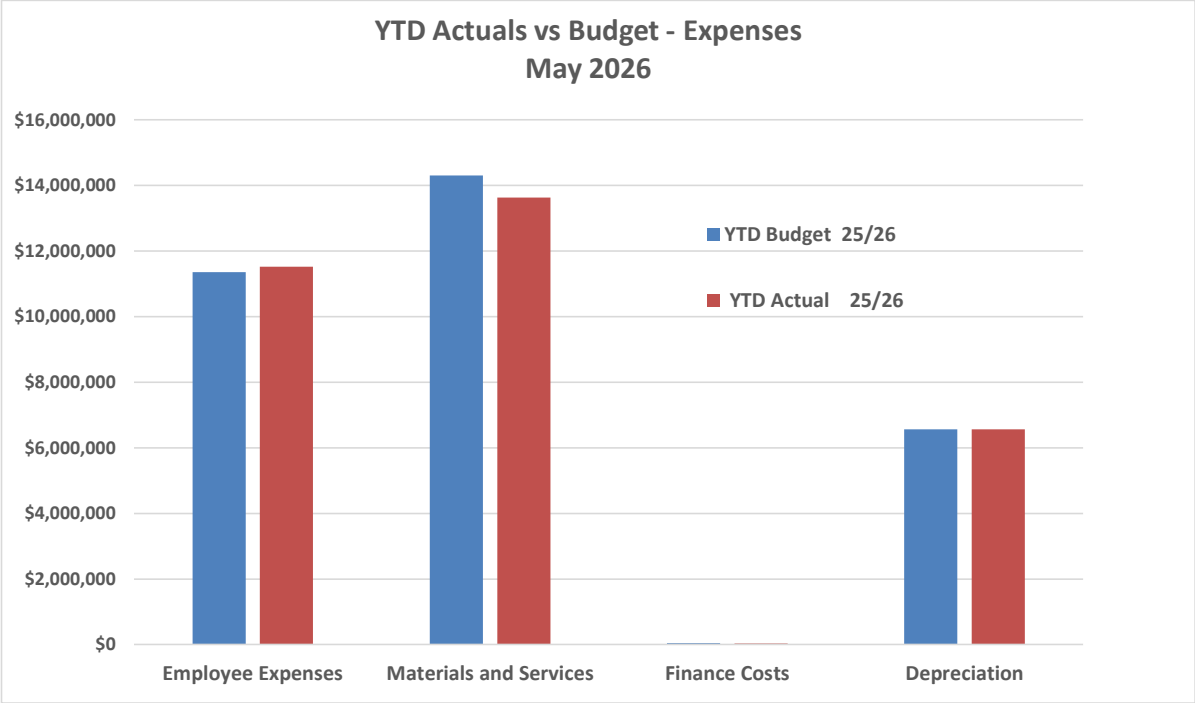
For the period ended 31 May 2026

	YTD Actual 25/26	Annual Budget to June 2026	YTD Budget 25/26
Income			
Rates, Levies and Charges	$ 7,318,119	$ 7,614,505	$ 6,979,963
Fees and Charges	$ 7,925,816	$ 7,872,339	$ 7,216,311
Rentals/Leases	$ 828,510	$ 859,586	$ 787,954
Interest Revenue	$ 1,088,007	$ 1,300,000	$ 1,191,667
Other Revenue	$ 318,229	$ 466,184	$ 427,335
Operating Grants/Subsidies	$ 8,113,640	$ 10,433,113	$ 9,563,687
Total Operating Income	**$ 25,592,320**	**$ 28,545,727**	**$ 26,166,916**
Capital Revenue			
Grants, subsidies, contributions and donations	$ 4,967,917	$ 9,361,673	$ 8,581,534
Total Income	**$ 30,560,238**	**$ 37,907,400**	**$ 34,748,450**
Operating Expenditure			
Employee Expenses	$ 11,521,120	$ 12,392,963	$ 11,360,216
Materials and Services	$ 13,637,416	$ 15,605,301	$ 14,304,859
Finance Costs	$ 40,555	$ 46,473	$ 42,600
Depreciation	$ 6,569,832	$ 7,167,089	$ 6,569,832
Total Operating expenditure	**$ 31,768,922**	**$ 35,211,826**	**$ 32,277,507**
Operating Result	**$ (6,176,601)**	**-$ 6,666,099**	**-$ 6,110,591**
Net Surplus/(Deficit)	**$ (1,208,684)**	**$ 2,695,574**	**$ 2,470,943**

TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL

STATEMENT OF FINANCIAL POSITION

as at 31 May 2026

	Actual Balance 25/26	Original Budget 30 June 2026
Current Assets		
Cash & cash equivalents	$ 25,942,438	$ 11,725,398
Trade & other receivables	$ 8,613,370	$ 3,250,866
Inventory	$ 1,278,981	$ 828,624
Total Current Assets	**$ 35,834,789**	**$ 15,804,888**
Non Current Assets		
Property, plant & equipment	$ 238,489,153	$ 252,975,585
Right of use assets	$ 151,789	$ 100,000
Total Non Current Assets	**$ 238,640,942**	**$ 253,075,585**
Total Assets	**$ 274,475,731**	**$ 268,880,473**
Current Liabilities		
Trade & other payables	$ 268,633	$ 1,756,988
Contract liabilities	$ 10,027,790	$ 6,817,442
Provisions	$ 1,916,697	$ 768,728
Total Current Liabilities	**$ 12,213,120**	**$ 9,343,158**
Non Current Liabilities		
NC Lease Liabilities	$ 79,262	$ -
NC Provision	$ 1,261,179	$ 1,158,835
Total Non Current Liabilities	**$ 1,340,441**	**$ 1,158,835**
Total Liabilities	**$ 13,553,561**	**$ 10,501,993**
Net Assets	**$ 260,922,170**	**$ 258,378,480**
Equity		
Asset Revaluation Surplus	$ 133,464,508	$ 123,945,607
Accumulated Surplus/Deficit	$ 127,457,662	$ 134,432,873
Total Equity	**$ 260,922,170**	**$ 258,378,480**

10.3 Corporate and Community Services Report

File Number **BSC/Governance/Reporting/Executive Services Report/2026**
Author: **Geoffrey Doyle, Director Corporate and Community Services**
Authoriser: **Mary Bani, Chief Executive Officer**
Items: **Nil**

Background

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. Facebook Performance
3. Council Facility Hire
4. Events
5. Sports Complex
6 Budget Timetable

1. DEBTORS

Rates:

Rates Debt 2025-2026	Total Due	Current	Year 1	Year 2	Year 3	Year 4+	Interest	Assessments
								in credit
May-26	**$343,347**	$278,458	$62,627	$37,207	$6,490	$4,109	$47,488	-$92,942
Apr-26	**$390,258**	$312,222	$66,600	$37,457	$6,490	$4,108	$43,871	-$83,023
Mar-26	**$639,849**	$542,935	$69,196	$37,456	$6,490	$4,108	$42,421	-$62,759
Feb-26	**$3,413,090**	$3,294,134	$75,506	$37,457	$6,490	$4,108	$41,565	-$46,170
Jan-26	**$554,355**	$140,665	$101,416	$63,214	$37,602	$172,708	$204,015	-$135,264

Notes: (1) Rates issued 28th February 2026, due 30th March 2026.

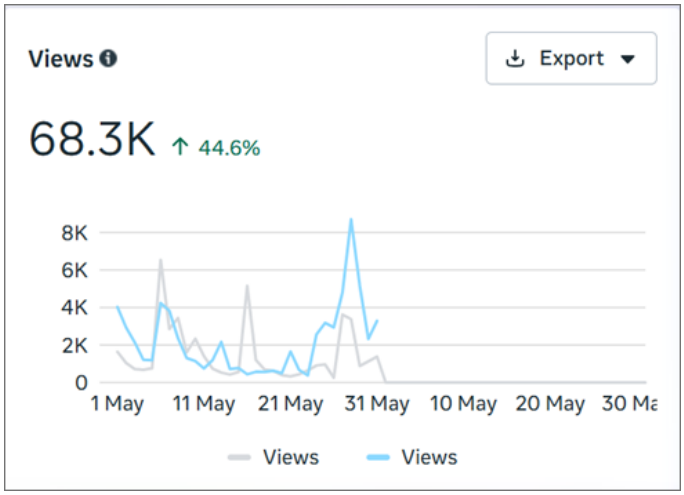
Sundry Debtors:

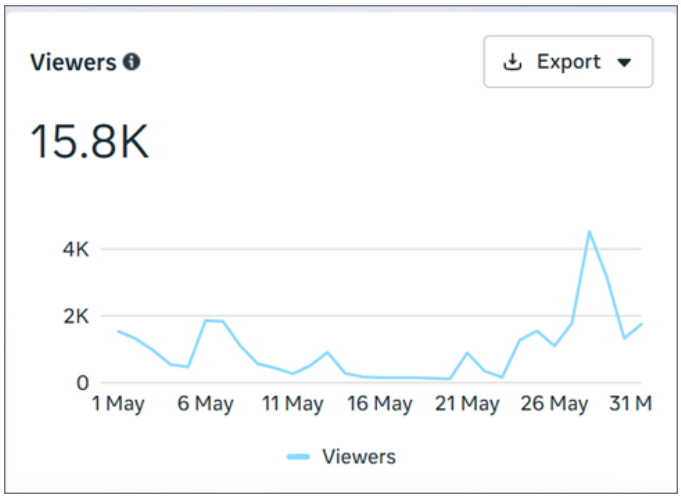
Sundry Debtor Balance as at	Period 3	Period 2	Period 1	Current	Total
31-May-26	$ 128,809.27	$ 82,347.15	$ 799,200.87	$ 817,336.06	$ 1,827,693.35
30-Apr-26	$ 121,572.77	$ 80,420.99	$ 237,397.93	$1,249,325.10	$ 1,688,716.79
31-Mar-26	$ 232,719.98	$ 104,641.54	$ 344,016.69	$ 613,044.66	$ 1,294,422.87
28-Feb-26	$ 229,100.64	$ 201,191.17	$ 232,899.46	$ 793,007.23	$ 1,456,198.50
31-Jan-26	$ 94,122.37	$ 156,946.05	$ 453,533.33	$ 736,116.14	$ 1,440,717.89

2. COUNCIL FACEBOOK PERFORMANCE

Torres Shire Council Facebook continues to be a key tool to communicate with our community. Facebook have added a feature allowing you to compare Views to the same period of the previous year.

The Blue represents May 2026, and the Grey represents May 2025.





Top 5 Posts

Title	Date published	Views
 A SYMBOL of UNITY and IDENTITY 💚💙 ... Photo • Torres Shire Council Boost ···	29 May 08:07	13,480
 🐶 Paws off the pitch, please! 🏉 We love ... Photo • Torres Shire Council Boost ···	25 May 12:09	4,805
 ⏰ LAST CHANCE - nominations close TO... Photo • Torres Shire Council Boost ···	7 May 09:41	3,291
 🚧 Rosehill Boat Ramp Cleaning 🚧 ... Photo • Crossposted • Torr... Boost ···	21 May 22:13	1,978
 Labour Day Public Holiday Hours Photo • Crossposted • Torr... Boost ···	1 May 17:42	1,873

3. COUNCIL FACILITY HIRE DATA

Torres Shire Council facilities have been well utilised by the community during May.

Facility	Jan-26	Feb-26	Mar-26	Apr-26	May-26
ANZAC Park	0	0	0	1	9
Ken Brown Oval	10	11	16	20	30
TI Pool	2	17	20	1	3
TI Stadium	2	20	37	7	24
Loban Road Hall	9	15	11	17	14
TRAWQ Hall	12	11	16	16	11
HI Stadium	0	5	1	0	0
HI Conf. Room	2	0	1	6	5
Total	**28**	**79**	**102**	**68**	**96**

Tamwoy Hall, Loban Road Hall have been hired for Church services and other government meetings throughout the month.

Ken Brown Oval hire increase for May in with Senior and Junor Rugby League training and games. Also RISE rugby League children's football training camp over 4 days.

Horn Island Sports Complex has been undergoing repairs and maintenance for the month of May, with the gym and conference room being able to be utilized.

TI Stadium hire increased for Strait Fitness programs, which were free to the community and the start of the basketball season (Wongai Basketball).

4. **EVENTS**

Flag Day:



Flag Day – 29th May 2026

The events were not hosted by Torres Shire Council, but we supported functions arranged by the community.

Road Closures and flags provided by Council

Mrs Bakoi Namok approached Council to request for permanent placement of Torres Strait flag at Mr Bernard Namok's grave as the other flag had deteriorated. TSC have raised new flag as requested.

2026 UPCOMING EVENTS

Date	Event
29-May-26	Torres Strait Flag Day
3-Jun-26	Mabo Day
1-Jul-26	Coming of Light
17-Jul-26	NAIDOC Awards
15-Aug-26	OBON Ceremony
24-Aug-26	Cruise Ship – Le Jacques Cartier
18-Sept-26	Multicultural 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
12-Dec-26	Christmas Extravaganza – TI
Dec-26	Christmas Carols – HI
1-14 Dec-26	Christmas Lights Competition
31-Dec-26	New Years Fireworks

5. SPORTS COMPLEX

Entry Numbers

Gym usage has slowed in April May. High stadium numbers during March reflect the strong community attendance to the extended fitness program and strong pool entry numbers reflect the use of pool complex for birthday parties and the return of school boarders utilising the facility.

Summary of Entries by Month	Gym #	Stadium #	Pool #	Total #
Jul-25	827	93	1,056	1,976
Aug-25	616	197	1,533	2,346
Sep-25	512	206	1,628	2,346
Oct-25	-	-	-	-
Nov-25	629	143	1,690	2,462
Dec-25	661	39	1,107	1,807
Jan-26	952	53	1,024	2,029
Feb-26	1,133	142	1,671	2,946
Mar-26	1,192	171	1,690	3,053
Apr-26	866	211	1,134	2,211
May-26	359	336	1,229	1,924

Strait Fitness

Horn Island Sports Complex

<u>On-going - Stadium usage currently close due to ongoing maintenance work</u>

Conference Room facility is currently available for hire and normal operational hours for gym members.

Horn Island outdoor basketball court - Installation by Facilities and Works Manager. (supported through the TSCSRP Grant).





Strait Fitness MAY-JUN 2026	
Activity Type	Participation Numbers
Aqua Flow	18
Boot Camp	232
Fun Fitness (5-17 yrs)	64
Gender Participation	Participation Numbers
Male	48
Female	244
Category Participation	
Indigenous	150
Non Indigenous	159
Age Category	
0-10 yrs	58
11-18yrs	6
26-35yrs	70
36+	161

Ken Brown Oval update goal padding order has arrived

(Purchased through the Torres Strait Community Sports and Recreation Grant)



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 receives and notes the Corporate and Community Monthly Report for June 2026.

10.4 Torres Shire Council – Torres Strait NAIDOC Awards 2026: Approval of Award Recipients

File Number **BSC/Governance/Reporting/Executive Services Report/2026**
Prepared by: **Georgia Machen, Events Coordinator**
Author: **Geoffrey Doyle, Director Corporate and Community Services**
Authoriser: **Mary Bani, Chief Executive Officer**
Items: **Nil**

Purpose

This report seeks Council's approval of the recommended recipients for the Torres Strait NAIDOC Awards 2026, to be announced at the Awards Ceremony on Thursday Island on Friday, 17 July 2026.

Background

The Torres Strait NAIDOC Awards is Torres Shire Council's annual celebration of Aboriginal and Torres Strait Islander peoples, cultures and achievements. The awards recognise individuals and organisations who have made outstanding contributions to the community across eight categories.

Council is the lead organiser, funder and venue provider for the event, which is held each year in the week following NAIDOC Week. The 2026 ceremony will be held at the Thursday Island Sports Complex and is expected to attract approximately 120 guests.

Nominations and Judging Process

Nominations were open to the public from 23 March to 8 May 2026. A total of 32 nominations were received across the eight award categories. All nominations were assessed for eligibility against the published criteria prior to being provided to the judging panel.

A community judging panel of three members was established. Panel members were selected on the basis of their community standing, cultural knowledge and familiarity with the award categories.

The judging process comprised two meetings held in May 2026:

Meeting	Purpose
14 May 2026	Process briefing – criteria, scoring approach, conflict of interest declarations
26 May 2026	Judging session – review of nominations and determination of recipients by consensus

Conflict of interest protocols were observed throughout the process. Where a panel member had declared a conflict in relation to a nomination, that member stood aside from scoring and discussion for the relevant category. Award recipients were selected based on the information provided in the application.

4. Recommended Recipients

The judging panel has recommended the following recipients for Council's approval. Recipients are listed by award category.

Award Category	Recommended Recipient
Artist of the Year	Louis Wilky Fauid
Community Event of the Year	1936 Torres Strait Islander Maritime Strike
Elder of the Year	Jennifer Jill Thompson Wymarra
Sportsperson of the Year	Jimmy O'Cloudy
Torres Strait Person of the Year	Joey Laifoo
Trainee of the Year	Phillip Takai-Bowie
Youth of the Year	Tyrell Whap
Business Award	Lola Digital – Kantesha Ward

Special recognition:

- Sherkoda Uta (Trainee of the Year – Female). Because the judging was very close for this category, the panel have proposed adding in Sherkoda as Female Trainee of the Year and having Phillip Takai-Bowie as Male Trainee of the Year.

- Micriee Bin-Awel (Youth Sportsperson of the Year)

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

Council Nominated Judging Panel

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

- As per approved operational budget
- Debt recovery

RECOMMENDATION

That Council:

1. Note the nominations and judging process undertaken for the Torres Strait NAIDOC Awards 2026; and
2. Approve the recommended award recipients as listed in this report for announcement at the Torres Strait NAIDOC Awards Ceremony on 17 July 2026.

10.5 Budget Process Parameters and Timeframe 2026/2027

File Number	**BSC/Governance/Reporting/Executive Services Report/2026**
Author:	**Geoffrey Doyle, Director Corporate and Community Services**
Authoriser:	**Mary Bani, Chief Executive Officer**
Items:	**Nil**

EXECUTIVE SUMMARY

Local Governments are required under the *Local Government Act 2009* (the Act) and the *Local Government Regulation 2012* to prepare a Corporate Plan, Annual Operational Plans, Budgets and long-term financial forecasts.

To assist management and staff in the preparation and development of these documents, endorsement is being sought from Council regarding the parameters within which budget items are compiled by responsible officers.

Councils are also required under the LGR 2012 to adopt budgets after 31 May of the preceding financial year and prior to 1 August of the respective financial year.

To meet timeframes as specified in the Regulation, a timetable has been developed by management and is listed on page 6 of this paper.

Corporate Plan

The new Corporate Plan 2026-2030 is currently in its finalisation stage. This Corporate Plan is one of documents within Council as it communicates the collective priorities of the elected Council (Mayor and Councillors), and therefore, sets the direction for every part of daily operations.

S165 & S166 LGR 2012
Preparation of 5-year corporate plan – S165
(1)A local government must prepare a 5-year corporate plan for each period of 5 financial years.
5-year corporate plan contents – S166
A local government's 5-year corporate plan must—
(a)outline the strategic direction of the local government; and
(b)state the performance indicators for measuring the local government's progress in achieving its vision for the future of the local government area; and

Annual Operational Plan

Directors and Managers will prepare their draft operational plan in line with (and in parallel to) their 2026/27 budgets.

S174 & S175 LGR 2012
Preparation and adoption of annual operational plan – S174
(1) A local government must prepare and adopt an annual operational plan for each financial year.
Annual operational plan contents – S175
The annual operational plan for a local government must—
(a) be consistent with its annual budget; and
(b) state how the local government will—

(i) progress the implementation of the 5-year corporate plan during the period of the annual operational plan; and
(ii) **manage operational risks.**

BUDGET PARAMETERS

To assist Directors, Managers and Coordinators in substantiating costs to Council, the following parameters have been developed for the 2026/27 budget.

Business As Usual

In developing "business as usual" budget, Managers must apply the parameters as endorsed by Council.

Council Cost Index (CCI), Consumer Price Index (CPI) and Qld Market Sector Goods and Services

Council Cost Index
The **CCI** provides an indicator of cost increases across a range of infrastructure and services delivered by Queensland local government.

LGAQ Council Cost Index (CCI) Mid-year update: December 2025, the projected change in CCI over 2026 is **3.2% (2025:3.8%)**

For reference, prior years CCI were:

- 2024-25: 3.4%
- 2023-24: 4.7%
- 2022-23: 6.9%

Consumer Price Index (CPI)
The **CPI** is a general measure of inflation based on the change in prices of goods and services and is widely used to inform governments, businesses, and the community about the change in inflation facing Australian households. It also provides policy and decision-makers with data and insights necessary to inform monetary and fiscal policy settings. The CPI provides the official measure of inflation in Australia.

- February 2026, **+3.7**
- December 2025, + **3.8%**
- December 2024, + **2.4%**

Employee Costs

Finance and Human Resource team will coordinate the preparation of the salaries and wages budget for 2026/27. Enterprise Bargaining Agreements (EBA) will be included in the calculation which is currently **3.5%.**

Other employee benefits (rent, airfares, and professional memberships) are required to be identified separately within the budget.

Applicable “on costs” such as superannuation will be applied on top of the base salaries and wages amount.

Internal Plant Hire

The existing plant hire rates will be used for inclusion in the budget 2026/27. Any changes because of plant hire rates review outcome will be used in the final budget.

Other Materials and Services
All other costs relating to the delivery of infrastructure maintenance and operational costs will be increased, a proposed increase of **5%** based on LGAQ Mid-Year December 2025 review of Council Cost Index and an additional on cost for freight cost.

Major existing contracts must be separately identified in the budget submission. Any provision for increase will be based on the terms and conditions of the contract. For example, waste collection contract.

Community Service Obligations

There are several services that Council provides to the community at no cost, or they have been granted a rebate or a waiver to not pay certain services, example hall hire, mowing, waiver of fees.

These types of community service obligations will have to be separately identified in the budget submission.

A budget template will be provided for completion.

New Initiatives/Operating expenditure

Executive managers may identify new operating initiatives during the development of work planning for 2026/27. Prior to including these items into the budget, the executive team will prioritise the items for submission.

Capital Projects – new submission

Capital projects are required to be identified as new, upgrades or renewals.

Definitions:

New *capital means no asset is currently in existence. For example, the Community Hub is a new capital asset.*

Upgrade *refers to expenditure which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally.*

Renewals *refer to expenditure on an existing asset which returns the service potential or the life of the asset to that which it had originally.*

Capital project proposals for 2026/27 are to be in line with the Asset Management Plans (where possible).

Capital funding sources must be submitted together with the capital program, for example: grants, subsidies, loans (if required).

A capital submission template will be provided for completion.

Contingency Costs

Where contingency costs are required for capital and operational expenditure, the estimated contingency cost required is to be identified separately within the budget.

Carry Over Projects – from 2025/26 to 2026/27

Any projects identified to be carried over to 2026/27 will be dealt with separately.

Long Term Capital Expenditure and Planning

The budget process also includes the collation of the long-term capital program (10 years minimum). This not only covers infrastructure assets but also non-infrastructure assets such as land acquisition, computer systems, fleet and general plant and equipment. This information will be used in the development of the long-term financial forecast.

Fees and Charges

Council sets many fees and charges for services to the community. These services are either a cost recovery fee or a commercial fee.

In calculating cost recovery fees such costs must not exceed the actual cost incurred by Council for the action for which the fee is charged (Section 97 of the *Local Government Act 2009*). Example: issue and renewal of a licence, permit, registration and change of ownership of land.

All commercial fees are calculated as cost plus "profit" including 10% Goods and Services Tax (GST) which must be remitted to the Tax Office. Councils can charge these types of fees under Section 262(3)(c) of the *Local Government Act 2009.*

Explanations should be provided for any increase above **4%**.

Rates and Charges

To give context, the following background information is provided on prior years rates and charges increase.

In 2023/24, general rates and utility charges went up by **4%**.

The Department of Natural Resources issued the property valuation report effective 1 July 2024. It was used as the basis for the calculation of general rates for 2024/25.

In 2024/25, general rates and utility charges on average went up by **4.3%** and 2025/26 an increase of **4%.**

For the budget year 2026/27, it is proposed to increase the general rates by **4%.**

In relation to utility charges such as water, sewerage and waste, it is proposed to undertake three scenarios, being **4%, 5% and 6%** increase. This approach ensures the cost of delivering these services are recovered from the users.

12 Month Phasing for 2026/27 – Capital Expenditure

More accurate phasing of the 2026/27 Budget will also enable more accurate reporting and better cash management. Managers will be required (where possible) to plan when their capital expenditure is likely to occur throughout the year.

Code of Competitive Conduct and Significant Business Activities

Corporate Services will make an assessment as to which Council activities it should apply the Code of Competitive Conduct. A separate income and expenditure report will subsequently be prepared for each of these activities.

The team will also make an assessment as to which Council activities are considered significant business activities. A separate income and expenditure report will subsequently be prepared for each of these activities.

This process will be guided by *S 43 and S 47 of the Local Government Act 2009* and Division 2 and 5 of the *Local Government Regulation 2012.*

Surplus - Council Business Activities

Where a business activity is contributing a surplus to the Council's bottom line, the funding application of these surpluses will be separately identified, for example, to put aside an amount for future asset replacement, example airport operations.

Fund Accounting

A traditional one-page summary will be presented as part of the budget documentation. This covers General fund, Water, Sewerage, Airport, Cleansing/Waste and Plant. It helps to ensure rates and charges are sufficient to cover the costs of providing the associated services. It also highlights cross subsidisation that is occurring so that Council can make informed decisions as to whether this approach should continue.

Documentation

Detailed cost and qualitative information (where possible) used to inform the budget process must be stored and incorporated in the budget spreadsheet for future reference and submitted as part of the budget process.

KEY DATES FOR BUDGET TIMETABLE – 2026/27

Budget Parameters and Timetable – **In Committee**	16 June
Airport Fees and Charges Schedule – **In Committee**	19 June

Revenue Policy approved by Council – **In Committee**	19 June
Budget Review 2025/26 – **In Committee**	19 June
Review of corporate plan and operational plan – **In Committee**	19 June
All other policies (Debt policy, Procurement policy, etc) – I**n Committee**	19 June
Fees and Charges Schedule & Rates and charges options – **In Committee**	19 June
Draft Budget 2026/27 - **Council Workshop**	30 June
Final Draft Corporate and Operational Plan 2026/27	30 June
Budget comments and feedback - **Council**	17 July – 21 July
Budget comments and feedback – **Community**	17 July – 21 July
Final Budget 2026/27 Presentation – **Briefing**	21 July
Budget 2026/27 – **Special budget meeting**	28 July

RECOMMENDATION:

That council note the briefing paper budget parameters and timetable 2026/27 as presented.

10.6 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

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

Project Name	Funding Scheme	Budget ($ ex GST)	Remaining Funds ($ ex GST)	Comment
TI Cycleway Stg 4	DTMR	2,067,883.50	576,622.50	works programmed for first week June.
HI Landfill Stg 2	TSRA, CMIG round 3 18/19	1,000,000.00	782,131.12	Seeking co-funding
HI Landfill Metal Shredder / Metal waste management	DLGRMA	2,699,400.00	345,630.11	Awaiting final invoicing to close out project and budget.
Lion Lookout Heritage Trail WW2 walk	Dept Veteran Affairs (139,487), Qld Remembers (35,718)	175,205.00	21,050.00	awaiting delivery of sealant.
HI, TI, POW Island Roads	QRA	1,173,309.00	1,173,309.00	POW Island works on hold
HI, TI, POW Island Roads - Proj Management	QRA	192,619.83	17,079.83	POW Island works on hold
POW Island Waste Bins	Regional and Remote Recycling Modernisation Fund	115,000.00	115,000.00	Alternatives being sought
HI Airport Pavement replacement	ATSI-TIDS 2024-25	500,000.00	265,036.00	Helicopter pad pavement replacement underway. Delays due to wet season
Quarantine Boat Ramp – Cook Espl	MSQ, LGGSP 2024-28	395,000.00	-	Design contract awarded to Haskoning
Aplin Park Development	W4Q 2024-27	415,000.00	415,000.00	Community consultation undertaken. Approx. equal results for a 1/2 basketball court, wooden playground and seating. Costing underway.
HI sport Complex Maintenance	LRCI Phase 4	156,288.00	-42,910.34	Funding budget expended due to works including required additions

				such as new toilet cubicles. Project budget to be increased via utilisation of other building capital work project underspends.
Communications Towers	Council Internal Project	257,000.00	212,426.47	Ongoing
Loban Road Crossing @ Fire Station	QRA	527,202.00	101,552.00	Works underway
Roads 2 Recovery 2024-29	Roads 2 Recorvery 2024-29	1,375,339.00	1,375,339.00	Application for Rose Hill / Waiben elevated zebra crossing in progress
Council Chambers roof Replacement	W4Q 2024-27	489,000.00	464,000.00	Options being investigated
TI Stadium sport court replacement	W4Q 2024-27	126,000.00	117,500.00	Tender awarded. Scheduling of works underway to minimise disruption with scheduled events. Tender documents to be issued for Louvre replacement
Torres Strait and Northern Peninsula Area Climate Resilience Officers	Department of Industry, Science and Resources	3,079,000.00	3,079,000.00	Interviews scheduled.
TI and HI infrastructure Planning	Residential Activation fund	1,125,000.00	1,117,800.00	Refer Council in-committee report
Submarine line planning	Residential Activation fund	515,000.00	507,800.00	Refer Council in-committee report
Revision of torres Shire Council Planning Scheme	TSC SSF 2024-26 - Path 2 - Alloc 001435 - 002423	238,500.00	238,500.00	To be started, follows HI Housing Growth Master Plan
Housing Summit + Housing Action Plan	TSC SSF 2024-26 - Path 1 - Alloc 001435 - 002423	100,000.00	23,010.00	Action Plan in development following housing forum
TI Transfer Station Office & Amenities	Council Internal Project	140,909.00	-14,656.42	Project has incorporated required upgrades to Council digital network. Project budget to be increased via utilisation of other building capital work project underspends.
TI transfer Station roof Repair	Council Internal Project	200,000.00	200,000.00	Seeking quotes
Cox Road Jump Up	QRA	5,644,685.00	5,644,685.00	On Hold
Victoria Parade Pavement	QRA	3,181,711.53	3,127,711.53	tender documentation being prepared

Erub Court Pavement	QRA	987,427.71	961,427.71	Project to be delivered in-house
Milman Pavement	QRA	1,239,354.03	1,203,354.03	tender documentation being prepared
Aubrey Parade Seawall	QRA	570,160.67	536,160.67	tender documentation being prepared
Transport Asset Management Plan	Council Internal Project	15,000.00	-	First draft completed and under review
Infrastructure Valuation - Water	Council Internal Project	20,005.00	-	works progressing in accordance with reporting timeframes
Infrastructure Valuation - Sewer	Council Internal Project	20,005.00	-	works progressing in accordance with reporting timeframes
Solar Panel Installation	Community Energy Upgrades Fund (CEUF) Round 2	447,331.00	447,331.00	Grant Agreement signed

Project Name	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
TI Cycleway Stg 4						
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						
Aplin Park Development						
HI sport Complex Maintenance						
Communications Towers						
Loban Road Crossing @ Fire Station						
Roads 2 Recovery 2024-29						
Council Chambers roof Replacement						
TI Stadium sport court replacement						
Torres Strait and Northern Peninsula Area Climate Resilience Officers						
TI and HI infrastructure Planning						
Submarine line planning						
Revision of torres Shire Council Planning Scheme						
Housing Summit + Housing Action Plan						
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						
Solar Panel Installation						

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 June 2026.

10.7 Change Application - Minor Change to Development Permit –IDAS 20/04 Roman Catholic Trust Corporation for the Diocese of Cairns c/ Brazier Motti Pty Ltd – 120 Douglas Street, Thursday Island

File Name: **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 – Updated Infrastructure Charges Calculations

PROPERTY DETAILS	
Site address	120 Douglas Street, Thursday Island
RPD	Lot 1 SP340642
Landowner	Roman Catholic Trust Corporation for the Diocese of Cairns
Existing Use of Land	Educational Establishment and Parish buildings
ORIGINAL APPROVAL DETAILS	
Application No.	IDAS20/04
Applicant	Roman Catholic Trust Corporation for the Diocese of Cairns c/ Brazier Motti Pty Ltd
Approval Description	Development Permit for Material Change of Use – Special Purpose (Extension to Existing Educational Establishment)
Date of Original Decision	15 June 2021
Date of Original Decision Notice	16 June 2021
CHANGE APPLICATION DETAILS	
Application No.	IDAS20/04
Applicant	Roman Catholic Trust Corporation for the Diocese of Cairns c/ Brazier Motti Pty Ltd
Application Description	Change Application – Minor Change to Development Permit for Material Change of Use – Special Purpose (Extension to Existing Educational Establishment)
Application Lodged	14 April 2026
Decision Due Date	29 May 2026 (applicant agreed extension)
Council Meeting	16 May 2026

EXECUTIVE SUMMARY

This application seeks Council approval for a minor change to the development permit under section 78 of the *Planning Act 2016.*
The development approval for an extension to the existing school involves the demolition of several existing buildings, construction of new buildings and changes to the vehicle access and parking arrangement. The redevelopment is proposed to be undertaken over 2 stages in accordance with an overall masterplan.

This application is seeking to change the plan of development incorporating changes to the siting and configuration of new buildings, timing of construction of certain elements and removal of the proposed bus parking area of Chester Street.
The changes require recalculation of the Infrastructure Charges and reissue of the Infrastructure Charges Notice.
The assessment of the proposed change has been undertaken against the original approval in 2021 and the minor change in 2024. The proposed changes are considered minor in accordance with the assessment framework under the *Planning Act 2016* and this report recommends the minor change application is approved.

RECOMMENDATION – DECISION NOTICE

That Torres Shire Council approve the Change Application (Minor) to the Development Permit for Material Change of Use– Special Purpose (Extension to Existing Educational Establishment) on land located at 120 Douglas Street, Thursday Island, formally described as Lot 1 SP340642, subject to the conditions of this report.

Conditions of Approval

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

(1) Amend condition 7 - Approved plans and documents to reflect the amended plans

7 APPROVED PLANS AND DOCUMENTS

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

Title	Plan No.	Date	Prepared by
Cover & Drawing List	DA.00	~~26/06/2024~~ April 2026	Peddle Thorp
~~Site Plan – existing facilities~~ Existing – demolition site plan	DA.01	~~26/06/2024~~ April 2026	Peddle Thorp
~~Masterplan as proposed upper + lower levels~~ Proposed Site Plan – Stage 1	DA.02	~~26/06/2024~~ April 2026	Peddle Thorp
~~Masterplan showing stages + setbacks + dimensions~~ Proposed Site Plan – Stage 2	DA.03	~~26/06/2024~~ April 2026	Peddle Thorp
Site Elevations	DA.04	April 2026	Peddle Thorp
~~Early Learning + Student Amenities – upper level~~	~~DA.04~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Early Learning + Student Amenities~~	~~DA.05~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Sports Court + Canteen – upper level~~	~~DA.06~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Sports Court + Canteen – showing set-backs + dimensions~~	~~DA.07~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Main Entrance + Admin – lower level~~	~~DA.08~~	~~26/06/2024~~	~~Peddle Thorp~~

~~Main Entrance + Admin – showing set-backs + dimensions~~	~~DA.09~~	~~26/06/2024~~	~~Peddle Thorp~~
~~GLA + Staff Building – lower level~~	~~DA.10~~	~~26/06/2024~~	~~Peddle Thorp~~
~~GLA + Staff building – showing set-backs + dimensions~~	~~DA.11~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Elevations – Normandy Street views~~	~~DA.12~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Elevations – Chester Street views~~	~~DA.13~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Elevations – views up from church~~	~~DA.14~~	~~26/06/2024~~	~~Peddle Thorp~~
3 Dimensional Views existing + proposed view 1	~~DA.15~~ DA.05	~~26/06/2024~~ April 2026	Peddle Thorp
3 Dimensional Views existing + proposed view 2	~~DA.16~~ DA.06	~~26/06/2024~~ April 2026	Peddle Thorp
3 Dimensional Views existing + proposed view 3	~~DA.17~~ DA.07	~~26/06/2024~~ April 2026	Peddle Thorp
3 Dimensional Views existing + proposed view 4	~~DA.18~~ DA.08	~~26/06/2024~~ April 2026	Peddle Thorp
Site Section and 3D Views	DA.09	April 2026	Peddle Thorp
~~Proposed Drop Off Area on Normanby Street~~	~~SK06~~	~~26/06/2024~~	~~Peddle Thorp~~
~~Photo Montages~~	~~View 1~~	~~undated~~	~~Peddle Thorp~~
~~Photo Montages~~	~~View 2~~	~~undated~~	~~Peddle Thorp~~
~~Photo Montages~~	~~View 3~~	~~undated~~	~~Peddle Thorp~~
Heritage Impact Statement	21053	14/12/20	Australian Heritage Specialists
Heritage Impact Statement – addendum	Na	11/02/20	Australian Heritage Specialists

(2) Delete condition 27 - Road Works – Design & Construction – Chester Street

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

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

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

(3) Correct a typographical error in condition 25 – on-site carparking (stage 2 only)

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

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

(C) An updated Infrastructure Charges Notice is issued for the amount of $6,447.60 (stage 1) and $50,552.40 (stage 2) in relation to the Change Application (Minor Change) to Development Permit for Material Change of Use – Special Purpose (Extension to Existing Educational Establishment at 120 Douglas Street, Thursday Island, formally described as Lot 1 on SP340642.

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

1.0 SUBECT SITE

Development on the site comprises of the Our Lady of the Sacred Heart School campus in the higher portion of the lot fronting Chester and Normanby Streets and Parish buildings located in the lower portion of the site fronting Douglas and Normanby Streets.

The school campus comprises of a number of buildings for educational purposes such as classrooms, library, amenities, recreational spaces and associated staff accommodation. Parish buildings comprise of the Parish Office, Church and Kindergarten.

Our Lady of the Sacred Heart Church is identified as a Queensland Heritage place.

At the time of the original approval the development site comprised of five (5) lots. The lots have subsequently been amalgamated into one lot, Lot 1 on SP340642 as per condition 37 of the approval.



Figure 1 – Subject site

2.0 BACKGROUND

Council at the Ordinary meeting held on 15 June 2021 approved subject to conditions a development approval for a Development Permit for a Material Change of Use – Special Purpose (Extension to Existing Educational Establishment), Decision Notice dated 16 June 2021.

The development application was lodged and assessed under the now superseded Torres Shire Planning Scheme 2007 (version amendment 1 – 19 January 2016).

The application was Impact Assessable and subject to public notification. No submissions were received. The application triggered a referral to the State Assessment Referral Agency (SARA) for development within 25 metres of a state-controlled road (Douglas Street) and development adjoining a Queensland Heritage Place (Our Lady of the Sacred Heart Church).

Council at its meeting held on 16 July 2024, approved a change application for a minor change to the development permit to stage the redevelopment over two stages as opposed to the approval to redevelop over one stage; changes to configuration of new Junior Teaching Block and position of minor structures and a change to the orientation of persons with disability (PWD) carparking spaces accessed from Normanby Road (Decision Noticed dated 18 July 2024).
The development approval has not been acted upon.
Figure 2 and Figure 3 allow for a comparison of the changes to the building footprints of the original approval and minor change.



Figure 2 – Approved masterplan (Decision Notice 16 June 2021)

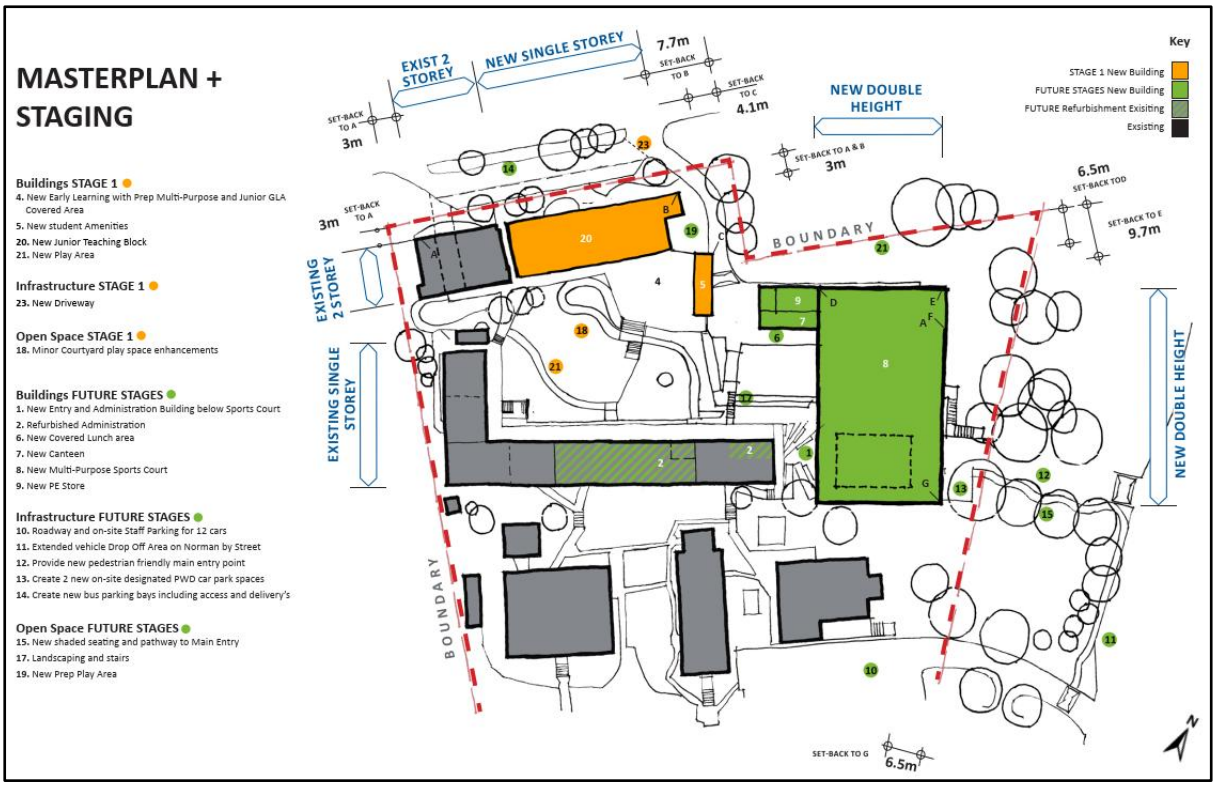


Figure 3 – Proposed masterplan and staging (Minor Change Decision Noticed dated 18 July 2024)

3.0 DESCRIPTION OF PROPOSED CHANGES

The applicant is seeking a change to the approved plan of development, incorporating variations to the siting and staging of certain elements of the development.

The proposed changes include:

Stage 1

- Revised configuration new building E Block (two storey) – originally proposed covered multi-use building with covered multi-purpose court
- New building F Block (single storey) – canteen and outdoor covered lunch area
- New A Block extension – amenities and walkways
- Revised alignment of designated assessable carparking space accessed from existing access from Normanby Street, near new E Block. Reduced number of spaces from two spaces to one. Vehicle manoeuvring reliant upon the existing driveway in road reserve.
- Refurbishment works within existing buildings

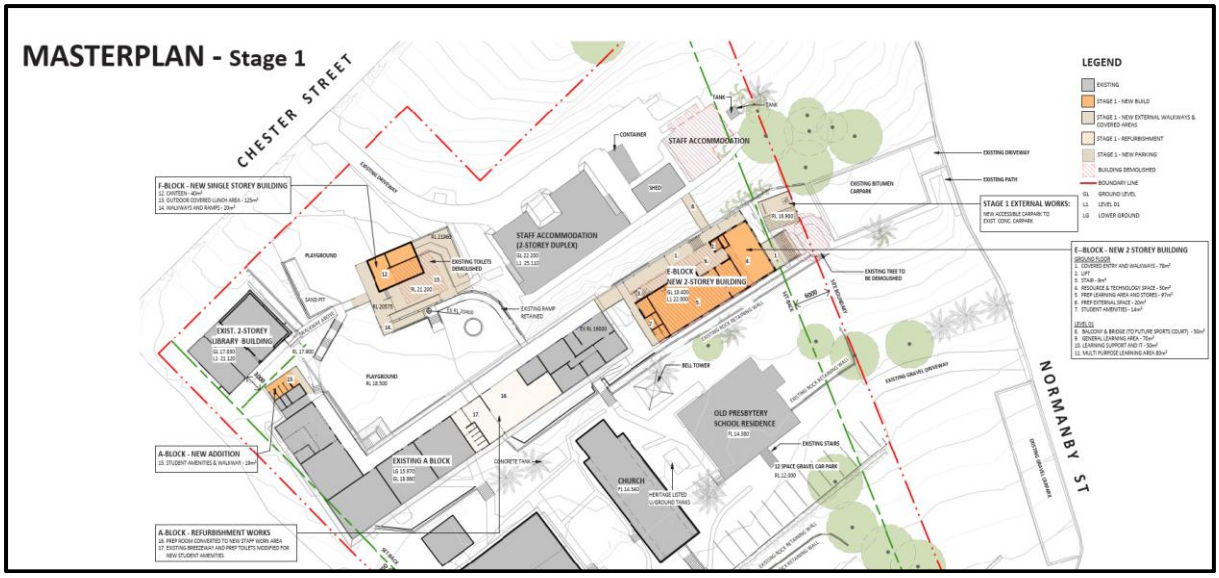


Figure 4 – *Proposed masterplan and staging (stage 1)*

Stage 2

- New designated internal bus parking area from the existing driveway off Chester Street. The proposal to create a designated bus parking area along Chester Street is no longer proposed. The applicant advised this component is uneconomical given the funding circumstances.
- Revised configuration of F Block (single storey) – multi-purpose area and prep area (in location of existing playground)
- New multi-purpose court as a separate building (originally approved above multi-use building in location of new E Block)

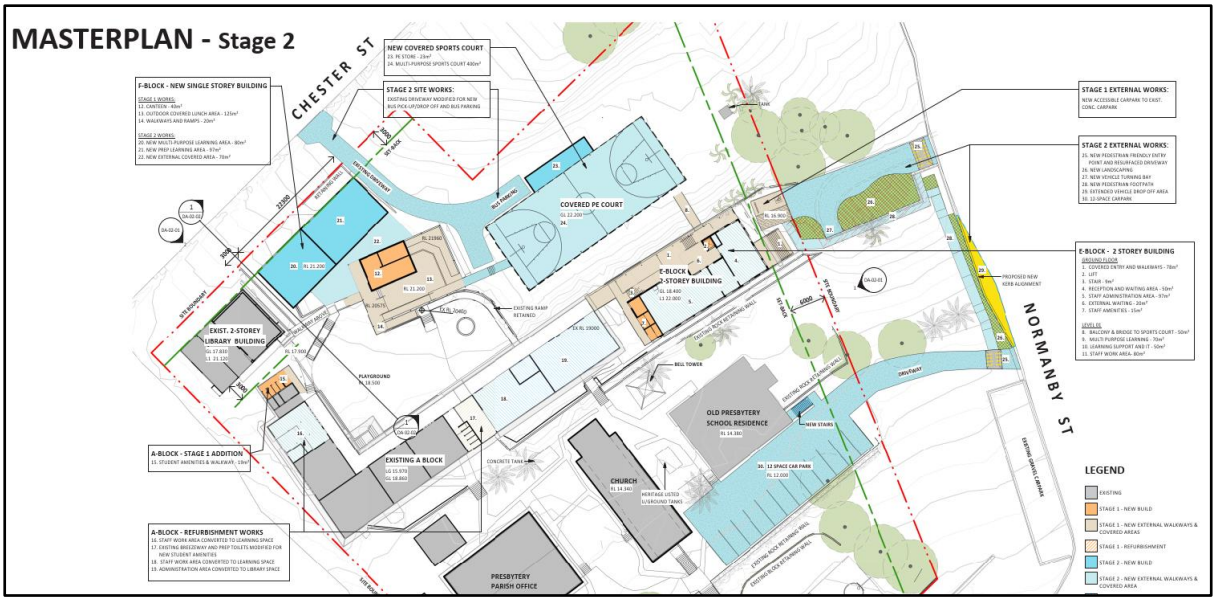


Figure 5 – *Proposed masterplan and staging (stage 2)*

4.0 PLANNING ASSESSMENT

A change application is made under section 78 of the *Planning Act 2016.* A minor change application must comply with the criteria for a minor change as defined under Schedule 2 of the Act. It is considered that the proposed change constitutes a minor change, as demonstrated in Table 1 and Table 2 below.

TABLE 1 – MINOR CHANGE CRITERIA

CRITERIA	RESPONSE
(i) *Does not result in substantially different development*	Refer to Table 2
(ii) *If the application, including the change, were made when the change is made – would not cause –*	Refer below (A) – (D)
(A) *The inclusion of prohibited development in the application; or*	Complies – The proposal would not result in prohibited development under Schedule 10 of the *Planning Regulation 2017*.
(B) *Referral to a referral agency, other than to the chief executive; or*	Complies - The development does not require referral to a referral agency, other than to the chief executive under Schedule 10 of the *Planning Regulation 2017*.
(C) *Referral to a referral agency if there were no referral agencies for the development application; or*	Complies – The development does not require referral to another referral agency under Schedule 10 of the *Planning Regulation 2017*.
(D) *A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55 (2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*	Complies – The original application triggered a referral to the State Assessment Referral Agency (SARA) for development within 25 metres of a state-controlled road (Douglas Street) and development adjoining a Queensland Heritage Place (Our Lady of the Sacred Heart Church). The change to the development does not introduce other matters the referral agency must have regard to.
(E) *Public notification if public notification was not required for the development application*	Not Applicable – The original application was subject to public notification.

TABLE 2 – CRITERIA FOR SUBSTANTIALLY DIFFERENT DEVELOPMENT

CRITERIA	RESPONSE
(a) *Involves a new use; or*	Complies – does not incorporate a new use
(b) *Results in the application applying to a new parcel of land; or*	Complies – the application relates to the same parcel of land which at the time of the original approval comprised of five (5) lots. The lots have subsequently been amalgamated into one lot, Lot 1 on SP340642 as per condition 37 of the approval.
(c) *Dramatically changes the built form in terms of scale, bulk and appearance; or*	Complies – the proposed change to the configuration and siting of the new buildings will not have an adverse impact in terms of scale, bulk or appearance. The overall height of the multi-purpose court is reduced from 31.8m to 29m. The F Block building height has reduced from 27.8m to 26.5m and change to proposed E Block and introduction of canteen building does not

CRITERIA	RESPONSE
	dramatically result in a change to the approved built form.
(d) Changes the ability of the proposed development to operate as intended; or	Complies – the proposed change will not affect the ability of the development to operate as intended.
(e) Removes a component that is integral to the operation of the development; or	Complies – No components integral to the approved use are proposed to be removed as part of the change application. The staging of works is logical.
(f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies –the applicant advised in the original application that the redevelopment will not result in an increase in student or staff numbers on-site, and therefore no increase in traffic to the site. The proposed change will result in the loss of the original proposed bus parking area off Chester Street. An internal bus parking area is proposed in Stage 2. No concerns are raised to the change. No change is proposed to the Normanby Street works involving realignment of the kerb and channel to accommodate vehicle drop off area. The proposed change result in the loss of a proposed PWD carparking space and require the vehicle to manoeuvre within the access driveway in the road reserve to exit in a forward motion. The applicant confirmed one PWD space is compliant with the requirements under the National Construction Code. Taking into consideration the depth of the verge and the overall design of the access driveway incorporating landscaping and a pedestrian pathway it is considered the requirement to utilise the road reserve to exit in a forward gear is acceptable.
(g) Introduces new impacts or increase the severity of known impacts; or	Complies – the proposed change, in particular the change to the E Block, muti-purpose court and F Block will result in a change to the approved built form. At the time of the assessment of the original approval it was noted; *the site is highly constrained with limited available area to expand. The building extensions have been designed taking into consideration the topography constraints of the site and the adjoining Queensland Heritage listed church. The proposed multi-purpose sports court located in the north eastern portion of the site accessed from Normanby Street will be visually prominent on the hillside when viewed from adjoining streets, properties and from the water. A Heritage Impact assessment report was submitted with the application to address the impact on the adjoining church, in particular the impact upon the existing prominence of the church in establishing the visual*

CRITERIA	RESPONSE
	amenity of the site. The report in summary concluded that 'the viewsheds along Normanby Street to the Church are not of high heritage significance, with impacts to the views of the Church remaining as only a moderate-to-negligible impact…..although the height of the new complex may slightly detract from the Church spire, there is enough distance between the new building and the Church for this impact to be minimal'. With regards to overall impact on the visual amenity of the site, it is considered that the proposed multi-purpose sports court will present as a building of significant size and proportion prominently located on the site. The building will be visible from a number of viewsheds and will result in a significant change to the built form on the site. The prominence and appearance of the building may be slightly reduced through the retention of mature vegetation and selective use of building materials and finishes. The heritage impact assessment report was not amended to address the proposal change. Taking into consideration the scale of the original development it is considered the proposed changed will not introduce additional impacts on the heritage values of the church.
(h) *Removes an incentive or offset component that would have balanced a negative impact of the development; or*	Complies – approval did not include an incentive or offsets
(i) *Impacts on infrastructure provisions.*	Complies – no change.

In accordance with section 81(2) of the *Planning Act 2016* the matters outlined in Table 3 must be considered in the assessment of the change application.

TABLE 3 – MATTERS TO CONSIDER FOR CHANGE APPLICATION

MATTER TO CONSIDER	RESPONSE
2(a). The information the applicant included with the application; and	The assessment has considered all information the applicant has provided regarding the change application.
2(b). If the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and	The original application was Impact Assessable and subject to public notification. During the notification period no submissions were received.

MATTER TO CONSIDER	RESPONSE
2(c). Any pre-request response notice or response notice given in relation to the change application; and	No pre-request response notice or response notice given in relation to the change application.
2(d). If the responsibly entity is, under section 78(3)(ba) or (bb), the Minister – all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and	The responsible entity is Torres Shire Council not the Minister.
2(e). if paragraph (d) does not apply – all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and	The original application was lodged and assessed against the superseded *Torres Shire Planning Scheme 2007.* The proposed change does not result in any changes that require additional matters to be assessed.
2(f). Another matter the responsible entity considers relevant.	There are no other matters identified as being relevant to the assessment.
(3). Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider— *(a)a statutory instrument; or* *(b)another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*	As noted above the original application was lodged and assessed against the superseded *Torres Shire Planning Scheme 2007.* In accordance with the current *Torres Shire Planning Scheme 2022* the subject site is included in the Community Facilities zone, Community Services Precinct. An Educational Establishment triggers Code Assessable development application and would not be subject to public notification. The site is included in a number of overlays, being Heritage Overlay, Potential or Actual Sulfate Soils and Slope Stability Overlay. A review of the current Planning Scheme assessment provisions has determined that the proposal could achieve compliance.
(4). The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.	As above
(5). However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to— *(a)the statutory instrument or other document as in effect when the change application was made; or*	As above

MATTER TO CONSIDER	RESPONSE
(b)if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or *(c)another statutory instrument—* *(i)that comes into effect after the change application is made but before it is decided; and* *(ii)that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.*	

5.0 INFRASTRUCTURE CHARGES

An Infrastructure Charges Notice dated 15 June 2021 was issued under the now superseded Torres Shire Council Charges Resolution (No.2) 2018. In accordance with section 1.2 (c) of the current Torres Shire Council Charges Resolution (No.1 2022), the current Charges Resolution can be applied to a Change application. The charges have been re-calculated for the change to the gross floor area, impervious areas and inclusion of stages. In reviewing the calculations, an error was identified where the credit for the demolition of accommodation was not correctly calculated.

The total Infrastructure Charge for Stage 1 is $6,447.60 and for Stage 2 $50,552.40. Infrastructure charges calculations are provided in Attachment B.

6.0 CONCLUSION

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 proposed change is minor, does not trigger additional referrals and does not result in any additional areas of non-compliance with the relevant assessment benchmarks under the *Torres Shire Planning Scheme 2022*.

DRAWING LIST

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

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



N

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OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

COVER & DRAWING LIST

A3

Date
APR. 2026
DRAWING NO.
DA.00

EXISTING CONDITIONS

Site plan showing existing structures and proposed extent of demolition



LEGEND

- EXISTING TREE
- EXISTING TO BE RETAINED
- TO BE DEMOLISHED - STAGE 1
- TO BE DEMOLISHED - STAGE 2
- BOUNDARY LINE
- GL GROUND LEVEL
- L1 LEVEL 01
- LG LOWER GROUND

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MINOR CHANGE APPLICATION

EXISTING - DEMOLITION
SITE PLAN

A3
3

Date
APR. 2026
DRAWING NO.
DA.01

MASTERPLAN - Stage 1



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MINOR CHANGE APPLICATION

PROPOSED SITE PLAN - STAGE 1

A3
3

Date
APR. 2026
DRAWING NO.
DA.02

MASTERPLAN - Stage 2



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MINOR CHANGE APPLICATION

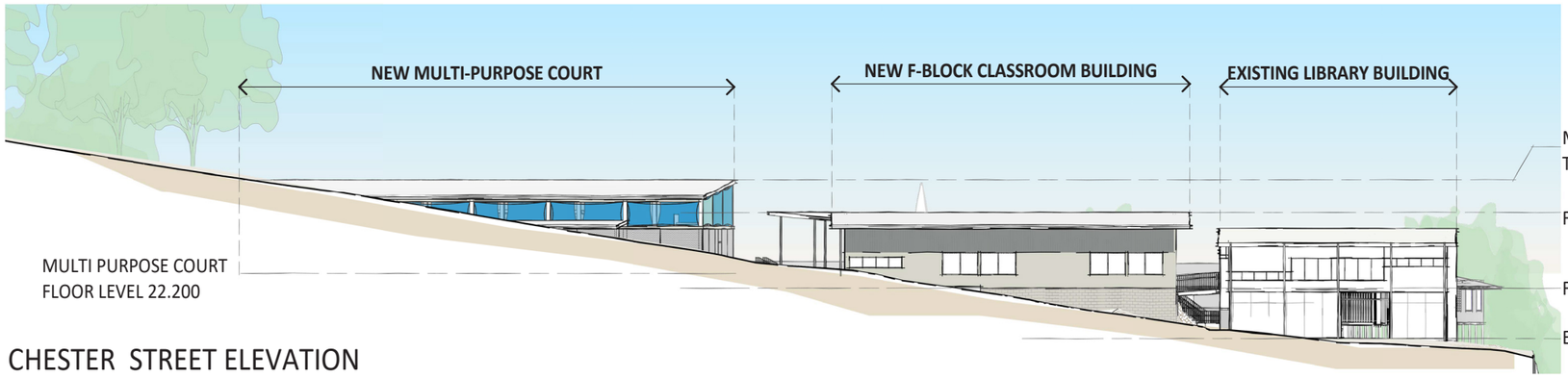
PROPOSED SITE PLAN - STAGE 2

A3
3

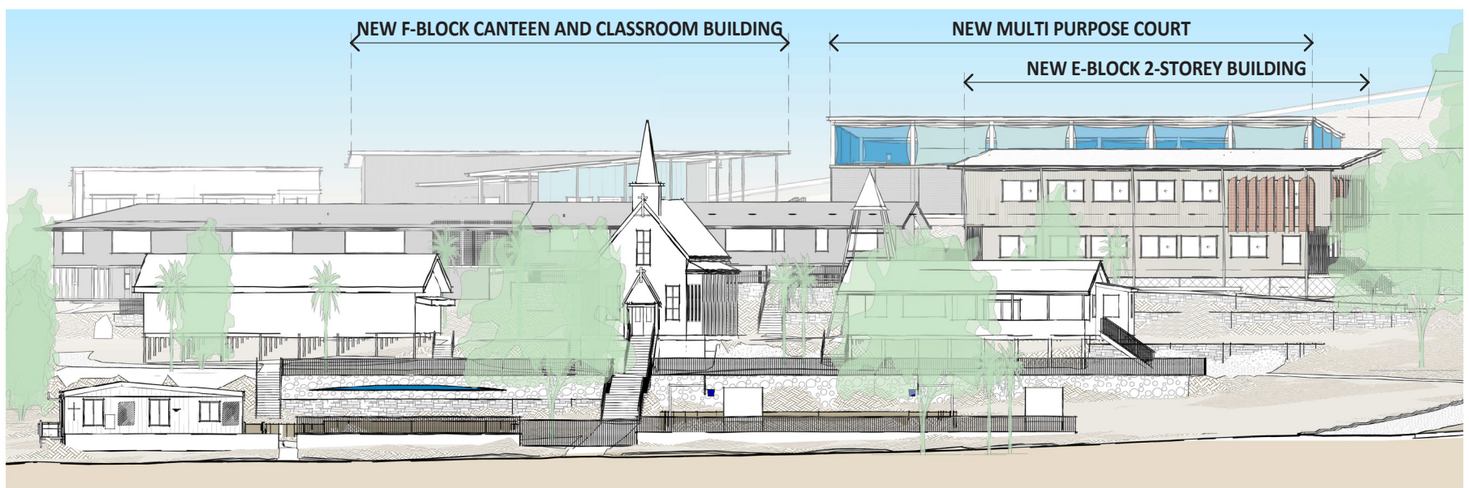
Date
APR. 2026
DRAWING NO.
DA.03



NORMANBY STREET ELEVATION



CHESTER STREET ELEVATION



DOUGLAS STREET ELEVATION

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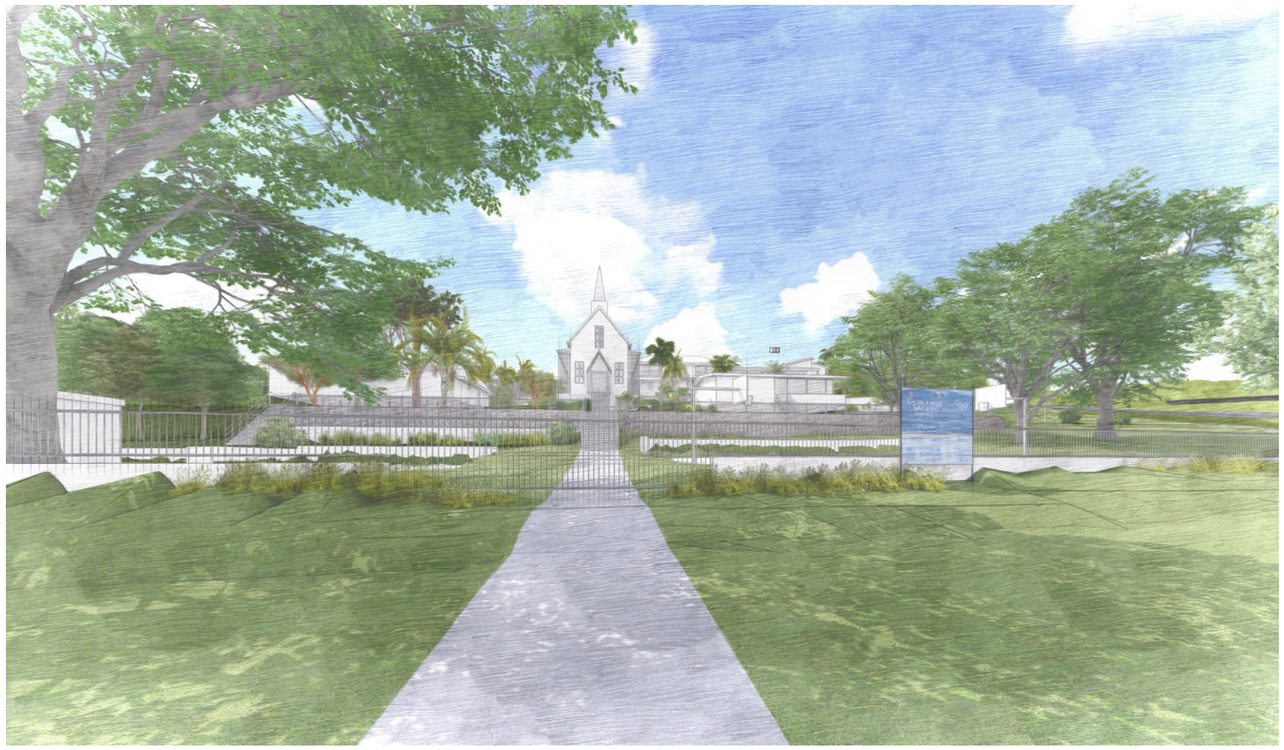
MINOR CHANGE APPLICATION

SITE ELEVATIONS

A3
2

Date
APR. 2026
DRAWING NO.
DA.04



VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing

VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed



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MINOR CHANGE APPLICATION

3D VIEWS
existing + proposed
view 1

A3
2

Date
APR. 2026
DRAWING NO.
DA.05



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

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



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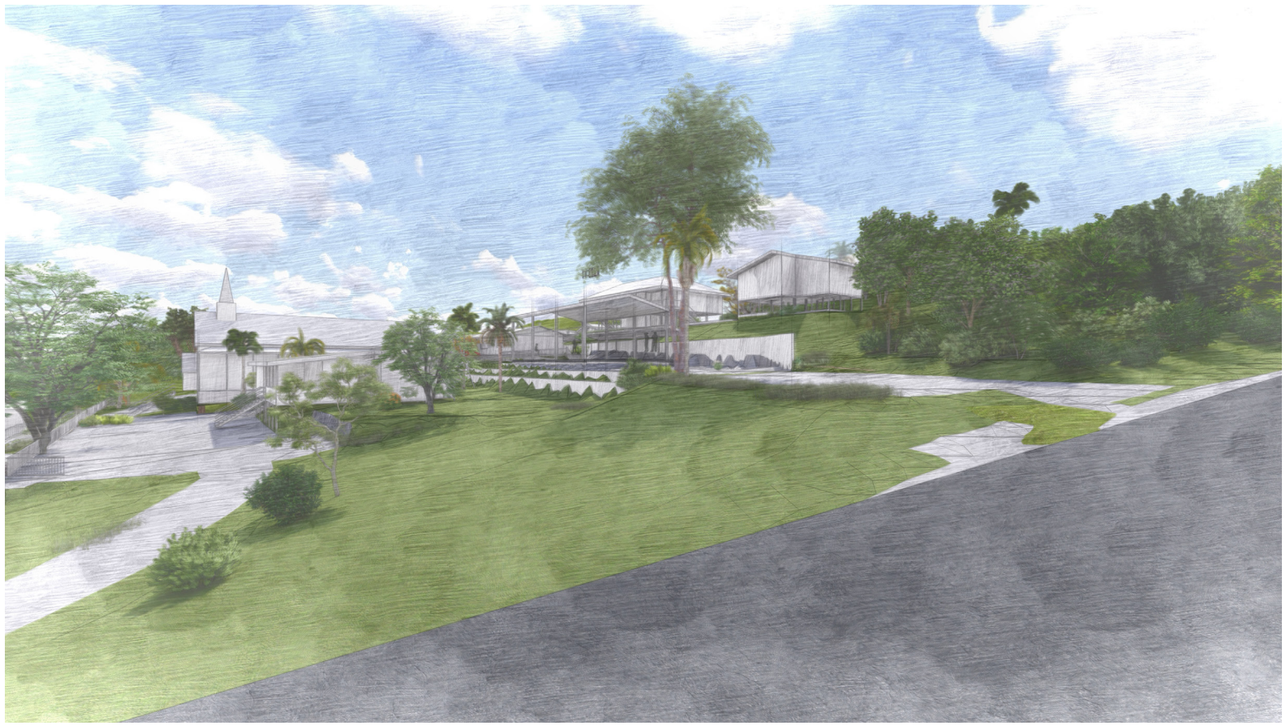
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 2

A3

Date
APR. 2026
DRAWING NO.
2 **DA.06**



VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed



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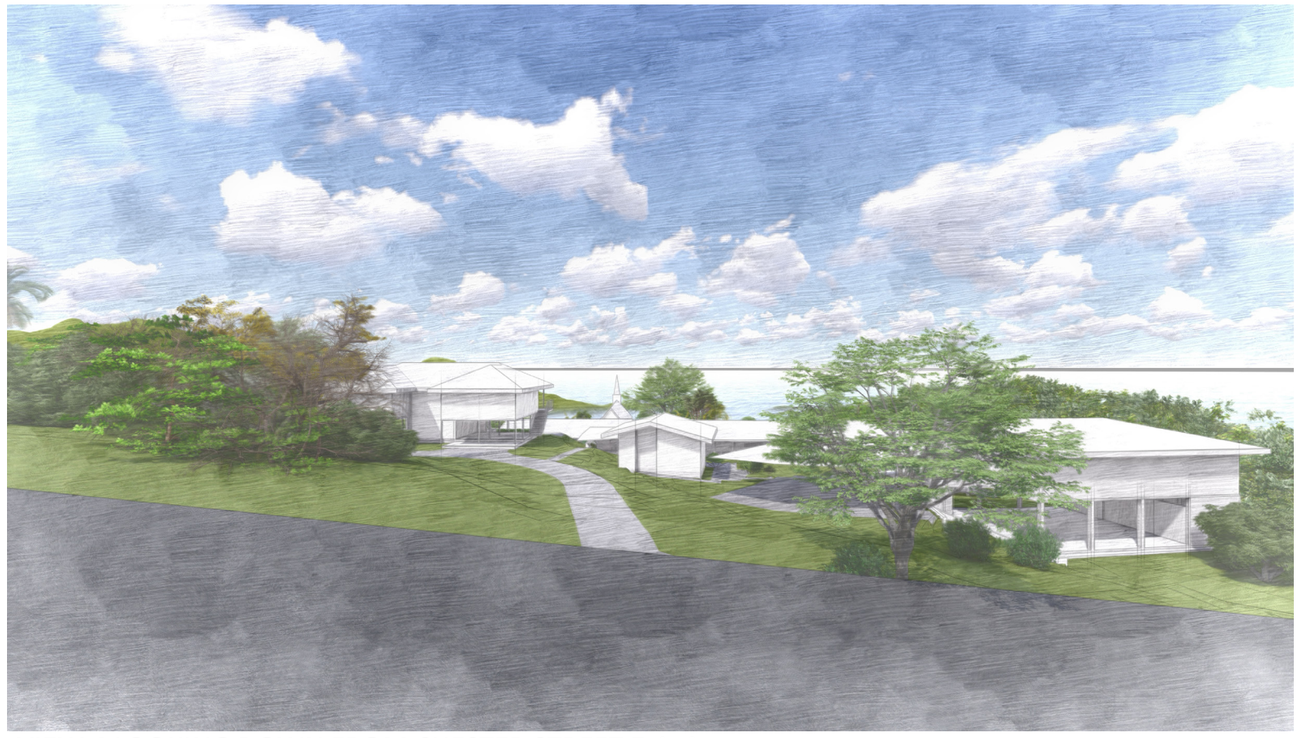
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 3

A3

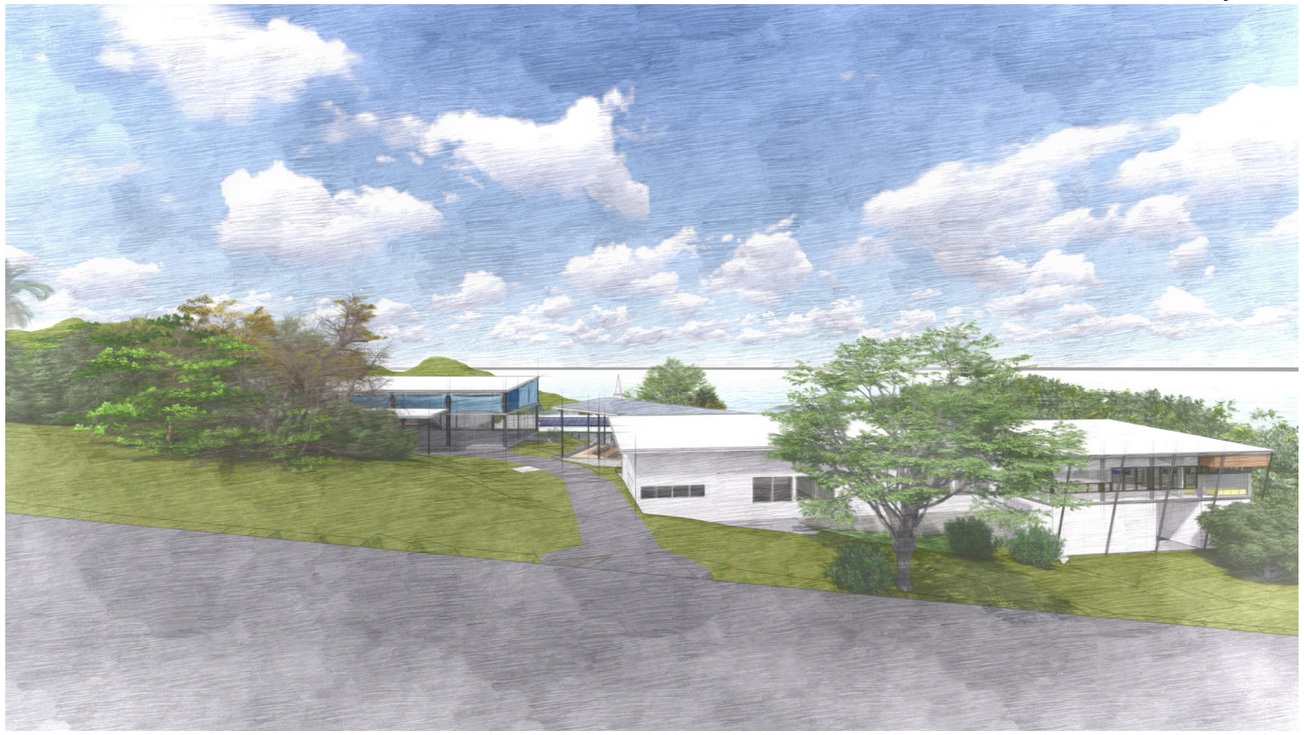
Date
APR. 2026
DRAWING NO.
DA.07

2



VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed



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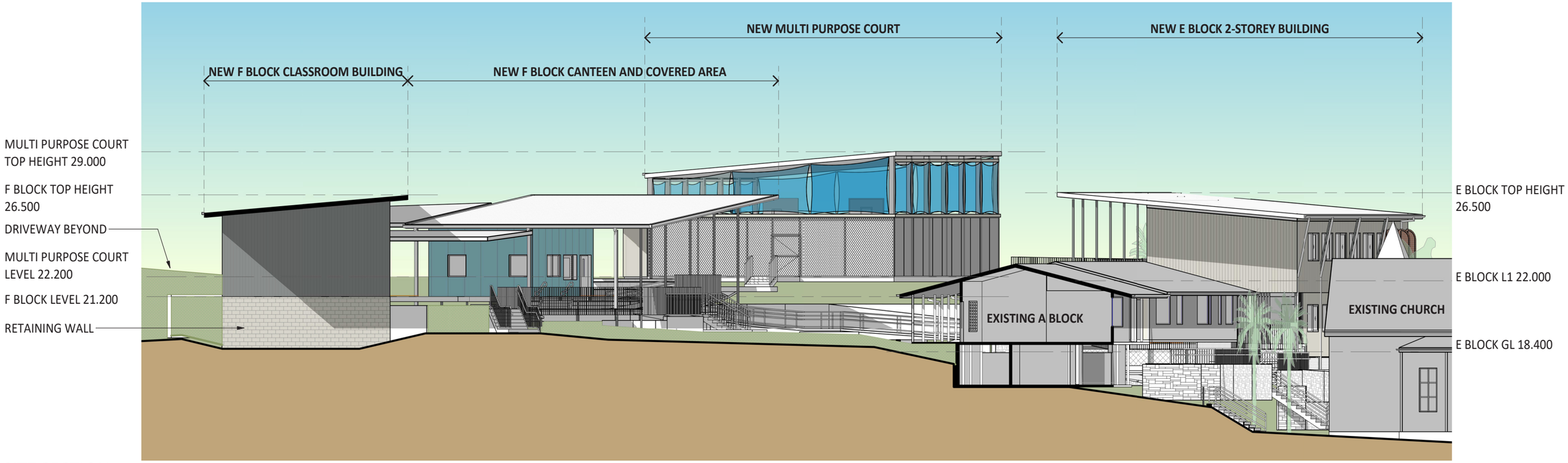
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 4

A3

Date
APR. 2026
DRAWING NO.
2 **DA.08**



SITE SECTION



BLOCK E ENTRY VIEW



BLOCK E TO COVERED PE COURT VIEW

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OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

SITE SECTION & 3D VIEWS

A3

Date
APR. 2026

DRAWING NO.
2 **DA.09**

Attachment B - Infrastructure Charges Calculations (Staged calculations)

Change Application – Minor Change to Development Permit for Material Change of Use (Special Purpose (Extension to existing Educational Establishment) – 120 Douglas Street, Thursday Island, Lot 1 SP340642 (IDAS20/04)

DETAILS OF CALCULATION - STAGE 1

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	444 m²	$153.40 per m²	CR Table 2.2	$68,109.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	291 m²	$10.95 per m² GFA	CR Table 2.2	$3,186.45

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$71,296.05**

CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	265 m²	$153.40 per m²	CR Table 2.2	$40,651

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	163 m²	$10.95 per m² GFA	CR Table 2.2	$1,784.85

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

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

DETAILS OF CALCULATION - STAGE 2

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	632 m²	$153.40 per m²	CR Table 2.2	$96,948.80

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	490 m²	$10.95 per m² GFA	CR Table 2.2	$5,365.50

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$102,314.30**

CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	34 m²	$153.40 per m²	CR Table 2.2	$5,215.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	248.50 m²	$10.95 per m² GFA	CR Table 2.2	$2,721.10

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

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

10.8 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**

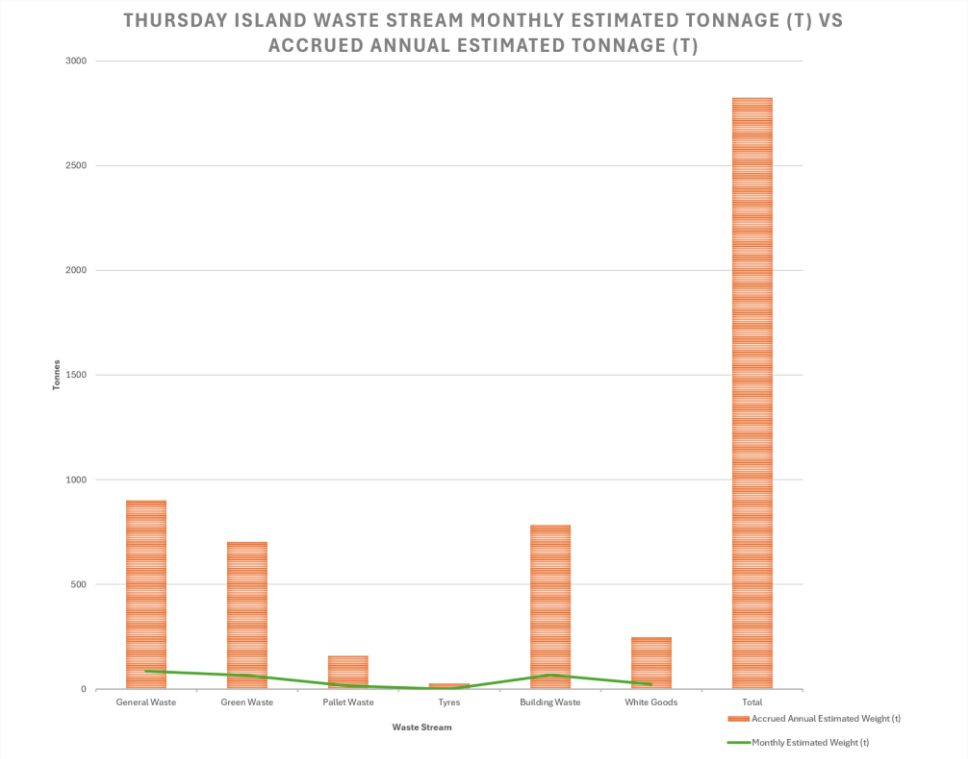
WORKS SUMMARY

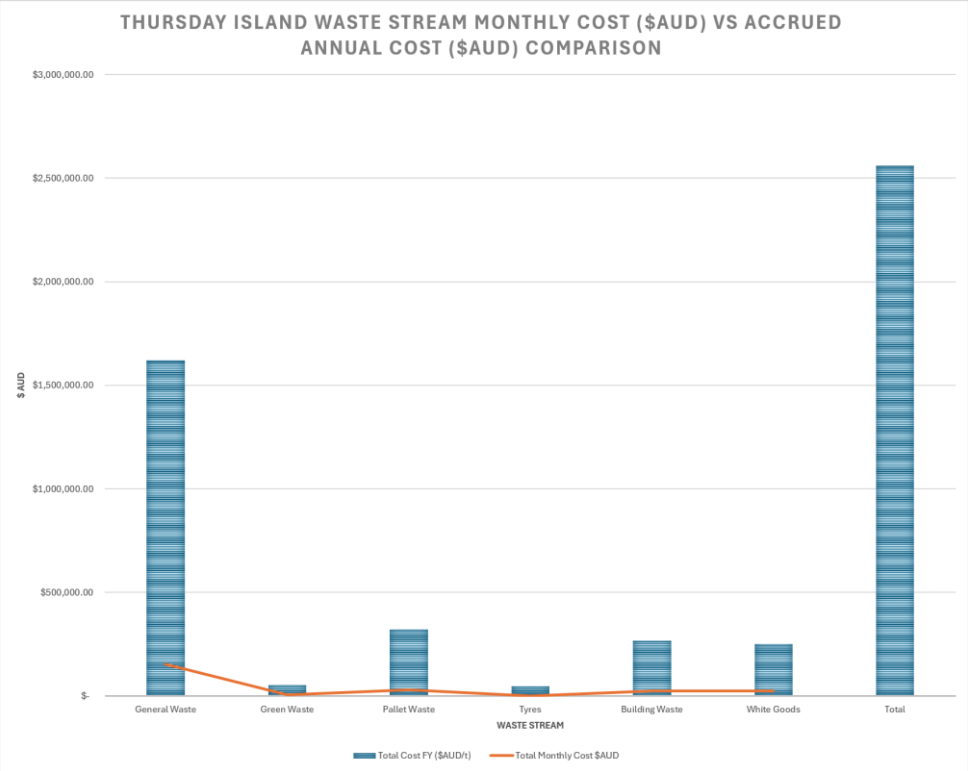
<table>
<tr><th>AREA</th><th>WORKS COMPLETED</th></tr>
<tr><td>1 Roads & Drainage</td><td>Ongoing Maintenance</td></tr>
<tr><td>2 Parks & Gardens</td><td>Ongoing Maintenance</td></tr>
<tr><td>3 Street/Park Lighting</td><td>Non-working lights reported to Ergon</td></tr>
<tr><td>4 Airport</td><td>Paving Works in progress</td></tr>
<tr><td>5 Quarry</td><td>N/A</td></tr>
<tr><td>6 Private works</td><td>N/A</td></tr>
<tr><td>7 Boat ramps</td><td>Nothing to report</td></tr>
<tr><td>8 Plant workshop</td><td>Ongoing works, repairs etc Servicing of fleet is 95% up to date.
Draining oils and fluids from scrap vehicles continues.</td></tr>
<tr><td>9 Depot</td><td>Ongoing works</td></tr>
<tr><td>10 Waste Services</td><td>Thursday Island Transfer station (NB tonnage totals are approximations only calculated through industry standard conversion factors.)
Financial year vs monthly waste volume and tonnage totals
<table>
<tr><th>Item</th><th colspan="2">Total to date (FY)</th><th colspan="2">Monthly Total (May26)</th></tr>
<tr><th></th><th>m³</th><th>t</th><th>m³</th><th>t</th></tr>
<tr><td>General Waste</td><td>6784</td><td>902.272</td><td>640</td><td>85.12</td></tr>
<tr><td>Green Waste</td><td>2848</td><td>703.456</td><td>256</td><td>63.232</td></tr>
<tr><td>Pallet Waste</td><td>840</td><td>159.6</td><td>80</td><td>15.2</td></tr>
<tr><td>Tyres</td><td>90</td><td>27</td><td>0</td><td>0</td></tr>
<tr><td>Building Waste</td><td>1120</td><td>784</td><td>96</td><td>67.2</td></tr>
</table></td></tr>
</table>

White Goods	495	247.5	45	22.5
Totals	**12177**	**2823.828**	**1117**	**253.252**

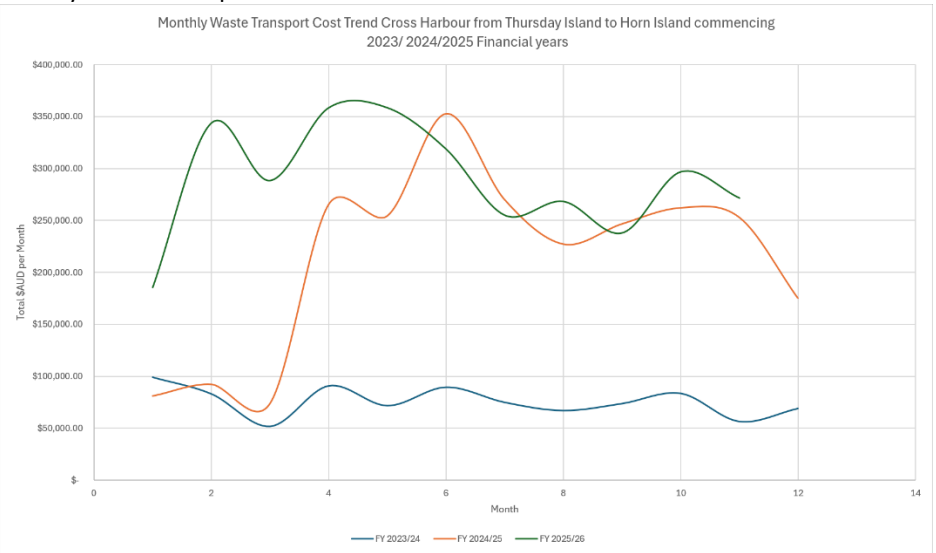
Thursday Island Transfer Station Customer numbers

	Total FY	Monthly (May 26)
Transactions	TBC	TBC





Three year cost comparison



Containers for Change

Diverted material COEX Project	Number of Containers counted (each)	Exported material (t)
Total	1,000,389	45130
May 2026	64,656	0

11 Water Supply	

<table>
<tr><td>Water

Horn Island Water

Thursday Island</td><td>

Loggy Creek Dam level 96.6 %.
2606 ML.
14.493 M.
Restriction Level 1.

Tenders for the Ultra-Violet system closed 29/05/2026.
Tenders are currently being assessed.
Waiting for delivery of materials for redirection of filling pipe to Wasaga reservoir.
All last month issues at the WTP being fixed.
Staff will start pinning the filter membranes.

New SCADA PC has been installed at the office.
SCADA network being redrawn.</td></tr>
<tr><td>12 Sewerage Services

Thursday Island

Horn Island</td><td>

Issues with decant weir.
Issues have being temporary fixed and new spares are on order.
Old laser level on decant weir being replaced with new system.

Waiting for quote to supply and install new out flow meter.
Waiting for quote for materials to construct new soakage trench at the HI terminal.</td></tr>
<tr><td>13 Festivals – Department Support</td><td>Nil</td></tr>
<tr><td>14 Recreation/ Leisure/ Community infrastructure</td><td>Nil</td></tr>
<tr><td>15 Construction/ Maintenance</td><td>Ongoing Works</td></tr>
<tr><td>16 Disaster Management – support</td><td>Nil</td></tr>
<tr><td>17 Cemeteries - Maintenance</td><td>Ongoing Maintenance</td></tr>
<tr><td>18 Airport</td><td>Regular Passenger Transport Data
<table>
<tr><th></th><th>April 2026</th><th>May 2026</th><th></th></tr>
<tr><td>Number of Flights</td><td>146</td><td>151</td><td>5</td></tr>
</table></td></tr>
</table>

Cancelled Flights	6	6	0
Pax arrivals from Cairns	3,641	3,604	-37
Pax departing to Cairns	3,408	3,871	-463
Average Passenger per flight	48.28	49.25	

Overnight Parking

Overnight Parking	**March 2026**	**April 2026**	**May 2026**
Number of Aircraft	720	773	735
Babcock	1	1	0
Nautilus	4	0	0
Torres Strait Air	112	134	137
Cape Air Transport	128	141	135
Microflight	27	71	68
Hinterland	92	90	91
Horizon Airways	70	90	53
Coastal Rotors	66	80	57
Remote tech	126	109	114
Itinerants	94	57	80

10.9 Request for an extension of the Contract Builder Engagement

File Name	**BSC/Governance/ Reporting/ Executive Service Reports/ 2026**
Author	**Daniel Barron Waste and Facilities Manager**
Authoriser	**Mary Bani, Chief Executive Officer**
Attachments	**NIL**

EXECUTIVE SUMMARY

During the 2024–2025 financial year, condition inspections were undertaken on Council buildings to assess the extent of repair and maintenance works required to improve asset condition and extend the service life of Council facilities. The inspections identified a significant volume of remedial works, as well as ongoing programmed maintenance requirements.

Due to the shortage of available qualified tradespersons within the region, Council engaged R&C Davi to undertake works exclusively on Council projects. R&C Davi commenced engagement with Torres Shire Council on 2 March 2026 and has since delivered a number of priority works at reduced cost compared to previous delivery methods.

DISCUSSION

R&C Davi has contributed to measurable improvements across Council facilities, including the coordination and procurement of materials required to progress ongoing capital and maintenance works.

Materials currently on site for completion of works include:

- Thursday Island external staff amenities and lunchroom upgrades
- KBO change rooms and library door replacements
- Airport fencing works

Materials currently on order include:

- Sewer treatment components (expected delivery to Sea Swift Cairns on 9 June 2026)
- Generator shed materials (ASI)
- Transfer Station shed (to be confirmed)
- Stainless steel tabletops for Amai Place (delivered to Sea Swift on 5 June 2026, estimated arrival 14 June 2026)
- Fencing materials for Amai Place (lead time approximately 2 weeks for fencing materials and 5 weeks for gates)

Materials identified for future ordering include:

- 84B Hargrave Street works

- Loban Road Hall upgrades
- 14 Stephen Street works

PROGRAM DELIVERY AND CONTINUATION

To maintain momentum and ensure completion of the capital works program, it is proposed that the engagement of R&C Davi be extended for a further six (6) months.

The proposed extension will continue under the existing conditions, including:

- Current agreed rates to remain unchanged for the extension period
- Work schedule of three (3) weeks on, one (1) week off
- Engagement of a QBCC-licensed builder to attend site once per month to inspect works and ensure compliance with the National Construction Code
- Current staffing arrangement to continue, including:
    - One (1) carpenter
    - One (1) labourer
    - Coordination with Council trade staff
- All works to remain within allocated capital works budget line items

LINK TO CORPORATE PLAN

Nil

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)

Workplace Health and Safety Legislation

- *Work Health and Safety Act 2011*

Work Health and Safety Regulation 2011

Building Act 1975

Building Regulation 2021

National Construction Code 2025

AS/NZS Australian Standards

POLICY IMPLICATIONS

n/a

CONSULTATION

Consultation for engagement was conducted prior to tender release on the best way forward for the following reasons

- Building value for money
- Improved time frames for start and completion on facilities maintenance
- Professional development of existing staff

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)

Improved cost efficiencies have already been noticed in the purchase of materials and building costs.

RECOMMENDATION

1. That Council notes the report.
2. That Council approves the extension of time under the current works contract until 31 December 2026

10.10 Development Application – IDAS26/02 - Material Change of Use (Air Service) – Entegra Signature Structures – Airport Road, Horn Island

File Name **BSC/Governance/Reporting/Executive Services Report/2026**
Author **Reel Planning Pty Ltd**
Authoriser **Mary Bani, Chief Executive Officer**
Attachments **A – Proposed Plan of Development**

PROPERTY DETAILS	
Site Address	Airport Road, Horn Island
RPD	Lot 1 SP142709 (Lease F on SP211686)
Landowner	Torres Shire Council
Existing Use of Land	Horn Island Airport
APPLICATION DETAILS	
Application No.	IDAS26/02
Applicant	Entegra Signature Structures
Application Description	Development Permit for Material Change of Use (Air Service - Hangar)
Council Meeting	16 June 2026
Decision Due Date	16 June 2026

EXECUTIVE SUMMARY

This application seeks Council approval for a Development Permit for a Material Change of Use for a new hangar for Babcock Mission Critical Services within existing Lease F.

The new hangar will accommodate two helicopters and associated facilities including workshop and stores, four (4) day rest rooms and offices. The facility will operate in conjunction with the existing Babcock operations from the adjoining Lease AF on SP324608.

To accommodate the large hangar, a change to the lease boundary is proposed and subject to a separate development application. The proposal includes part of the apron extending beyond the proposed new lease boundary. The extent of the apron beyond the lease boundary will be managed under a separate licence agreement.

The application proposes to formalise three (3) carparking spaces outside the lease boundary accessed from the internal road. The applicant is seeking exclusive use rights to the carparking spaces to ensure availability for response staff. The exclusive use of the spaces will be managed under a separate licence agreement.

Under the *Torres Shire Planning Scheme 2022*, the subject site is in the Community Facilities Zone, Air Services Precinct. The airport site is affected by the Airport Environs Overlay, Bushfire Hazard Overlay,

Coastal Hazard Overlay, Heritage Overlay and the Potential and Actual Acid Sulfate Soils Overlay. The lease area is not affected by any mapped coastal or bushfire hazards.

The application was subject to Code Assessment and therefore not required to be publicly notified.

The application is recommended for approval subject to conditions.

RECOMMENDATION A – DECISION NOTICE

That Torres Shire Council approves the application for a Development Permit for Material Change of Use for Air Service (Hangar) within Lease F on SP211686 on land located at Horn Island Airport, formally described Lot 1 SP142709, 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.

<table>
<tr><td>2.0</td><td colspan="2">Approved Plans and Documents</td></tr>
<tr><td>2.1</td><td>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.

<table>
<tr><th>Drawing No.</th><th>Document Name</th><th>Revision</th><th>Date</th></tr>
<tr><td>10</td><td>Site Plan</td><td>L</td><td>01.06.26</td></tr>
<tr><td>11</td><td>Aerial Photography</td><td>K</td><td>01.06.26</td></tr>
<tr><td>12</td><td>Locality Plan</td><td>C</td><td>28.05.26</td></tr>
<tr><td>20</td><td>Ground Floor Plan</td><td>L</td><td>01.06.26</td></tr>
<tr><td>21</td><td>First Floor Plan</td><td>H</td><td>15.05.26</td></tr>
<tr><td>22</td><td>Ramp Details</td><td>D</td><td>11.05.26</td></tr>
<tr><td>23</td><td>Setout Details</td><td>B</td><td>01.06.26</td></tr>
<tr><td>25</td><td>Roof Plan</td><td>F</td><td>01.06.26</td></tr>
<tr><td>30</td><td>Elevations</td><td>I</td><td>01.06.26</td></tr>
<tr><td>40</td><td>Sections 1</td><td>I</td><td>01.06.26</td></tr>
<tr><td>41</td><td>Sections 2</td><td>F</td><td>29.05.26</td></tr>
<tr><td>42</td><td>Sections 3</td><td>F</td><td>01.06.26</td></tr>
</table></td><td>At all times</td></tr>
<tr><td>2.2</td><td>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.</td><td>At all times.</td></tr>
</table>

3.0	**Lease area**	
3.1	Unless otherwise agreed by Council's delegated officer, prior to the issue of a development approval for Building Work, the building must be wholly contained within a registered lease area. Note: the amendment to the lease boundary is subject to a separate development approval.	Prior to issue of development approval for Building Work

4.0	**Car parking and access**	
4.1	A minimum of three (3) carparking spaces must be provided in accordance with the approved plan of development. The carparking spaces must be concrete or bitumen sealed, line marked and comply with Australian Standard 2890 – Parking Facilities and be constructed in accordance with the requirements of the FNQROC Development Manual. Note: the exclusive use of the carparking spaces will be subject to a separate licence agreement.	Prior to the commencement of use and at all times thereafter.
4.2	Design and construct the vehicle crossover to the internal access service road in accordance with the requirements of the FNQROC Development Manual.	Prior to the commencement of use and at all times thereafter.

5.0	**Limitation of use**	
5.1	The rest area rooms are restricted for staff use only while on shift. The rooms must not be permanently occupied.	At all times.

5.2	No helicopter parking is permitted on the apron. The apron is for ingress and egress only.	At all times.

6.0	**Stormwater Drainage**	
6.1	Stormwater drainage must be directed to a lawful point of discharge.	At all times.
6.2	Site works must not adversely affect flooding or drainage characterises of properties that are upstream, downstream, or adjacent to the development site.	At all times.

7.0	**Water and Sewerage**	
7.1	The development must be connected to Council's reticulated water network with sufficient capacity for firefighting purposes.	Prior to the commencement of use and at all times thereafter.
7.2	The development must be connected to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.

8.0	**Lighting – Airport**	
8.1	The development must not include outdoor flood lighting, or emit a light source that exceeds 0 candela.	At all times.

9.0	**Amenity and Environmental Health**	
9.1	Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise.	At all times.

10.0	**Site Works and Erosion and Sediment control**	
10.1	Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure	Prior to the commencement of any construction works required by this development.

B. <u>ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES</u>

1. This Material Change of Use approval, granted under the provisions of *the Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the relevant provisions of s85 of the *Planning Act 2016*.

2. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work and plumbing and drainage work, as required under relevant legislation for this work.

3. A separate licence agreement with Torres Shire Council will be required for the apron extending outside the boundary of proposed Lease AF.

4. A separate licence agreement with Torres Shire Council will be required for exclusive use rights to the three (3) carparking spaces located outside the boundary of proposed Lease AF.

5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements, including applicable Aviation regulations.

6. An application to Torres Shire Council is required for water and/or sewerage services to be connected to a property. The developer should contact Torres Shire Council for further information on the necessary forms and application process.

7. No building materials or the like are to be stored outside the lease area unless an appropriate approval from Council is obtained, including the payment of associated fees.

8. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.

9. The *Environmental Protection Act 1994* states a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities, involved in civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

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

11. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

12. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the EPBC Act can be obtained from the Department of Agricultural, Water and the Environment website https://www.environment.gov.au/epbc/about

1.0 DEVELOPMENT SUMMARY

TABLE 1 - OVERVIEW

PROPERTY DETAILS	
Site Address	Airport Road, Horn Island
RPD	Lot 1 SP 142709 – Lease F SP211686
Site Area	Lot 1 - 433.96 hectares Lease F – 570m²
Landowner	Torres Shire Council
Existing Use of Land	Horn Island Airport Lease F – no built structures, storage for Babcock operations on adjoining Lease AF
APPLICATION DETAILS	
Application No.	IDAS26/02
Applicant	Entegra Signature Structures
Application Description	Development Permit for Material Change of Use (Air Service - Hangar)
STATUTORY DETAILS	
Contaminated Land Register/Environmental Management Register	Environmental Management Register (subject lot on EMR as it was subdivided from parent parcel Lot 1 PER6153 which was on the register for Notifiable Activity or Hazardous Contaminant – Mineral processing.
State Planning Policy	State Planning Policy (July 2017)
Mapped SPP Matters	**Biodiversity** - MSES – Wildlife habitat (endangered or vulnerable) - MSES – Regulation vegetation (category B, essential habitat, wetland, and intersecting a watercourse) - MSES – High ecological significance wetlands **Coastal Environment** - Coastal management district **Natural Hazards Risk and Resilience** - Flood hazard area – Local Government flood mapping area - Bushfire prone area - Flood hazard area – Local Government flood mapping area - Flood hazard area – Level 1 – Queensland floodplain assessment overlay - Bushfire prone area - Erosion prone area - Medium storm tide inundation area - High storm tide inundation area **Transport Infrastructure** - Active transport corridor **Strategic Airports and Aviation Facilities** - Light restriction zone - Lighting area buffer 6km - Wildlife hazard buffer zone - Aviation facility
Regional Plan	Not applicable
Planning Scheme	Torres Shire Council Planning Scheme 2022 (Version 1.0)

Zone	Community Facilities Zone, Air Services Precinct
Overlays	Airport Environs - Light Restriction – Zone A - Wildlife Hazard Buffer Zone – 3 kilometres Bushfire Hazard - Potential Impact Buffer (100m) Coastal Hazard - Coastal Management District Heritage - Local Non-Indigenous Heritage Place ID No. 10 (Horn Island WW2 Airstrip) - Indigenous Heritage High Risk Area Potential and Actual Acid Sulfate Soils - Land above 5m AHD and below 20m AHD
Level of Assessment	Code Assessment
Referral Agencies	None
Submissions	Statutory public notification not required for Code Assessable application No submissions

2.0 SITE AND SURROUNDING DESCRIPTION

The lease area is located at the general aviation section of the Horn Island Airport. The development is proposed within Lease F on SP211686 (refer Figure 1.). There are no existing built structures within the lease area which is currently used for storage by Babcock for operations on adjoining Lease AF. Vehicular access to the site is obtained from the internal service road which is fully constructed and provides access to the lease areas and other similar hangars/operations. The lease area is not affected by mapped coastal or bushfire hazards.

The lease area is level and has access to water, sewer, electricity, and telecommunication services.



FIGURE 1: Subject site (Proposed development site indicated by red box) (QLD Globe)

3.0 DESCRIPTION OF PROPOSAL

The proposed development comprises of a new hangar to accommodate two helicopters and associated facilities. A change to the lease boundary to accommodate the hangar is subject to a separate development application (IDAS26/02).

The hangar has a total gross floor area of 1,004 m² and overall building height of 8.65m. Designated workshop and store rooms are provided on the ground level and a mezzanine level with a floor area of 396m² accommodates toilet facilities, offices, meeting room, training room and four (4) rest rooms for staff. The rest rooms are provided for staff while on shift and are not proposed or intended to be used for permanent accommodation.

The plans submitted with the application propose the formalisation of three (3) carparking spaces outside the lease boundary accessed from the internal road. The applicant is seeking exclusive use rights to the carparking spaces to ensure availability for response staff. The exclusive use of the spaces will be managed under a separate licence agreement.

While the hangar is constructed as a standalone building, the facility will operate in conjunction with the existing Babcock operations from the adjoining Lease AF on SP324608. Internal connectivity between the two hangars is proposed via an internal door on the ground level, through the storeroom and an internal door on the mezzanine level. The applicant has confirmed openings can be permanently closed at a later date, should the hangars be leased and operated by different entities.

To facilitate the transfer of the helicopters from the hangar an extended apron a total depth of 10m is proposed along the full airside frontage of the hangar. To achieve the required grade, the apron

extends approximately 5.3m beyond the proposed lease boundary. A separate licence agreement will be required for the extent of the proposed apron outside the lease boundary.

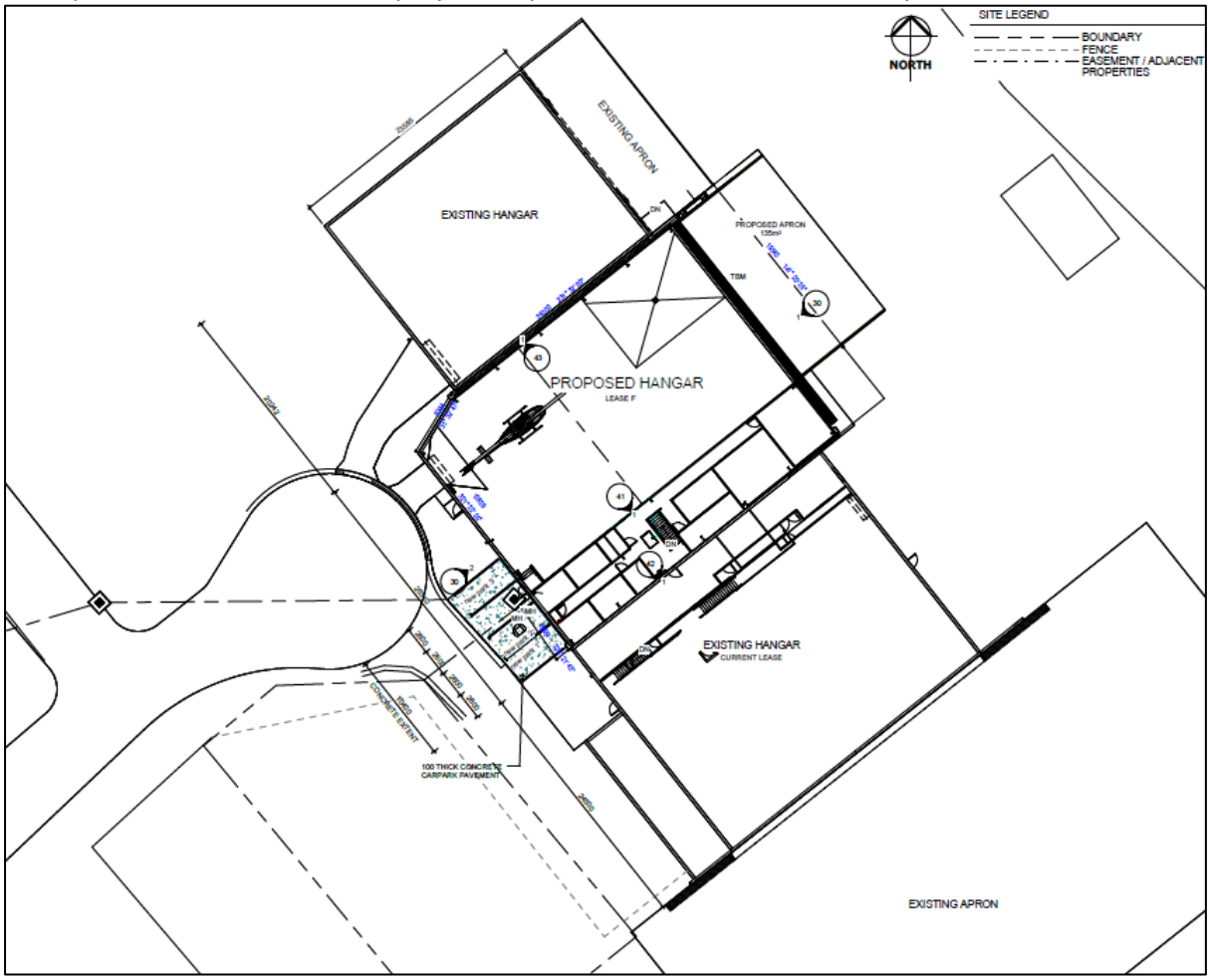


FIGURE 2: Site plan (extract)

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.

Assessment Benchmarks	Comment
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 are 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 Community Facilities Zone, Air Services Precinct.

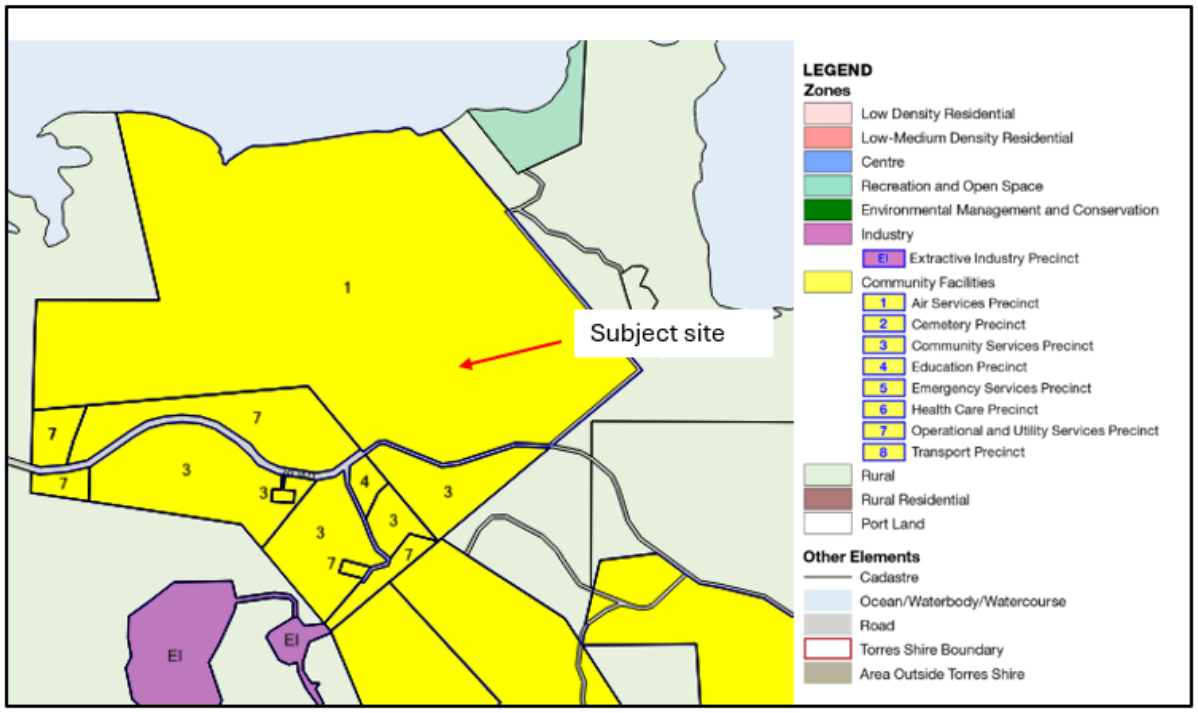


FIGURE 3: Extract of zoning map (Torres Shire Planning Scheme 2022)

4.1.2 Land Use Definition

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

Air Service means the use of premises for—

(a) the arrival or departure of aircraft; or
(b) housing, servicing, refuelling, maintaining or repairing aircraft; or
(c) the assembly and dispersal of passengers or goods on or from an aircraft; or
(d) training and education facilities relating to aviation; or
(e) aviation facilities; or
(f) an activity that—
  (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and
  (ii) directly services the needs of aircraft passengers.

Examples of an air service—
airport, air strip, helipad

The land use definition is consistent with the land use definition 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
Community Facilities Zone	Code Assessable	Merit Outcomes 1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport
Airport Environs Overlay - Light Restriction – Zone A - Wildlife Hazard Buffer Zone – 3 kilometres	No change to level of assessment	6.4.2 - Airport Environs Overlay Standard Outcomes
Bushfire Hazard Overlay - Potential Impact Buffer (100m)	Code Assessable	6.4.3 - Bushfire Hazard Overlay Standard Outcomes *an assessment against the overlay is not required as the location of the buildings is not within the mapped bushfire hazard area.
Coastal Hazard Overlay	No change to level of assessment	6.4.4 - Coastal Hazard Overlay Standard Outcomes

- Coastal Management District		
Heritage Overlay - Local Non-Indigenous Heritage Place ID No. 10 (Horn Island WW2 Airstrip) - Indigenous Heritage High Risk Area	Code Assessable	6.4.7 - Heritage Overlay Standard Outcomes
Potential and Actual Acid Sulfate Soils Overlay - Land above 5m AHD and below 20m AHD	No change to level of assessment	6.4.8 - Potential and Actual Acid Sulfate Soils Overlay Standard Outcomes

4.1.4 Assessment Benchmarks – Standard Outcomes

A summary of compliance with the applicable standard outcomes of the relevant assessment benchmarks are identified in Table 4 below.

TABLE 4 – STANDARD OUTCOMES

Airport Environs Overlay (6.4.2)	Compliance ✓ / ✕ / NA	Standard Outcome Compliance Assessment
SO1-SO6 Light restriction zone (Zone A)	✓	Proposed development does not involve row of lights exceeding 200m in length. Conditions of approval will require restrictions on lighting to not include flood lighting or emit a light source that exceeds 0 candela.
SO7-SO9 Building Restricted Area	n/a	Location of buildings is not within mapped building restricted area.
SO10-SO12 Wildlife Hazard buffer zone (3 Kilometres)	✓	Use does not involve land uses that attract wildlife.

Coastal Hazard Overlay (6.4.4)	Compliance ✓ / ✕ / NA	Standard Outcome Compliance Assessment
SO1- SO11 Development in a coastal hazard area	n/a	The location of the building is not affected by storm-tide inundation area or erosion prone area. The site is mapped within the Coastal Management District (CMD). The CMD is not defined as a coastal hazard.
SO12 Development in Coastal Management District	✓	Development does not modify the coastal landform.
SO13 Public access - Development in Coastal	x	Provision of public access to the coast is not reasonable or relevant to the subject site.

Management District		***Assessment required against Natural Hazards, including Climate Change Merit Outcomes (refer Table 5).***

Heritage	**Compliance ✓ / ✕ / na**	**Standard Outcome Compliance Assessment**
SO1	n/a	Site is not a State Heritage place
SO2-SO8 Local Non-Indigenous heritage place	x	The subject site is identified as a Local non-indigenous heritage place ID no. 10 (Horn Island WW2 Airstrip), Indigenous Heritage High Risk Area and Non-Indigenous Heritage High Risk Area. The statement of significance (Schedule 7) states: *Built in 1940, Horn Island Airstrip was constructed as part of the Advanced Operational Airbase system around Australia's north in preparation for a conflict in the Pacific. The original facility, constructed by the Civil Construction Corps, comprised a large aerodrome with two airstrips. This place illustrates the important role that Horn Island played throughout WWII as part of Allied military operations in the Torres Strait. Today, the Horn Island airbase is significant as the main connecting airport to the Torres Strait region* ***Assessment required against Heritage Merit Outcomes (refer Table 5).***
SO4 – SO7 Indigenous Heritage Risk Area	Can comply	The proposed works are within the curtilage of the existing built up and formed area of the airport. Ground disturbance would be minor and does not warrant documented management controls. General heritage duty of care provisions apply.

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 likely to disturb acid sulfate soils.

4.1.5 Assessment Benchmarks – Merit Outcomes

In accordance with section 3.1(11) of the Planning Scheme non-compliance with a standard outcome requires an assessment against the applicable Merit Outcomes. The applicable Merit Outcomes are addressed in Table 5 below.

The proposal did not comply with the following Standard Outcomes requiring a Merit based assessment for areas of non-compliance.

- Public access to coast (Natural hazards including climate change merit outcomes)
- Development on a site identified as a Local Heritage Place (Heritage merit outcomes)

In accordance with Table 3.2.2 (Categorisation table for the Communities Facilities Zone) the Air Service required a Merit Outcome assessment against the following Merit Outcomes:

- General
- Amenity and Privacy

- Built Form and Development Design
- Infrastructure and Services
- Land Constraints
- Land Use
- Landscaping
- Parking, Access and Transport

The assessment against the applicable Merit Outcomes is addressed in Table 5 below.

TABLE 5 – MERIT OUTCOMES

General (1)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO1.1 and MO1.2	✓	Overall, no concerns are raised with the proposed development. The use will facilitate ongoing aviation activities associated with the airport.
Built Form and Development Design (5)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO5.1, MO5.3-MP5.7	✓	The proposed built form is appropriate for the proposed use. The encroachment of the structure outside the lease boundary is subject to a separate development application to change the lease boundary. A condition of approval will require the resolution of the lease boundary prior to the issue of a building approval.
Heritage (8)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO8.1, MO8.5 and MO8.7	✓	The proposed works are within the curtilage of the existing built up and formed area of the airport. Works will have no adverse impact on the heritage values of the site. General heritage duty of care provisions apply.
Infrastructure and Services (9)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO9.1 – MO9.2	✓	The subject site is able to be connected to required reticulated water and effluent disposal services.
MO9.3-	✓	No concerns regarding the ability of the development to direct stormwater to a lawful point of discharge.
MO9.5	Can comply	Proposed development does not involve row of lights exceeding 200m in length. Conditions of approval will require restrictions on lighting to not include flood lighting or emit a light source that exceeds 0 candela.
Land Constraints (10)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO10.1-MO10.2	✓	Development does not involve extensive excavation likely to disturb acid sulfate soils. General environmental duty of care applied.

Land Use (11)	Compliance ✓ / ✕ / NA	Merit Outcome Compliance Assessment
MO11.1	✓	The hangar including the associated facilities including workshop, offices and day rest rooms for pilots is an appropriate use to facilitate ongoing aviation activities associated with the airport.
Landscaping (12)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO12.1-MO12.5	n/a	Taking into consideration the land uses and location, landscaping is not desirable.
Natural Hazards including Climate Change (13)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO13.1	✓	The location of the building is not affected by storm-tide inundation area or erosion prone area. The site is mapped within the Coastal Management District (CMD). The CMD is not defined as a coastal hazard. Provision of public access to the coast is not reasonable or relevant to the subject site.
Parking, Access and Transport (14)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO14.1	✓	No carparking is proposed within the lease area. The applicant is seeking to formalise carparking spaces for three (3) vehicles along the internal road frontage of the hangar.

4.2 Relevant Matters

There are no relevant matters to take into consideration.

5.0 REFERRALS

5.1 State Assessment Referral Agency

The application did not trigger a State referral under the *Planning Regulation 2017*.

6.0 SUBMISSIONS

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

7.0 LGIP AND INFRASTRUCTURE CHARGES

The subject site is not located within the Priority Infrastructure Area (PIA).

Consistent with previous development approvals, Council as the landowner does not apply Infrastructure Charges to development at the airport.

8.0 CONCLUSION

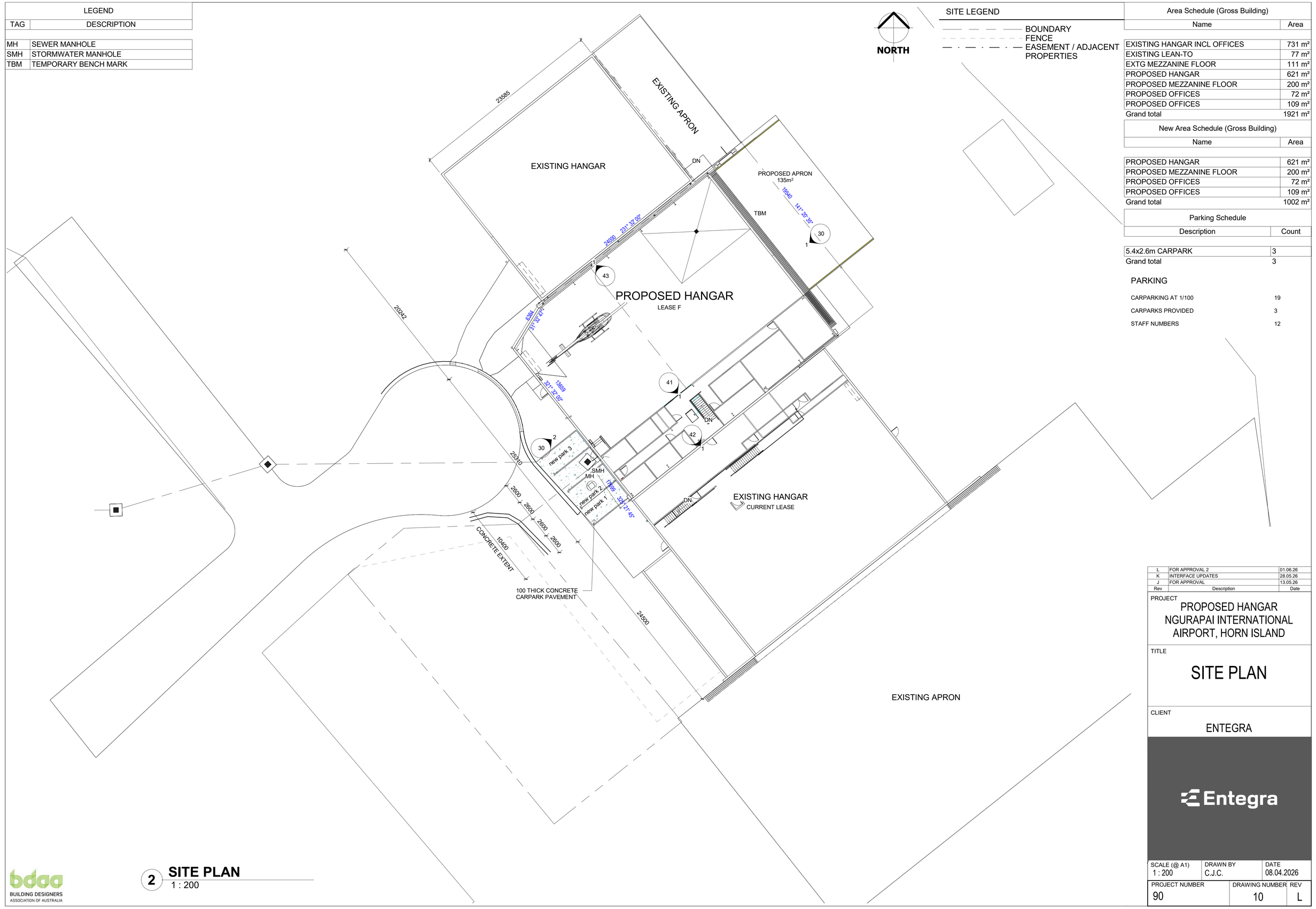
The proposed development is considered appropriate for the subject site and this report recommends approval subject to conditions.

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*.

(b) The proposal is compliant with the assessment benchmarks and consistent with the Torres Shire Council Planning Scheme 2022.

(c) The development will facilitate ongoing aviation activities associated with the airport.

LEGEND	
TAG	DESCRIPTION
MH	SEWER MANHOLE
SMH	STORMWATER MANHOLE
TBM	TEMPORARY BENCH MARK



Area Schedule (Gross Building)	
Name	Area
EXISTING HANGAR INCL OFFICES	731 m²
EXISTING LEAN-TO	77 m²
EXTG MEZZANINE FLOOR	111 m²
PROPOSED HANGAR	621 m²
PROPOSED MEZZANINE FLOOR	200 m²
PROPOSED OFFICES	72 m²
PROPOSED OFFICES	109 m²
Grand total	1921 m²

New Area Schedule (Gross Building)	
Name	Area
PROPOSED HANGAR	621 m²
PROPOSED MEZZANINE FLOOR	200 m²
PROPOSED OFFICES	72 m²
PROPOSED OFFICES	109 m²
Grand total	1002 m²

Parking Schedule	
Description	Count
5.4x2.6m CARPARK	3
Grand total	3

PARKING

CARPARKING AT 1/100	19
CARPARKS PROVIDED	3
STAFF NUMBERS	12

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

PROJECT

PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE

SITE PLAN

CLIENT

ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 200	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	10	L

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

2 SITE PLAN
1 : 200



1 **AERIAL PHOTOGRAPHY**
1 : 250

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

AERIAL PLAN NOTES:

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

POINT CLOUD SURVEY NOTES:

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

SITE SETOUT:

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

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
AERIAL PHOTOGRAPHY

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 250	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	11	K

1/06/2026 2:37:31 PM



1 AERIAL PHOTOGRAPHY
1 : 2500

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
LOCALITY PLAN

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 2500	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
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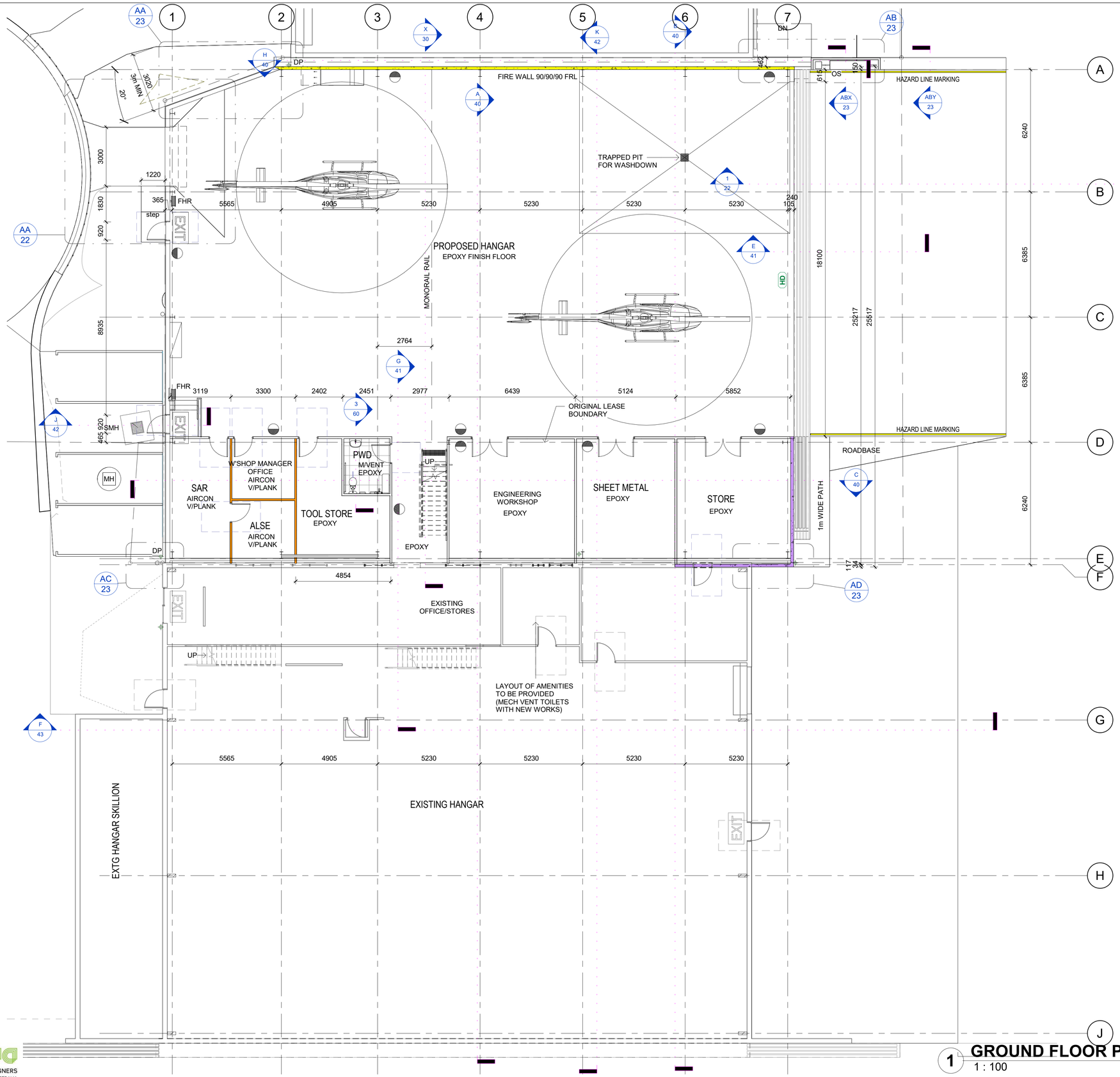

LEGEND - FLOOR PLAN

- P1 — PROPOSED WALL
  REFER WALL SCHEDULE FOR TYPE, INSULATION AND FINISHES
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- CIRCULATION SPACE TO AS1428.1-2009 FOR DOORS, TOILETS, WALKWAYS AND HALLS
- FHR — FIRE HOSE REEL REFER PLUMBING FIXTURE SCHEDULE INSTALLED IN ACCORDANCE WITH AS2441
- FE — FIRE EXTINGUISHER INSTALLED IN ACCORDANCE WITH AS2444-1990 REFER SPECIALTY EQUIPMENT SCHEDULE
- Bx — BOLLARD TYPES REFER BOLLARD DETAILS
- DP — DOWNPIPE
  REFER ROOF WATER PLAN FOR SIZE
- W1 — WINDOWS REFER WINDOW SCHEDULE FOR SIZE, FRAME AND GLASS
  REFER ROOF WATER PLAN FOR SIZE
- D1 — DOOR TAG, REFER DOOR SCHEDULE FOR DETAILS
- CW1 — CURTAIN WALL TAG, REFER NON-STANDARD WINDOW SCHEDULE FOR DESCRIPTION, REFER ELEVATIONS AND PLAN FOR MULLION SETOUT
- EXIT — EXIT LIGHT IN ACCORDANCE WITH AS2293.1

LEGEND

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

1 GROUND FLOOR PLAN
1 : 100

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
GROUND FLOOR PLAN

CLIENT
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SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	20	L

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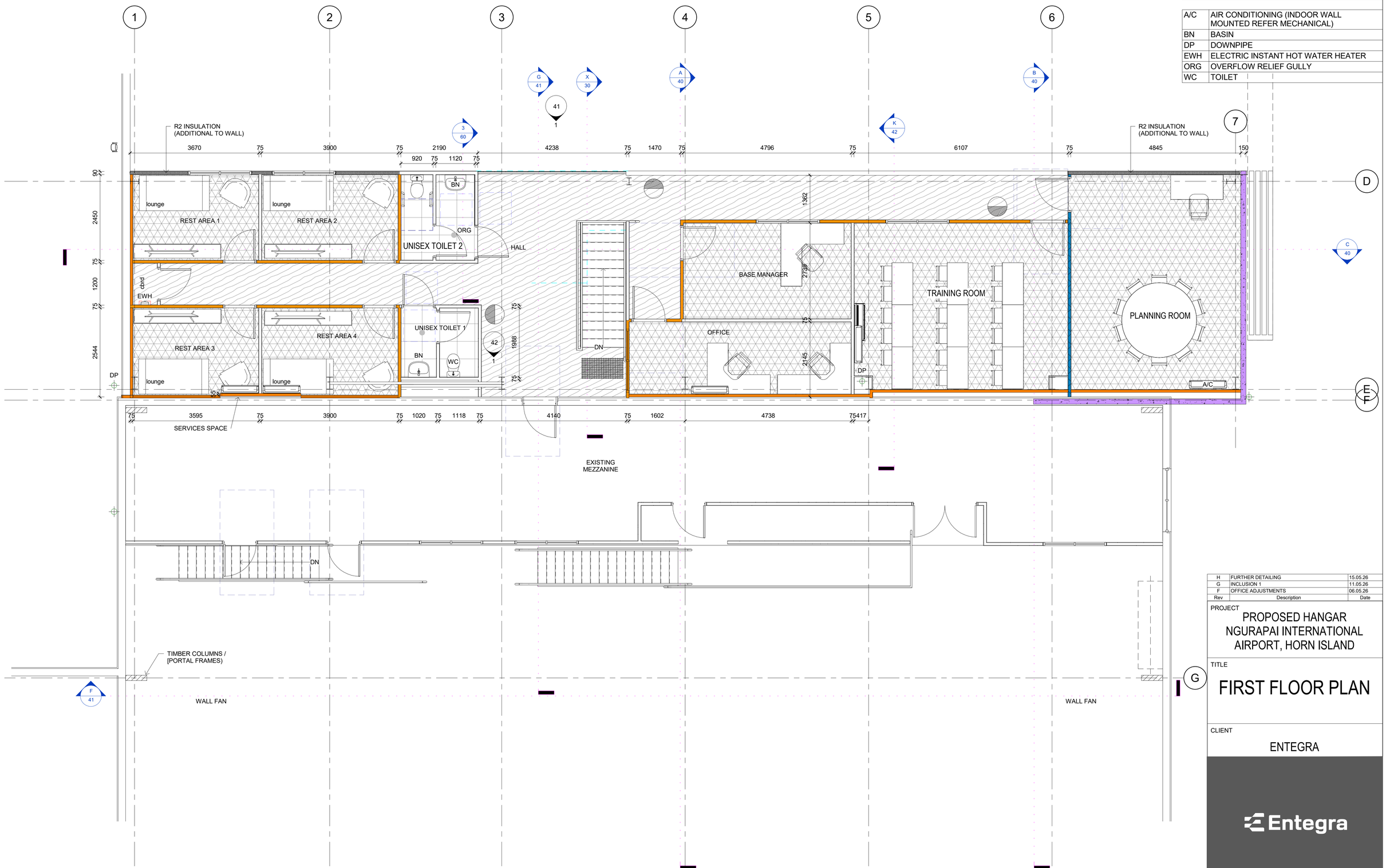
LEGEND	
TAG	DESCRIPTION
A/C	AIR CONDITIONING (INDOOR WALL MOUNTED REFER MECHANICAL)
BN	BASIN
DP	DOWNPIPE
EWH	ELECTRIC INSTANT HOT WATER HEATER
ORG	OVERFLOW RELIEF GULLY
WC	TOILET



1 MEZZANINE FLOOR PLAN
1 : 50

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
FIRST FLOOR PLAN

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
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PROJECT NUMBER	DRAWING NUMBER	REV
90	21	H

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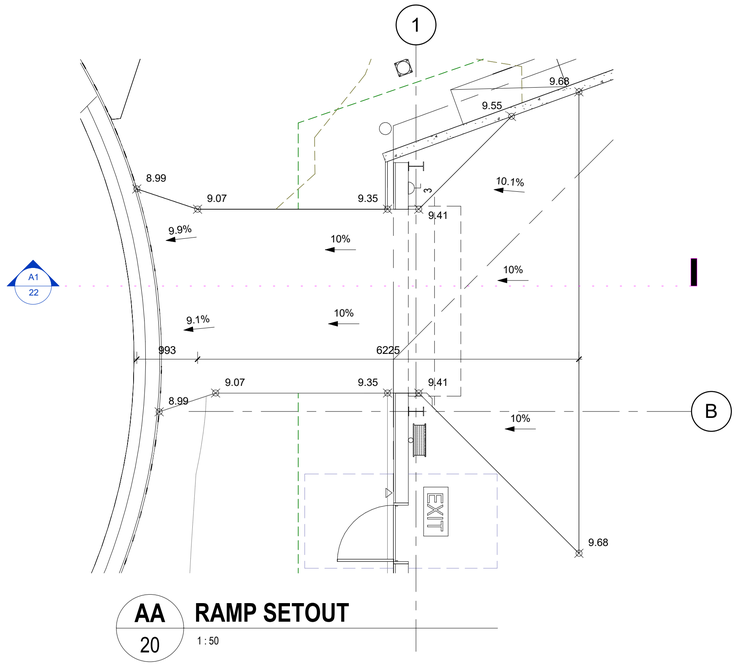

AA 20 **RAMP SETOUT**
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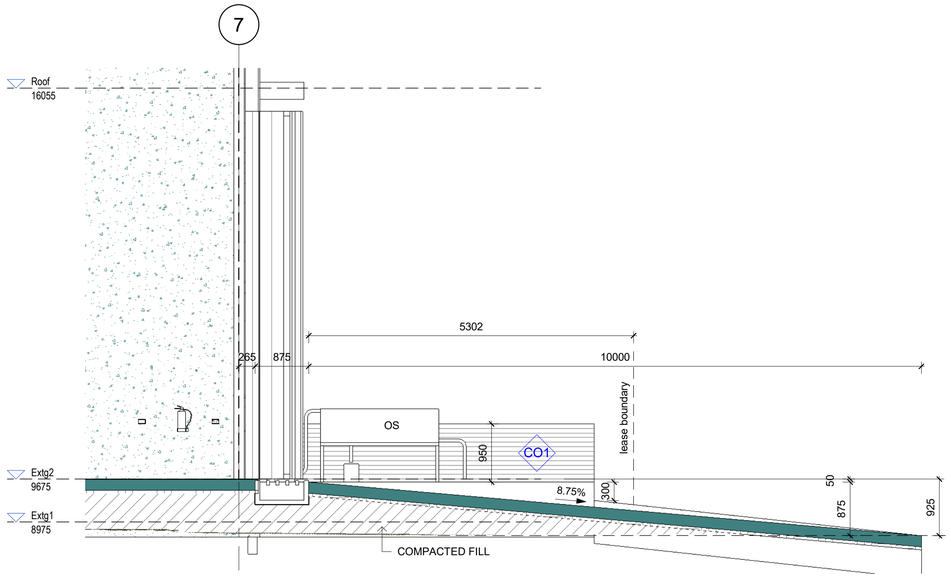

1 20 **APRON SECTION**
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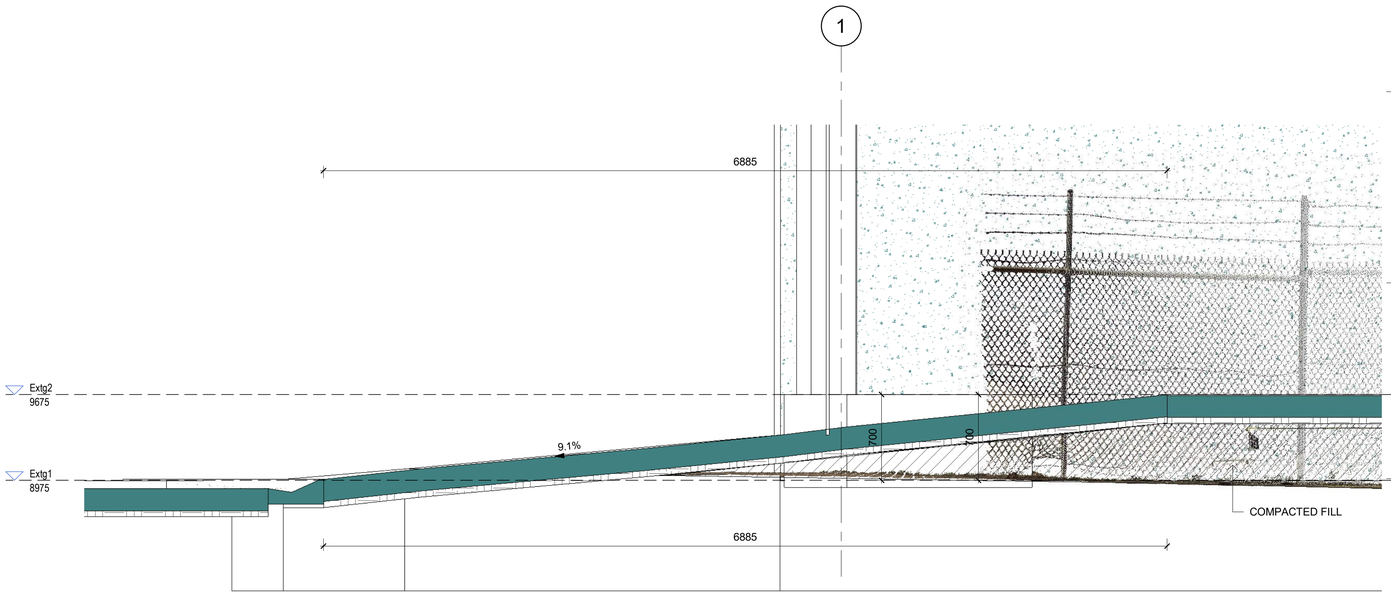
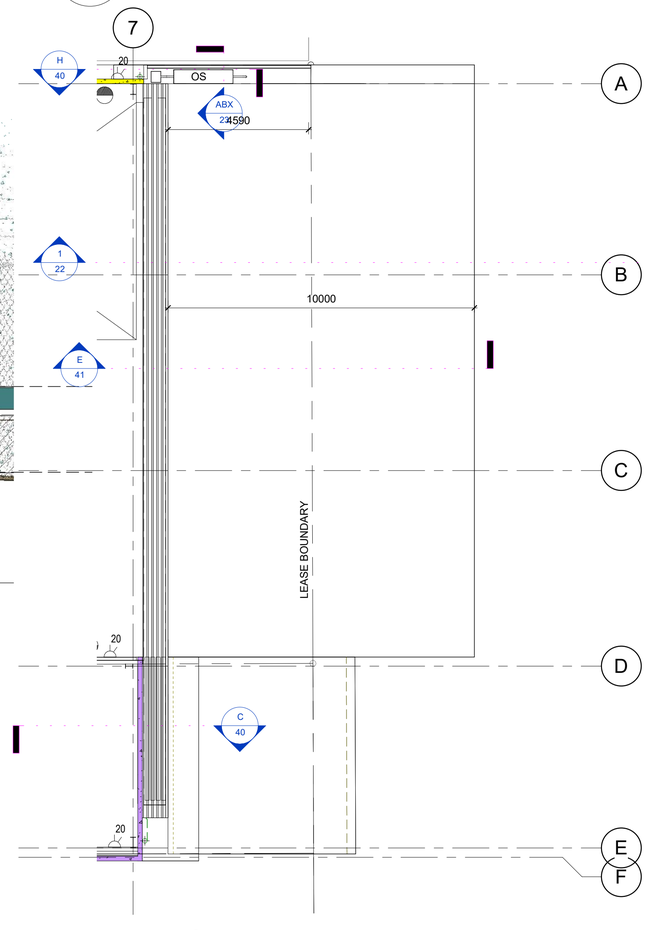


A1 22 **RAMP SECTION**
1 : 25



2 APRON PLAN
1 : 100

LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
RAMP DETAILS

CLIENT
ENTEGRA

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	01.05.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	22	D

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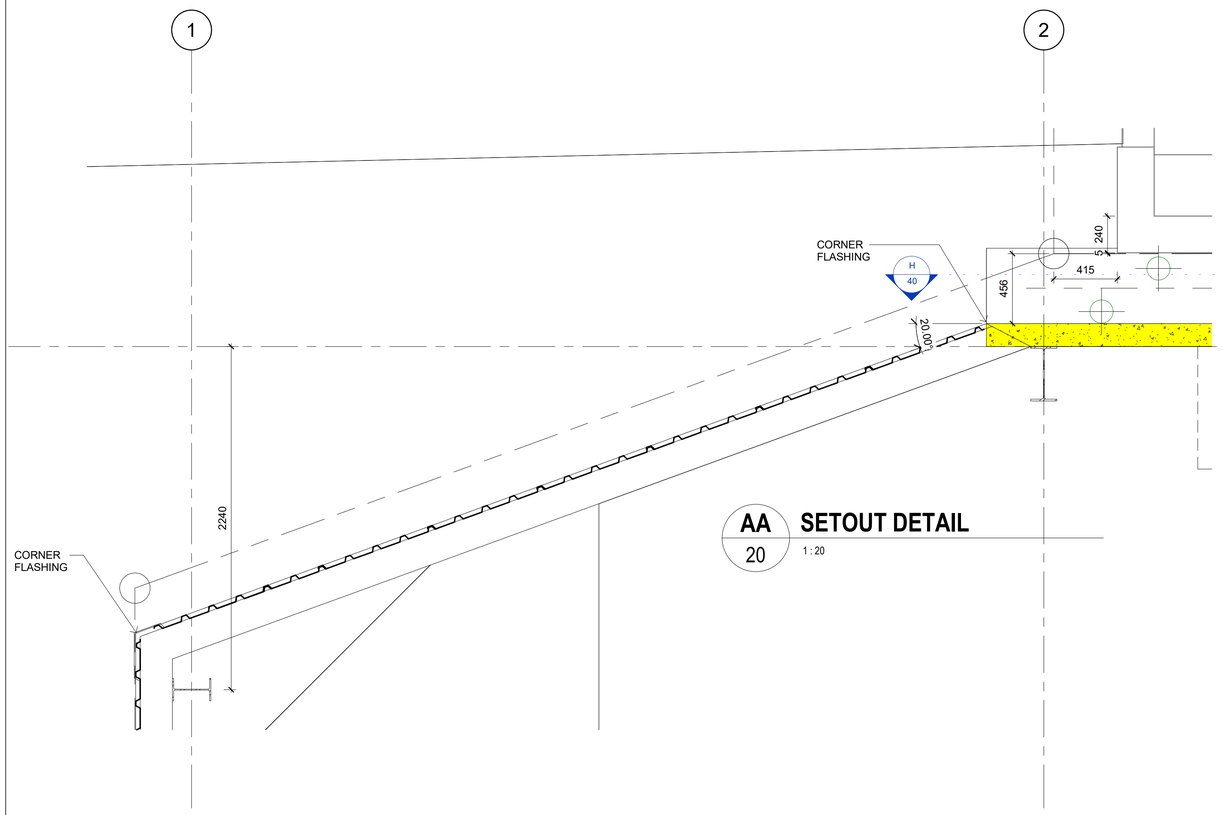
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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



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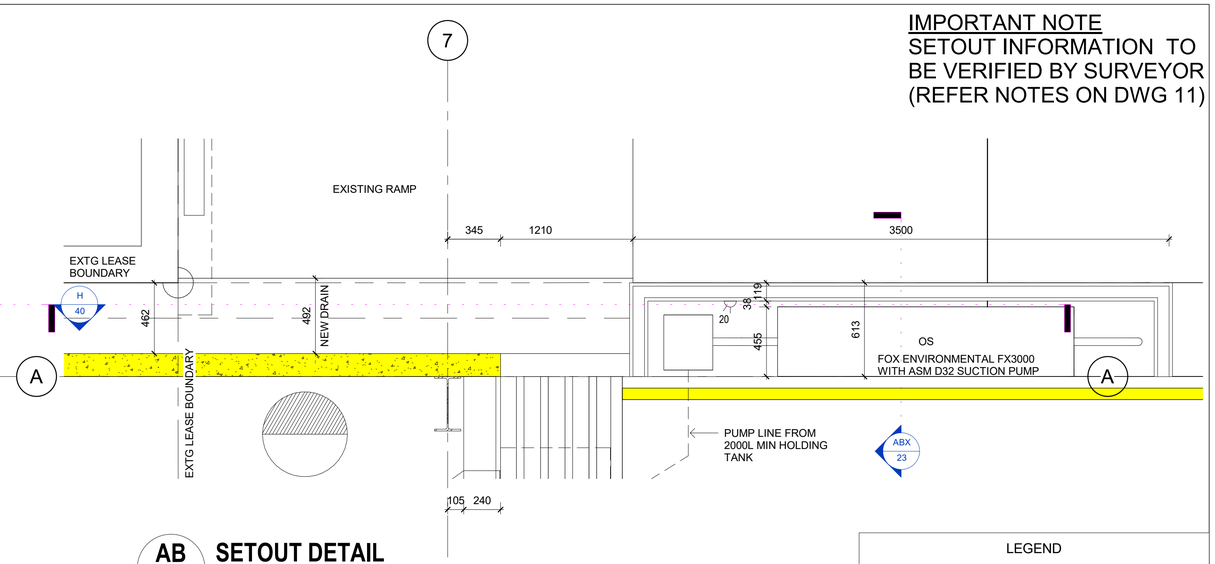
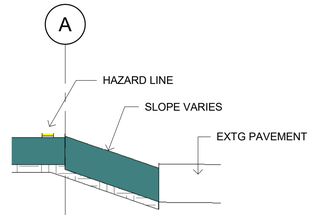


AB 20 SETOUT DETAIL 1 : 20

LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR



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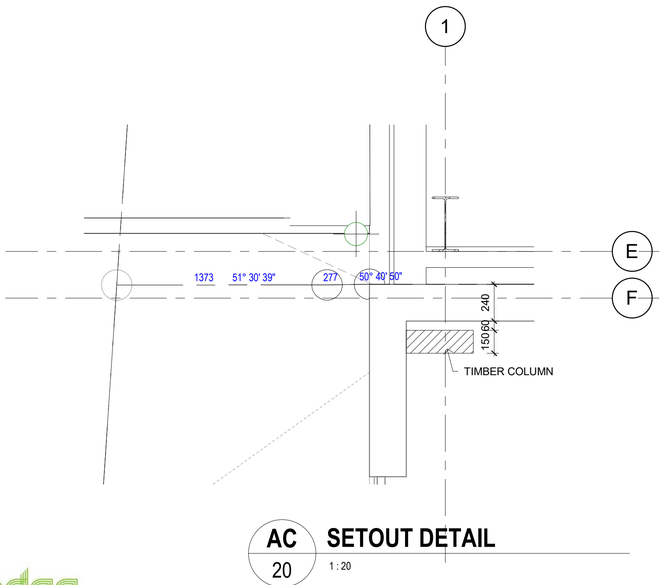

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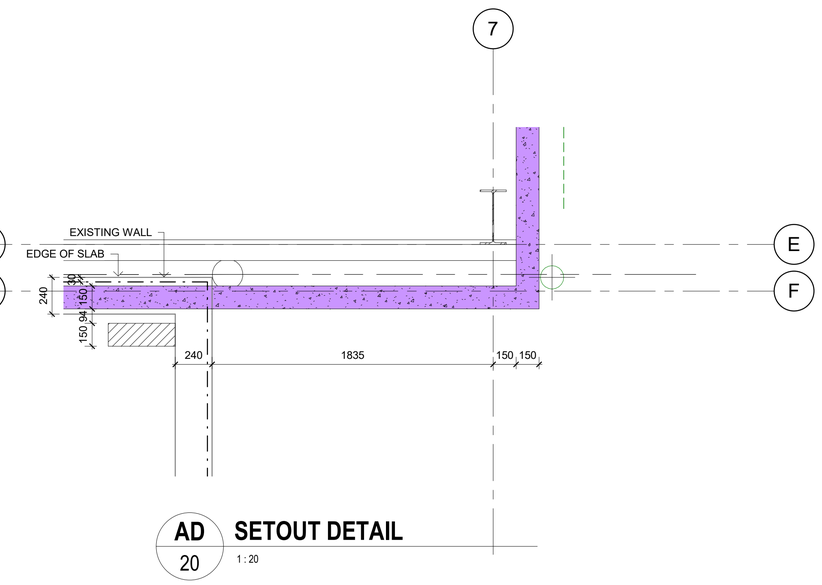

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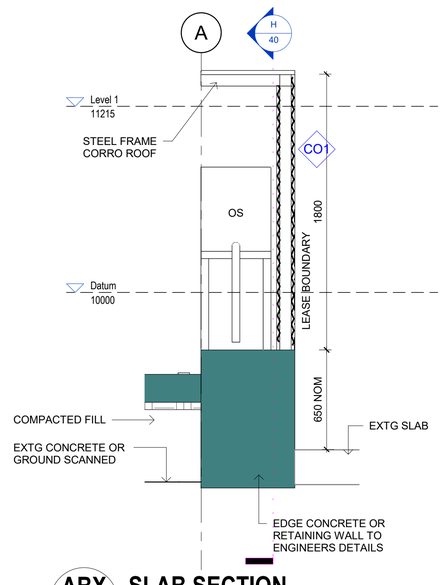

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Rev	Description	Date
B	FOR APPROVAL 2	01.06.26
A	INTERFACE UPDATES	28.05.26

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
SETOUT DETAILS

CLIENT
ENTEGRA

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SCALE (@ A1)	DRAWN BY	DATE
1 : 20	C.J.C.	08.05.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	23	B

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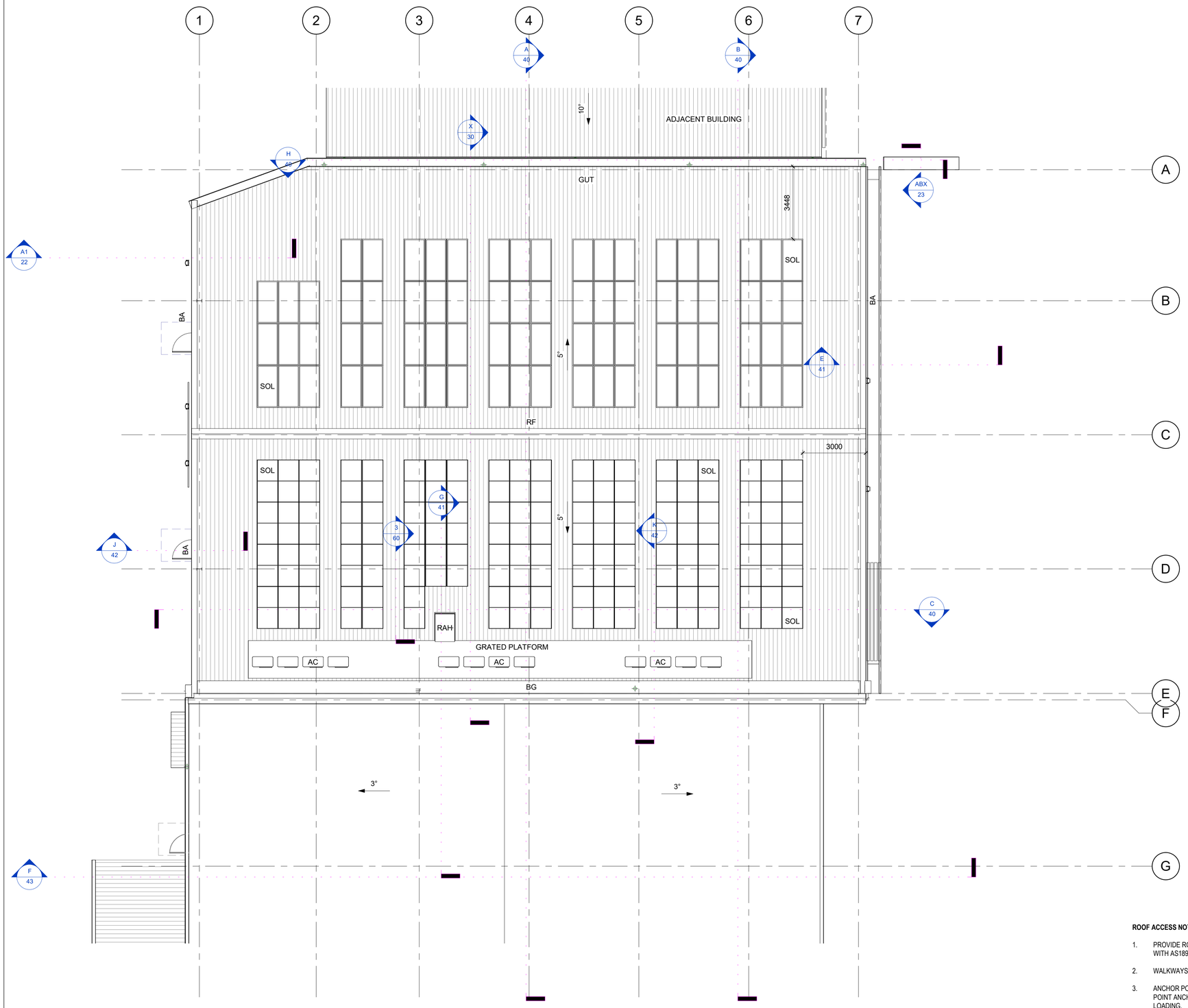

1 **ROOF PLAN**
1 : 100

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

NOTE:

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

ROOF ACCESS NOTES:

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

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
ROOF PLAN

CLIENT
ENTEGRA

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SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	13.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	25	F

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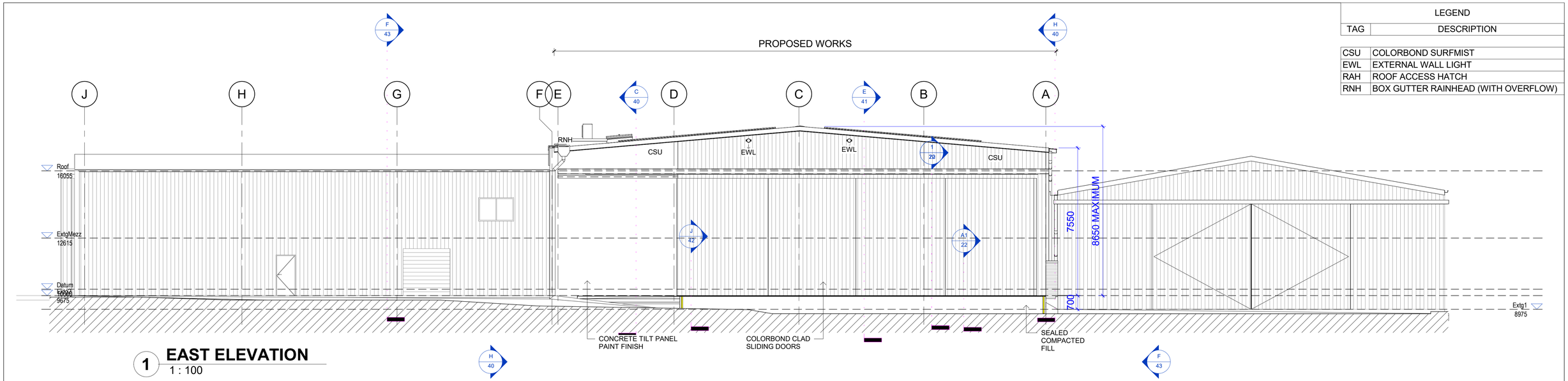
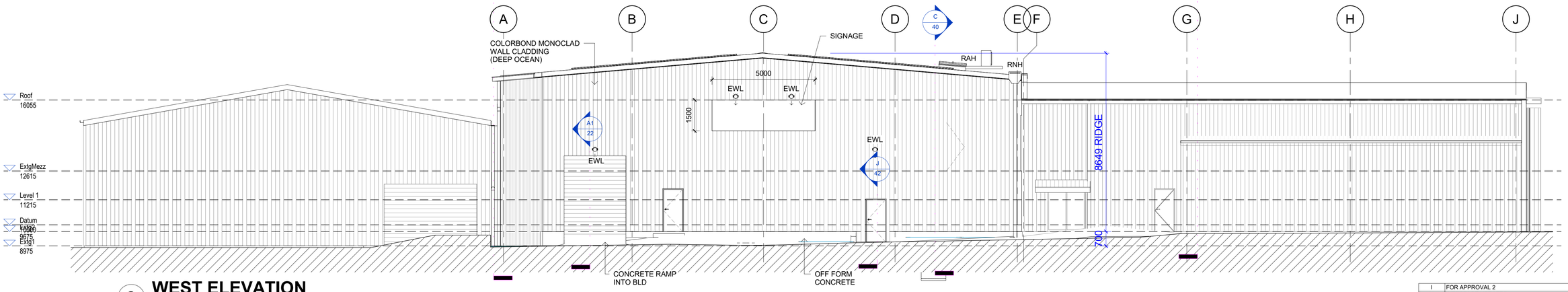
LEGEND	
TAG	DESCRIPTION

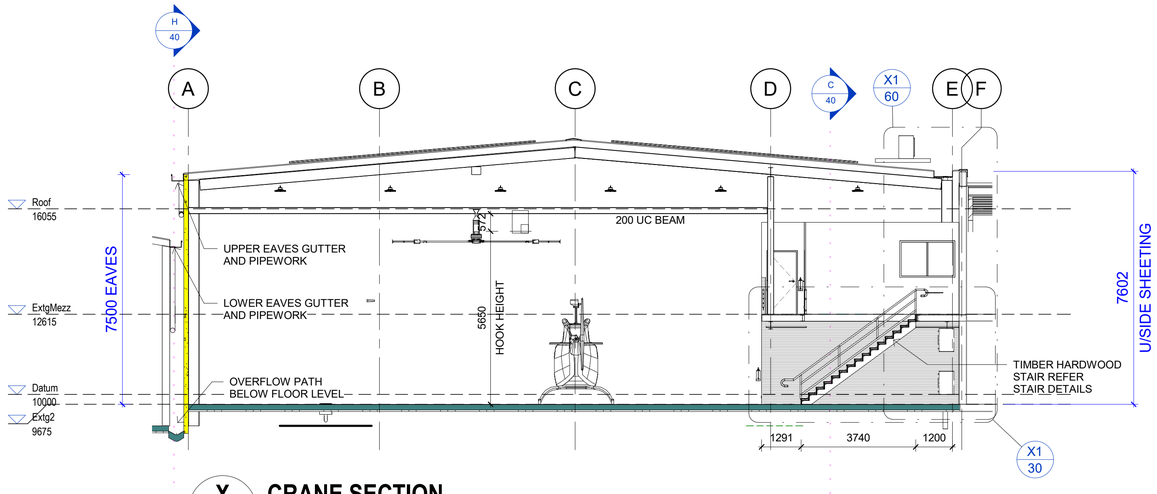
CSU	COLORBOND SURFMIST
EWL	EXTERNAL WALL LIGHT
RAH	ROOF ACCESS HATCH
RNH	BOX GUTTER RAINHEAD (WITH OVERFLOW)



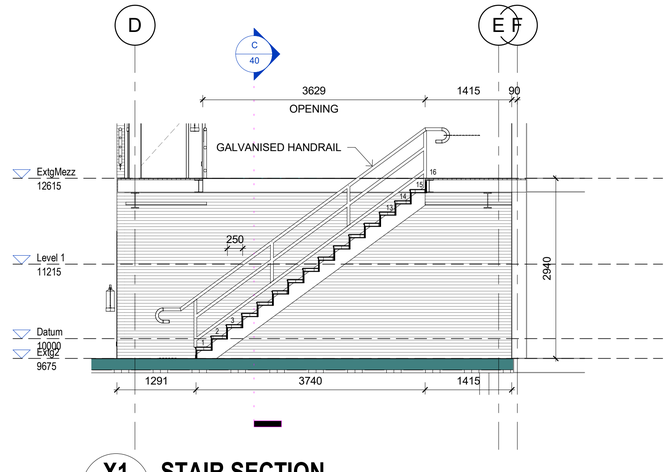
1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



X CRANE SECTION
20 1 : 100



X1 STAIR SECTION
30 1 : 50

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
ELEVATIONS

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	30	I

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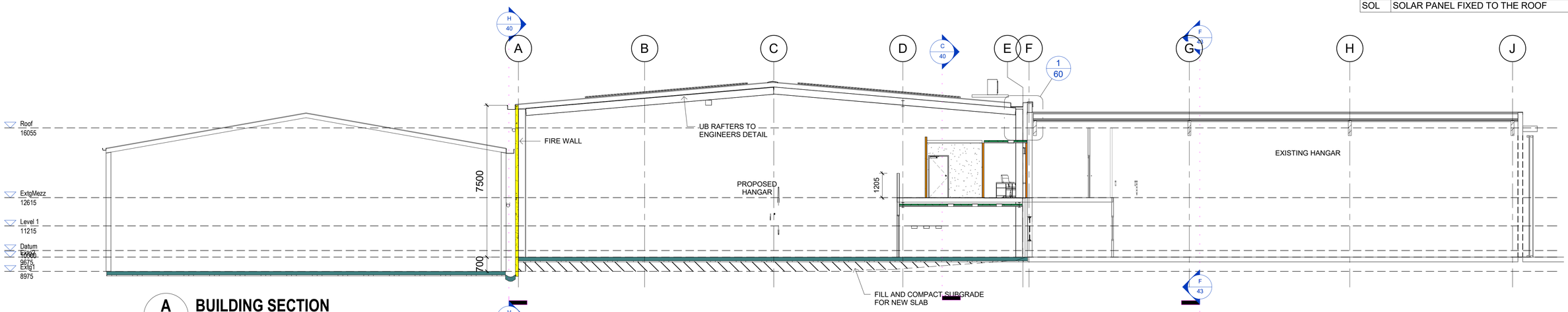
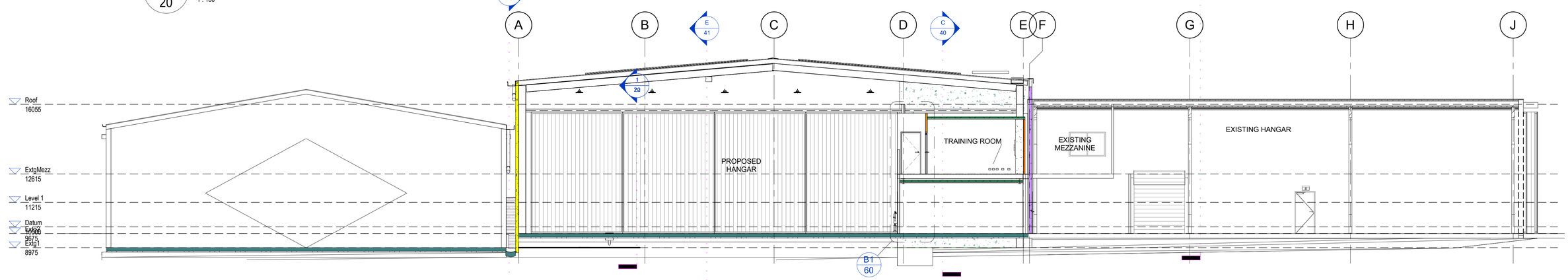
LEGEND	
TAG	DESCRIPTION

OS	OIL SEPERATOR
SOL	SOLAR PANEL FIXED TO THE ROOF



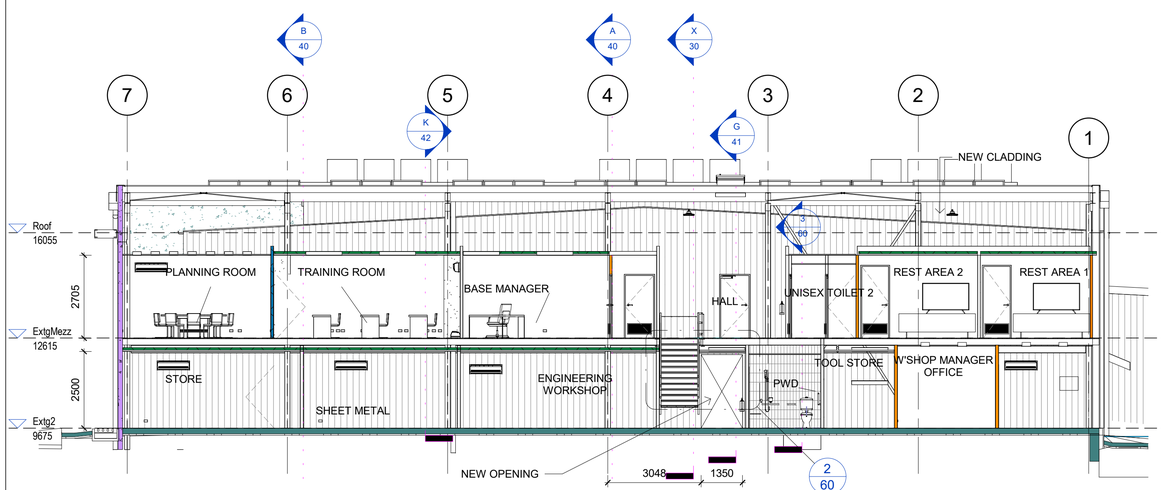
A 20 BUILDING SECTION

1 : 100



B 20 BUILDING SECTION

1 : 100



C 20 BUILDING SECTION

1 : 100



H 20 NORTH ELEVATION

1 : 100

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT

PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE

SECTIONS 1

CLIENT

ENTEGRA

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SCALE (@ A1)	DRAWN BY	DATE
1 : 100	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	40	I

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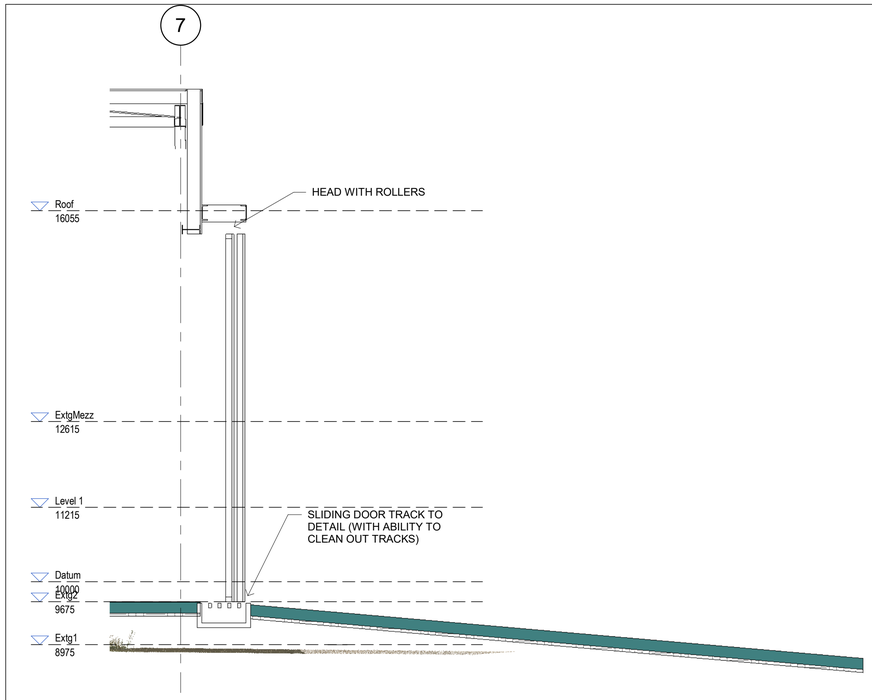
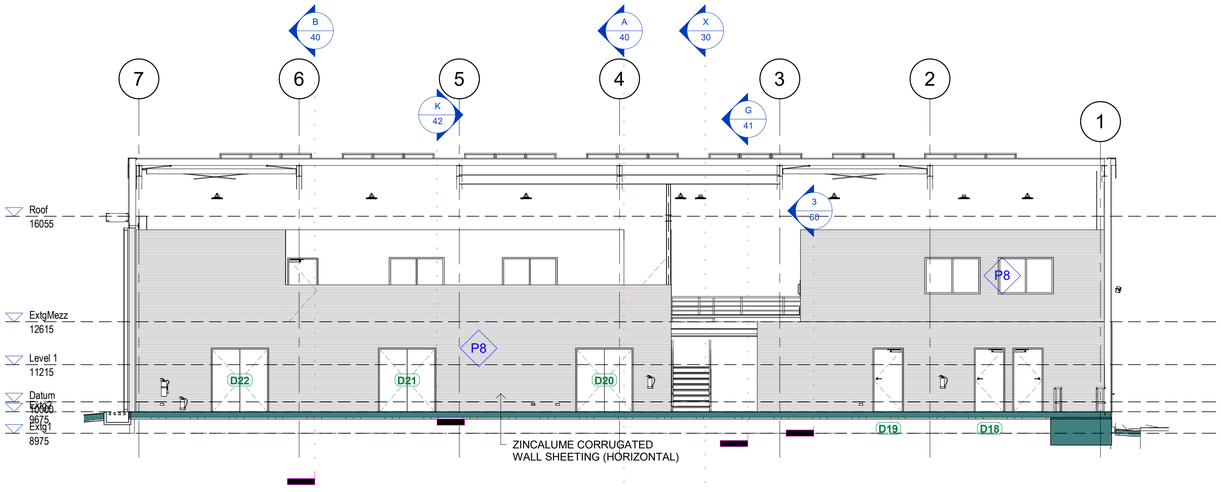
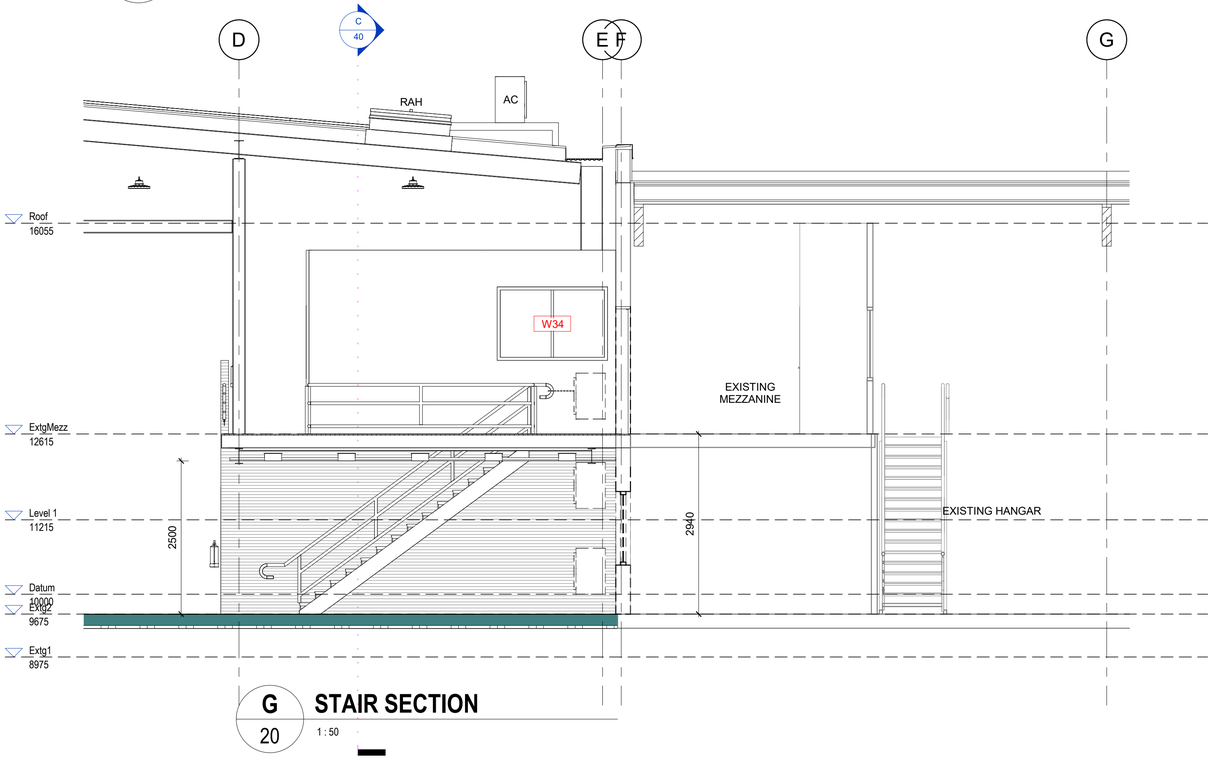


E 20 **RAMP SECTION**
1 : 50



1 **OFFICE ELEVATIONS**
1 : 100



G 20 **STAIR SECTION**
1 : 50

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
SECTIONS 2

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	41	F

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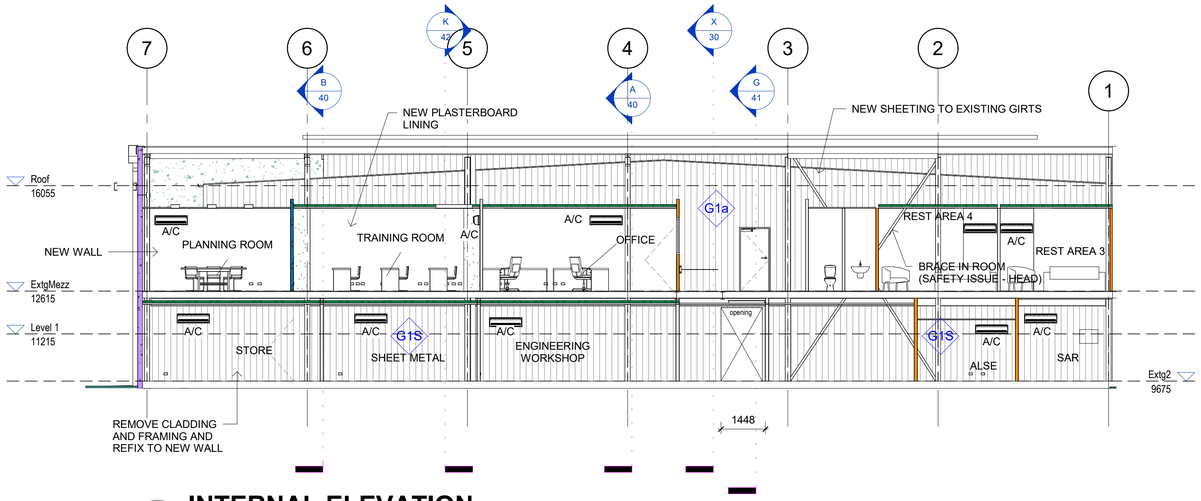

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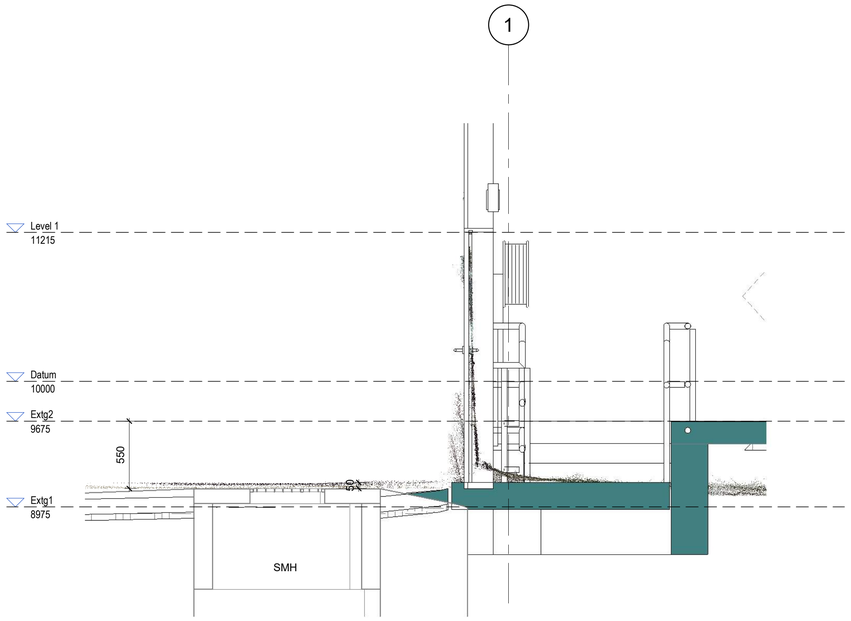

J 20 STAIR SECTION
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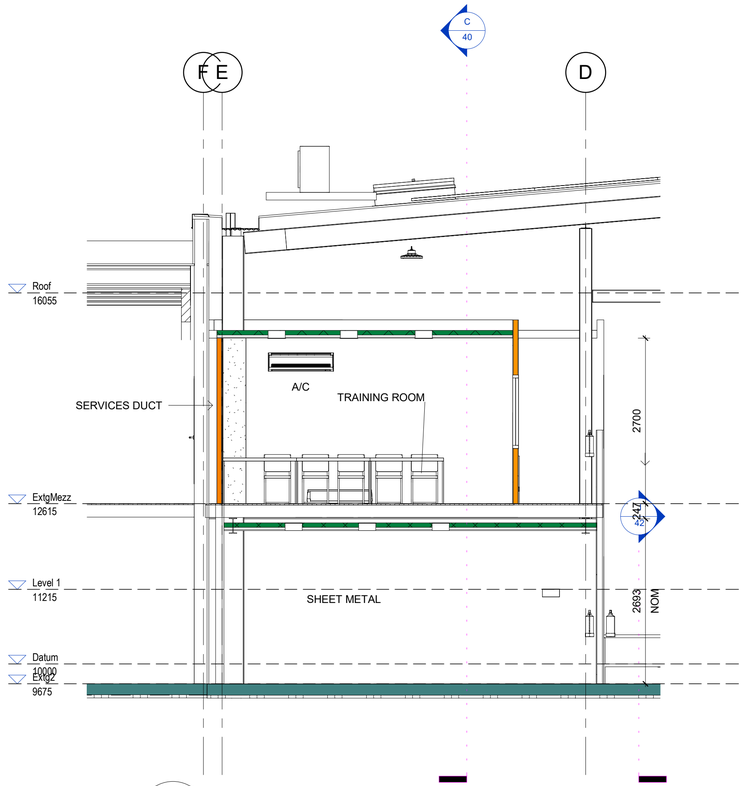

K 20 TRAINING ROOM SECTION
1 : 50

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
SECTIONS 3

CLIENT
ENTEGRA

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SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	22.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	42	F

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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10.11 Development Application – IDAS 26/03 – Reconfiguring a lot - dividing land into parts by agreement – lease exceeding 10 years – Entegra Signature Structures – Airport Road, Horn Island

File Name **BSC/Governance/Reporting/Executive Services Report/2026**
Author **Reel Planning Pty Ltd**
Authoriser **Mary Bani, Chief Executive Officer**
Attachments **1 – Proposed Plan of Development**

PROPERTY DETAILS	
Site address	Airport Road, Horn Island (Horn Island Airport)
RPD	Lot 1 on SP142709 (Lease F on SP211686, Lease AF on SP324608 and Lease BH on SP347194))
Landowner	Torres Shire Council
Existing use of land	Horn Island Airport
APPLICATION DETAILS	
Application No.	IDAS 26/03
Applicant	Entegra Signature Structures
Application description	Development Permit for Reconfiguring a Lot – Dividing land into parts by agreement (Lease exceeding 10 years)
Council Meeting	16 June 2026
Decision due date	16 June 2026

EXECUTIVE SUMMARY

This application seeks Council approval to amend the boundary of three existing leases at the airport, Lease F on SP211686, Lease AF on SP324608 and Lease BH on SP347194.

All three leases are held by Babcock Mission Critical Services. There is an existing hangar over Lease AF, an extension to the hangar within Lease BH and Lease F is currently vacant with a separate development application for a hangar (IDAS26/03).

The change to the lease boundary for Lease F is to create a larger more regular shaped lease area to accommodate a new hangar.

Under the *Torres Shire Planning Scheme 2022*, the subject site is in the Community Facilities Zone, Air Services Precinct. The airport site is affected by the Airport Environs Overlay, Bushfire Hazard Overlay, Coastal Hazard Overlay, Heritage Overlay and the Potential and Actual Acid Sulfate Soils Overlay. The lease area is not affected by any mapped coastal or bushfire hazards.

The application was subject to Code Assessment and therefore was not required to be publicly notified.

The application is recommended for approval subject to conditions.

RECOMMENDATION A – DECISION NOTICE

That Torres Shire Council approves the application for a Development Permit for Reconfiguring a Lot – Dividing land into parts by agreement (Lease exceeding 10 years) on land located at Airport Road, Horn Island, formally described as Lot 1 on SP142709, 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.

2.0	**Approved Plan**	
2.1	The survey plan must be generally in accordance with the approved plan.	At all times

Drawing No.	Document Name	Revision	Date
13	Lease Plans	G	13.5.2026

B. <u>ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES</u>

1. This Reconfiguring a Lot approval, granted under the provisions of the Planning Act 2016, shall lapse four (4) years from the day the approval takes effect in accordance with the relevant provisions of s85 of the Planning Act 2016.

2. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work and plumbing and drainage work, as required under relevant legislation for this work.

3. A separate licence agreement will be required for the apron extending outside the boundary of proposed Lease AF.

4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements, including applicable Aviation regulations.

5. An application to Torres Shire Council is required for water and/or sewerage services to be connected to a property. The developer should contact Torres Shire Council for further information on the necessary forms and application process.

6. No building materials or the like are to be stored outside the lease area unless an appropriate approval from Council is obtained, including the payment of associated fees.

7. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.

8. The *Environmental Protection Act 1994* states a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities, involved in civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

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

10. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

11. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the EPBC Act can be obtained from the Department of Agricultural, Water and the Environment website https://www.environment.gov.au/epbc/about

1.0 OVERVIEW

TABLE 1 - OVERVIEW

PROPERTY DETAILS	
Site Address	Airport Road, Horn Island
RPD	Lot 1 SP 142709 – Lease F SP211686 and Lease AF SP324608
Site Area	Lot 1 - 433.96 hectares Lease F – 570m² Lease AF – 1,244m² Lease BH – 37m²
Landowner	Torres Shire Council
Existing Use of Land	Horn Island Airport

	Lease F – no built structures, storage for Babcock operations on adjoining Lease AF Lease AF – hangar Lease BH – extension to hangar on lease AF
APPLICATION DETAILS	
Application No.	IDAS26/03
Applicant	Entegra Signature Structures
Application Description	Development Permit for Reconfiguring a Lot – Dividing land into parts by agreement (Lease exceeding 10 years)
STATUTORY DETAILS	
Contaminated Land Register/Environmental Management Register	Environmental Management Register (subject lot on EMR as it was subdivided from parent parcel Lot 1 PER6153 which was on the register for Notifiable Activity or Hazardous Contaminant – Mineral processing.
State Planning Policy	State Planning Policy (July 2017)
Mapped SPP Matters	**Biodiversity** - MSES – Wildlife habitat (endangered or vulnerable) - MSES – Regulation vegetation (category B, essential habitat, wetland, and intersecting a watercourse) - MSES – High ecological significance wetlands **Coastal Environment** - Coastal management district **Natural Hazards Risk and Resilience** - Flood hazard area – Local Government flood mapping area - Bushfire prone area - Flood hazard area – Local Government flood mapping area - Flood hazard area – Level 1 – Queensland floodplain assessment overlay - Bushfire prone area - Erosion prone area - Medium storm tide inundation area - High storm tide inundation area **Transport Infrastructure** - Active transport corridor **Strategic Airports and Aviation Facilities** - Light restriction zone - Lighting area buffer 6km - Wildlife hazard buffer zone - Aviation facility
Regional Plan	Not applicable
Planning Scheme	Torres Shire Council Planning Scheme 2022 (Version 1.0)
Zone	Community Facilities Zone, Air Services Precinct
Overlays	Airport Environs - Light Restriction – Zone A - Wildlife Hazard Buffer Zone – 3 kilometres Bushfire Hazard - Potential Impact Buffer (100m) Coastal Hazard - Coastal Management District Heritage

	- Local Non-Indigenous Heritage Place ID No. 10 (Horn Island WW2 Airstrip) - Indigenous Heritage High Risk Area Potential and Actual Acid Sulfate Soils - Land above 5m AHD and below 20m AHD
Level of Assessment	Code Assessment
Referral Agencies	None
Submissions	Statutory public notification not required for Code Assessable application No submissions

2.0 SITE AND SURROUNDING DESCRIPTION

The lease areas are located at the general aviation section of the Horn Island Airport.

There are no existing built structures within the Lease F and an existing hangar in Lease AF and extension to the hangar in Lease BH. Vehicular access to the site is obtained from the internal service road which is fully constructed and provides access to the lease areas and other similar hangars/operations. The lease area is not affected by mapped coastal or bushfire hazards.

The lease area is level and has access to water, sewer, electricity, and telecommunication services.

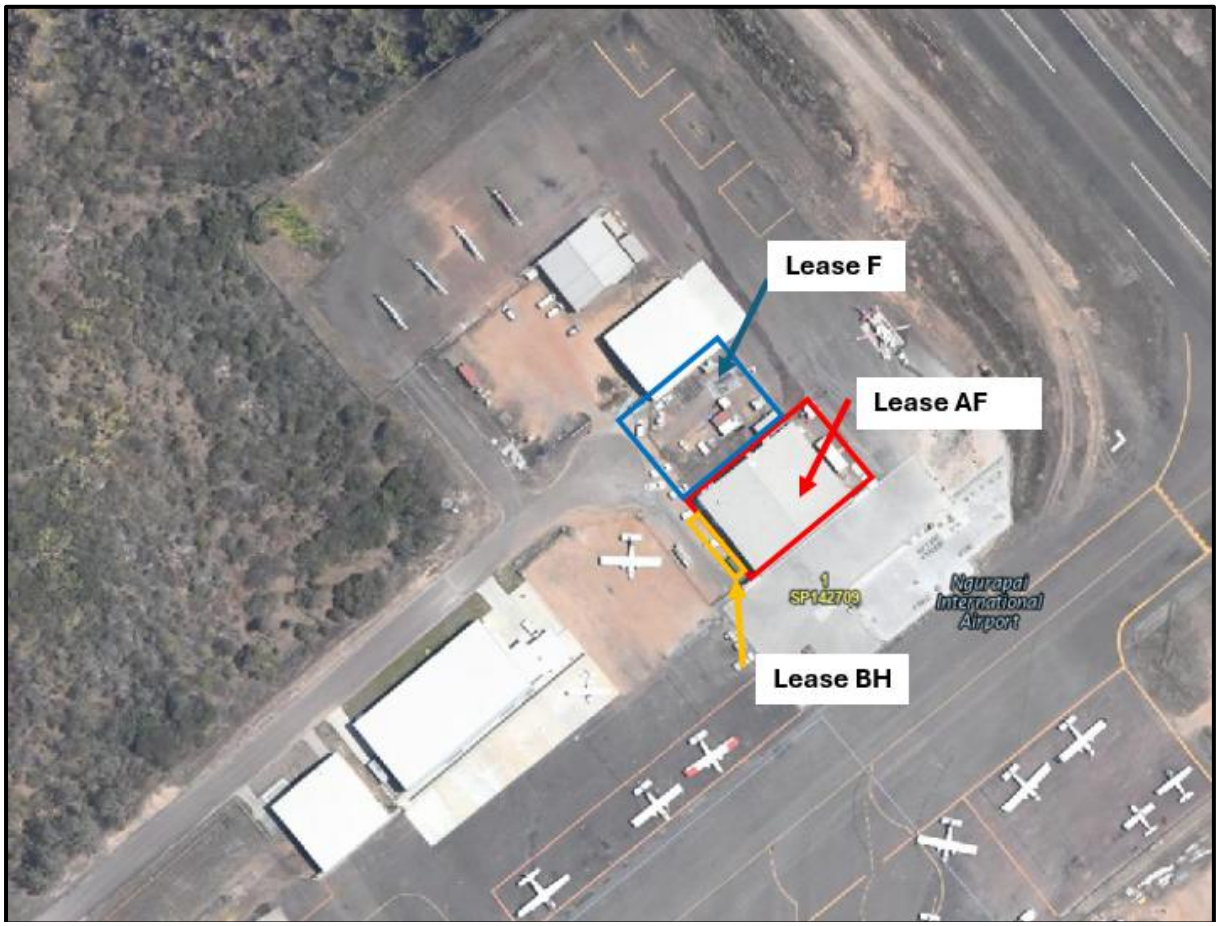


FIGURE 1: Subject site (approx. location of lease areas indicated by red, orange and blue box)

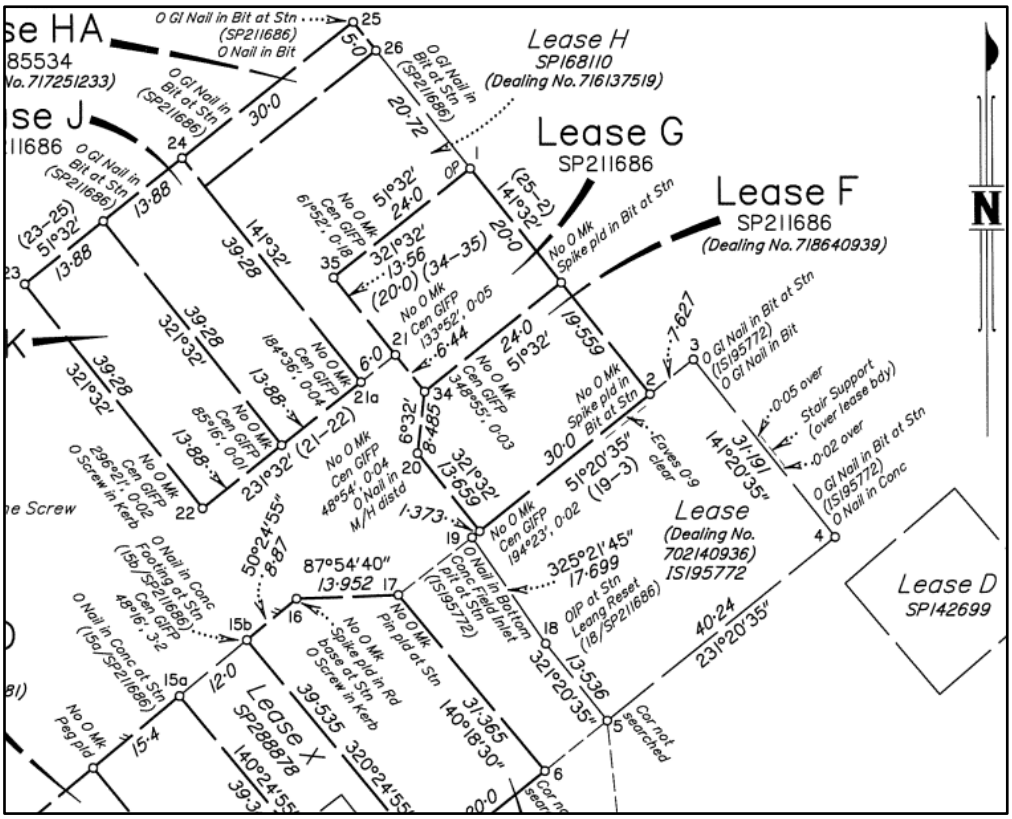


FIGURE 2: Extract survey plans

FIGURE 3: Extract survey plan – Lease BH

3.0 DESCRIPTION OF PROPOSAL

The applicant is seeking to create new two (2) new lease areas. The change is to accommodate a proposed large helicopter hangar on Lease F and amalgamation of the two leases for the existing hangar over lease AF and lease BH.

The existing and proposed alignment of the lease boundaries are provided in Figure 4. The main change to Lease F involves an extension of the boundary airside by approximately 7.5 metres, reduction in the angle of the boundary in the north-western corner adjoining the internal roadway and extension approximately 19 m into adjoining Lease AF.

The proposed new leases will have terms exceeding ten (10) years, therefore defined as Reconfiguring Lot in accordance with the *Planning Act 2016.*

The plan of development for the new Hangar on Lease F includes part of the apron extending airside outside the lease boundary.

Existing lease	Improvements	Proposed
Lease F – 570m²	Vacant Proposed hangar subject to separate development application	Lease F – approx. 898m²
Lease AF – 1,244m²	Existing hangar	Lease AF - approx.. 953m²
Lease BH – 37m²	Extension to existing hangar on Lease AF	

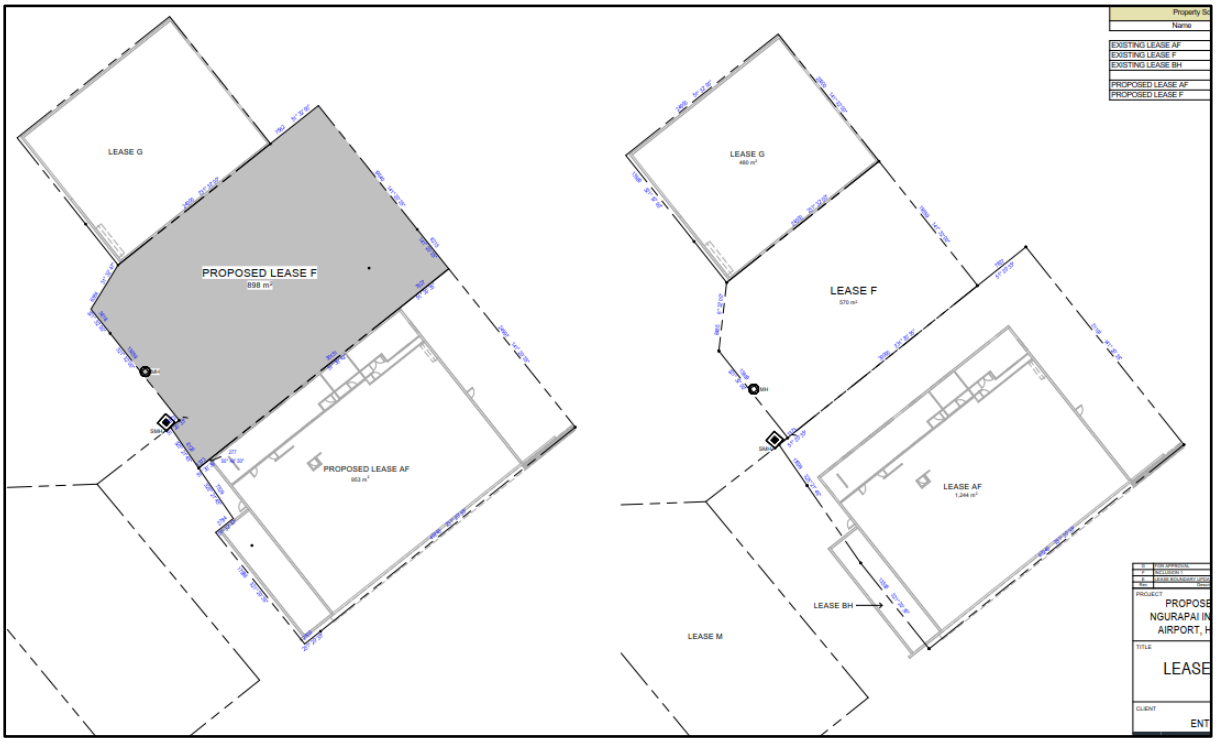


FIGURE 4: Existing and proposed new lease boundaries

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 –

c) Against the assessment benchmarks in a categorising instrument for the development; and

d) 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 are 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 Community Facilities Zone, Air Services Precinct.

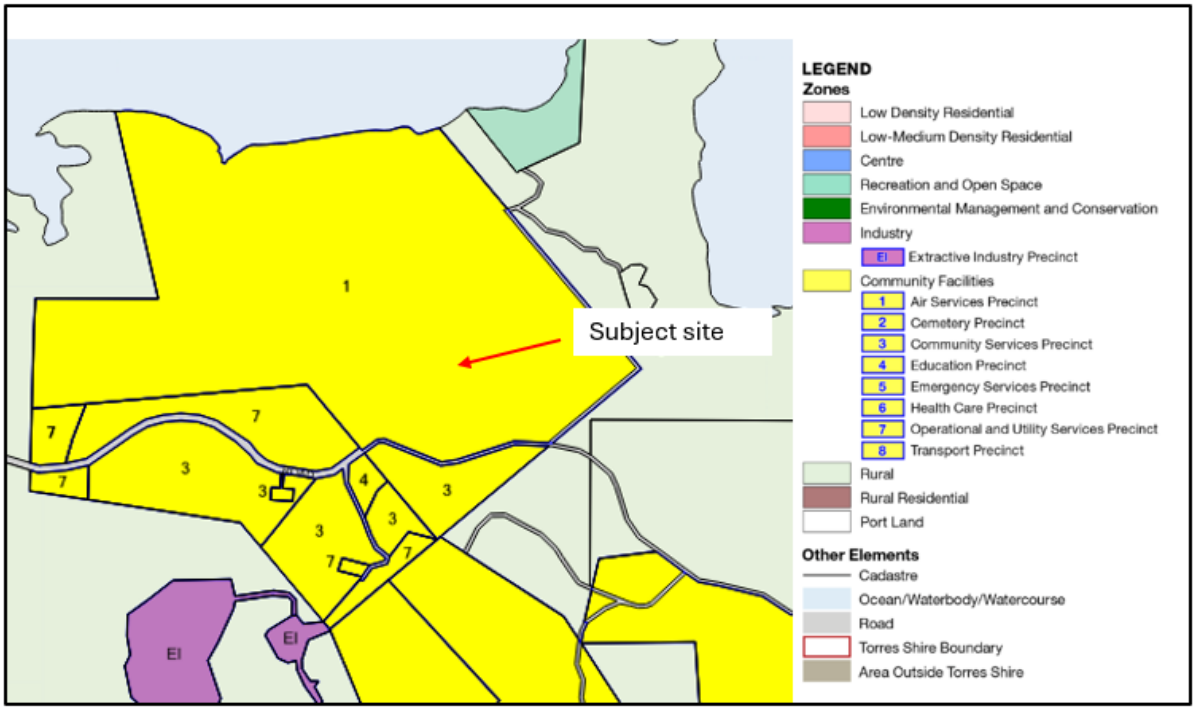


FIGURE 3: Extract of zoning map (Torres Shire Planning Scheme 2022)

4.1.2 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
Community Facilities Zone	Code Assessable	Merit Outcomes 1. General; 4. Amenity and Privacy; 5. Built Form and Development Design; 9. Infrastructure and Services; 10. Land Constraints; 11. Land Use; 12. Landscaping; and 14. Parking Access and Transport
Airport Environs Overlay - Light Restriction – Zone A - Wildlife Hazard Buffer Zone – 3 kilometres	Not applicable *development does not involve creation of a road	
Bushfire Hazard Overlay - Potential Impact Buffer (100m)	No change to level of assessment	6.4.3 - Bushfire Hazard Overlay Standard Outcomes

		*an assessment against the overlay is not required as the location of the buildings is not within the mapped bushfire hazard area.
Coastal Hazard Overlay - Coastal Management District	No change to level of assessment	6.4.4 - Coastal Hazard Overlay Standard Outcomes
Heritage Overlay - Local Non-Indigenous Heritage Place ID No. 10 (Horn Island WW2 Airstrip) - Indigenous Heritage High Risk Area	No change to level of assessment	6.4.7 - Heritage Overlay Standard Outcomes
Potential and Actual Acid Sulfate Soils Overlay - Land above 5m AHD and below 20m AHD	No change to level of assessment	6.4.8 - Potential and Actual Acid Sulfate Soils Overlay Standard Outcomes

4.1.4 Assessment Benchmarks – Standard Outcomes

A summary of compliance with the applicable standard outcomes of the relevant assessment benchmarks are identified in Table 4 below.

TABLE 4 – STANDARD OUTCOMES

Coastal Hazard Overlay (6.4.4)	Compliance ✓ / ✕ / NA	Standard Outcome Compliance Assessment
SO1- SO11 Development in a coastal hazard area	n/a	The location of the leases are not affected by storm-tide inundation area or erosion prone area. The site is mapped within the Coastal Management District (CMD). The CMD is not defined as a coastal hazard.
SO12 Development in Coastal Management District	✓	Development does not modify the coastal landform.
SO13 Public access - Development in Coastal Management District	x	Provision of public access to the coast is not reasonable or relevant to the subject site. ***Assessment required against Natural Hazards, including Climate Change Merit Outcomes (refer Table 5).***

Heritage	Compliance ✓ / ✕ / na	Standard Outcome Compliance Assessment
SO1	n/a	Site is not a State Heritage place
SO2-SO8 Local Non-Indigenous heritage place	x	The subject site is identified as a Local non-indigenous heritage place ID no. 10 (Horn Island WW2 Airstrip), Indigenous Heritage High Risk Area and Non-Indigenous Heritage High Risk Area. The statement of significance (Schedule 7) states:

		Built in 1940, Horn Island Airstrip was constructed as part of the Advanced Operational Airbase system around Australia's north in preparation for a conflict in the Pacific. The original facility, constructed by the Civil Construction Corps, comprised a large aerodrome with two airstrips. This place illustrates the important role that Horn Island played throughout WWII as part of Allied military operations in the Torres Strait. Today, the Horn Island airbase is significant as the main connecting airport to the Torres Strait region ***Assessment required against Heritage Merit Outcomes (refer Table 5).***
SO4 – SO7 Indigenous Heritage Risk Area	Can comply	The proposed works are within the curtilage of the existing built up and formed area of the airport. Ground disturbance would be minor and does not warrant documented management controls. General heritage duty of care provisions apply.

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 likely to disturb acid sulfate soils.

4.1.5 Assessment Benchmarks – Merit Outcomes

In accordance with section 3.1(11) of the Planning Scheme non-compliance with a standard outcome requires an assessment against the applicable Merit Outcomes. The applicable Merit Outcomes are addressed in Table 5 below.

The proposal did not comply with the following Standard Outcomes requiring a Merit based assessment for areas of non-compliance.

- Public access to coast (Natural hazards including climate change merit outcomes)
- Development on a site identified as a Local Heritage Place (Heritage merit outcomes)

In accordance with Table 3.2.1 (Categorisation table for the Communities Facilities Zone) Reconfiguring a lot requires a Merit Outcome assessment against the following Merit Outcomes:

- General
- Amenity and Privacy
- Built Form and Development Design
- Infrastructure and Services
- Land Constraints
- Land Use
- Landscaping
- Parking, Access and Transport

The assessment against the applicable Merit Outcomes is addressed in Table 5 below.

TABLE 5 – MERIT OUTCOMES

General (1)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO1.1 and MO1.2	✓	Overall, no concerns are raised with the change to the lease boundaries. The leases will facilitate ongoing aviation activities associated with the airport.
Amenity and Privacy (4)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO4.1-MO4.3	✓	The lease areas will facilitate appropriate built form for uses consistent with aviation activities.
Heritage (8)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO8.1, MO8.5 and MO8.7	✓	The change to lease boundaries are within the curtilage of the existing built up and formed area of the airport. Works will have no adverse impact on the heritage values of the site. General heritage duty of care provisions apply.
Infrastructure and Services (9)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO9.1 – MO9.2	✓	The subject site is able to be connected to required reticulated water and effluent disposal services.
MO9.3-	✓	No concerns regarding the ability of the development to direct stormwater to a lawful point of discharge.
Land Constraints (10)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO10.1-MO10.2	✓	Development does not involve extensive excavation likely to disturb acid sulfate soils. General environmental duty of care applied.
Landscaping (12)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO12.1-MO12.5	n/a	Taking into consideration the land uses and location, landscaping is not desirable.
Natural Hazards including Climate Change (13)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO13.1	✓	The location of the lease areas are not affected by storm-tide inundation area or erosion prone area. The site is mapped within the Coastal Management District (CMD). The CMD is not defined as a coastal hazard. Provision of public access to the coast is not reasonable or relevant to the subject site.
Parking, Access and Transport (14)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO14.1	✓	No carparking is proposed within the lease area.
Reconfiguring a Lot (15)	**Compliance ✓ / ✕ / NA**	**Merit Outcome Compliance Assessment**
MO15.13	✓	The leases areas will facilitate a use consistent with the purpose of the zone. Access to all required services is available.

4.2 Relevant Matters

There are no relevant matters to take into consideration.

5.0 REFERRALS

5.1 State Assessment Referral Agency

The application did not trigger a State referral under the *Planning Regulation 2017*.

6.0 SUBMISSIONS

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

7.0 LGIP AND INFRASTRUCTURE CHARGES

Not applicable. Consistent with previous development approvals, Council as the landowner does not apply Infrastructure Charges to development at the airport.

10.0 CONCLUSION

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

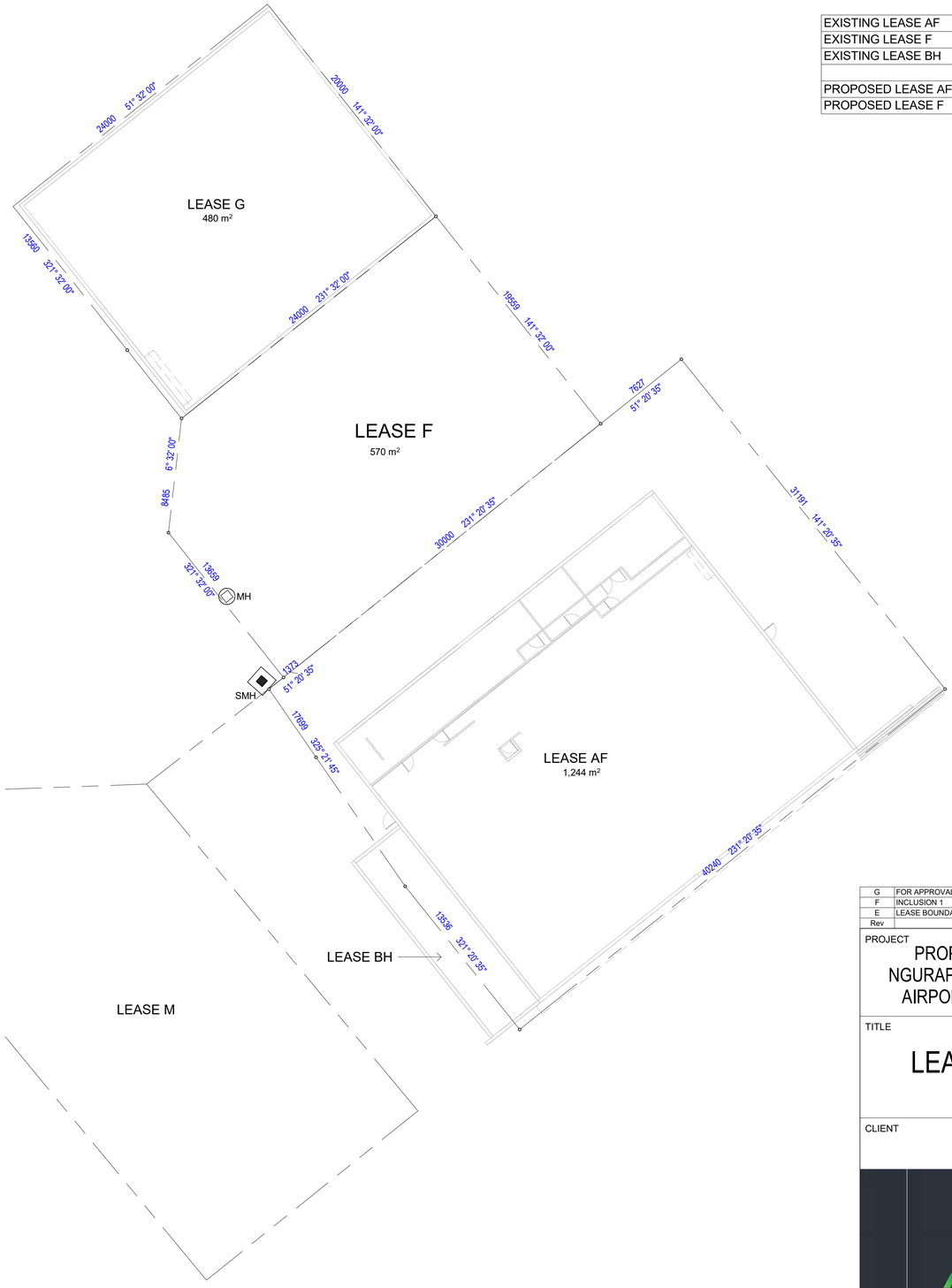
The following reasons for the decisions are to be included in the Notice of Decision required under section 63(5) of the *Planning Act 2016*.

(d) The proposal is compliant with the assessment benchmarks and consistent with the Torres Shire Council Planning Scheme 2007.
(e) The leases will facilitate ongoing aviation activities associated with the airport.
(f) The lease areas are not subject to identified natural risks or hazards.
(g) The lease areas ensure the safe operation of the airport and its activities.

Property Schedule	
Name	Area
EXISTING LEASE AF	1244 m²
EXISTING LEASE F	570 m²
EXISTING LEASE BH	37 m²
PROPOSED LEASE AF	953m² approx
PROPOSED LEASE F	898m² approx



1 PROPOSED LEASE PLAN
1 : 200



2 EXISTING LEASE PLAN
1 : 200

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
LEASE PLANS

CLIENT
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SCALE (@ A1)	DRAWN BY	DATE
1 : 200	C.J.C.	14.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	13	G

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10.12 Building Works and Improvements on Council Facilities and Housing

File Name	**BSC/Governance/ Reporting/ Executive Service Reports/ 2026**
Author	**Daniel Barron Waste and Facilities Manager**
Authoriser	**Mary Bani, Chief Executive Officer**
Attachments	**NIL**

EXECUTIVE SUMMARY

During the 2024–2025 financial year, condition inspections were undertaken across Council facilities and housing assets to assess their current state and identify repair and maintenance requirements necessary to preserve and extend the operational life of these buildings.

The inspections identified a substantial number of maintenance and repair works requiring attention, together with ongoing programmed maintenance activities necessary to ensure the continued functionality and sustainability of Council assets. A summary of the identified maintenance requirements has been appended to this report for Council's information.

Due to ongoing challenges in securing suitably qualified tradespersons and contractors to undertake the required works, Council engaged R&C Davi to provide dedicated maintenance and repair services exclusively for Torres Shire Council.

R&C Davi contractor commenced operations on 2 March 2026 and has since completed a number of the priority repairs identified through the inspection program. Early outcomes indicate improved efficiencies in the procurement of materials and the delivery of building maintenance works, resulting in more cost-effective service delivery and improved responsiveness to Council's maintenance requirements.

DISCUSSION

The following repairs have been carried out this financial year to date

- Step nosing and step tread repairs on most facilities
- 16 Summer Street
    - Rails and steps replaced
    - Landing replaced
    - Screen door repaired
    - Floor coverings repaired in front of the hall cupboard (minor – floor coverings lifting
    - Bathroom repair
        - New vanity and cupboard
        - New floor and wall tiles
        - Wall painted
        - New bath and shower screen
- CEO House refresh – approximate completion time 2 weeks
    - New paint throughout
    - Windowsills and window frame repairs in the downstairs room
    - Sliding door repairs
    - Deck repairs – in progress
    - New windows screens
    - Wall repairs
    - Louvre repairs

    - Roof and gutters cleaned
    - Outdoor step treads repaired and nosing attached
- H.I. Stadium refurbishment – approximate completion time 2 to 3 weeks
    - Removal of old partitioning
    - Removal of old doors
    - Removal of old sinks
    - Removal of old mirrors
    - Removal of soap dispensers and towel holders
    - Installation of new partitions through out
    - Installation of new handbasins, towel holders and soap dispensers
    - Repairs to the roller door lifting chain
    - Replacement floor coverings in the gym and storeroom
    - Replacement of doors and FFE
    - Painting throughout completed
- Airport manger's house landing repair
    - Replacement post installed
    - New decking installed
    - Additional screws used for support beams
- AC fitment in the ARO office
- TRAWQ hall refurbishment and building repairs
    - Leaking roof in downstairs office area
    - Leaking roof in the ladies toilet
        - Ceiling repairs completed
    - Carpet removed and installed in upstairs offices
    - Painting completed in the upstairs area
    - Reception area refurbished
        - Walls repaired
        - Cupboards removed
        - New counter installed
    - Entry doors rehung with closers
    - New outside door fitted to the HR office
- Airport Kiosk – air curtain replacement
    - New architraves installed around the ceiling
- Brown Donga refurbishment
    - Roof repair
    - Electrical repairs
    - New lining on the bathroom walls and ceiling
    - Internal painting
    - New splash back on the sink
    - Cupboards installed above the fridge and stove
    - Soft spots in the floor reinforced
- Airport smoking area shelters - complete

The following work has been scoped and materials are on order

- Amenities for the TI Depot
    - All materials on island ready to commence
- Waste treatment plant roof
    - Materials in transit delivered to Sea Swift on 5 June 2026

- Transfer Station Drop Shed roof
    - Materials on order
- KBO Kiosk, change rooms and library entry
    - Materials on island and ready to install
- CASA building repairs
    - Materials on order
- AMAI Place
    - stainless steel table skins – in transit delivered to Sea Swift 5 June 2026 - TBFN2624 ETA 14 June 2026
    - Fencing the entire space and removing the existing fence – fencing materials on order; fence 2 weeks lead time; gates 5-week lead time
- Airport Kiosk roof/ ceiling
    - Materials on order
- Airport generator shed
    - Materials on order
- Airport boundary fence
    - Materials on site

The following has been inspected with material lists in progress for ordering

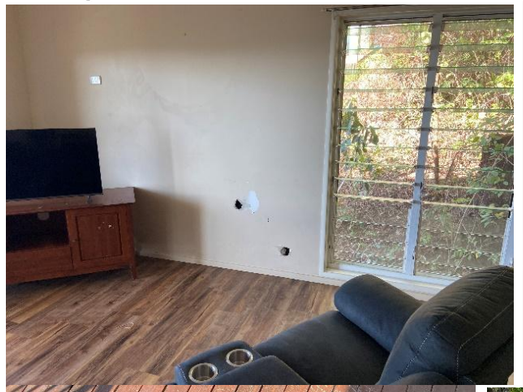
- 84A Hargrave Street
- Loban road hall
- 14 Stephen street
- Babcock Hanger

Facilities Inspections 2024/25

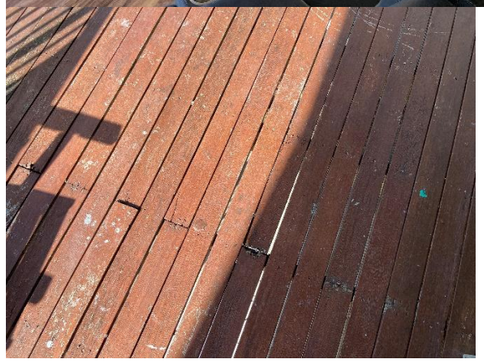
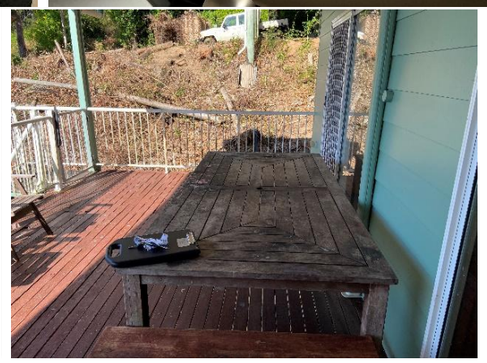
The below table indicates areas that require repairs and maintenance.

		Roof and associated areas					Painting		Internal Construction works							External Construction works												Storage Facilities			
Assets/Residences	Arrangement	Roof Cleaning	Roof rescrewing	Roof Resheeting	Roof Repairs	Gutters and facias	Internal	External	Ceiling	Walls	Floors and floor coverings	Internal Doors	Kitchen, benches and cupboards	Bathroom	Window Sills	Cladding	entry and exit doors	Frames and windows	Fencing	Landings and decks	Locks	Roller doors	Security screens	Sliding doors	Storm water management	Steps and access	Hardstands, Concrete areas	Available	Not Available	House Keeping	Notes
Housing																															
Utilities Managers house	Council Asset	✓	✓			✓	✓	✓									✓	✓			✓		✓			✓					External inspection only
Mechanical Managers House	Council Asset	✓			✓	✓	✓	✓	✓	✓											✓										External inspection only
Manager Engineering House	Council Asset	✓				✓	✓	✓							✓	✓	✓		✓	✓	✓		✓								External inspection only
Brown Donga	Council Asset		✓	✓		✓	✓			✓			✓	✓			✓				✓			✓							Completed internal refit
Green Donga	Council Asset		✓			✓	✓														✓										External inspection only
3/32 Hargrave Street	Lease						✓	✓													✓										Lease need to set up 6 monthly inspections and communicate issues with the leasor
16 Hargrave Street - Top Flat	Lease						✓	✓													✓										Lease need to set up 6 monthly inspections and communicate issues with the leasor
16 Hargrave Street - Bottom Flat	Lease						✓	✓													✓										Lease need to set up 6 monthly inspections and communicate issues with the leasor
16 Hargrave Street - Front House	Lease						✓	✓													✓										Lease need to set up 6 monthly inspections and communicate issues with the leasor
84A Hargrave Street	Council Asset	✓	✓		✓	✓	✓	✓			✓		✓				✓	✓	✓	✓	✓		✓	✓	✓	✓					Fencing; storm water from the roof running out under the house needd to add additional storm water pipes to an appropriate area; ramp has no rails; Deck railing don't meet NCC; step treads need replacing
84B Hargrave Street	Council Asset	✓	✓			✓	✓	✓		✓		✓			✓			✓		✓	✓			✓		✓					Internal paint; louvres handles; sills swollen; deck rotten out; holes in walls; screens to meet legilative requirements
2/27 John Street	Lease						✓	✓													✓										Lease need to set up 6 monthly inspections and communicate issues with the leasor
46 John Street	Council Asset	✓	✓				✓	✓													✓										Internal ok; louvres need to be replaced to decrease dust from external sources; repaint on the external; step treads need repair
48 John Street	Council Asset	✓	✓			✓	✓	✓													✓										deck and steps need repair; stumps cracked; gutter
2/53 John Street	Lease						✓	✓												✓	✓										Lease need to set up 6 monthly inspections and communicate issues with the leasor
17 Douglas Street	Council - New																			✓	✓										
14A Stephen Street	Council Asset				✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓								water damage; poor use of space; landing roof needs replacement; back enclosed area needs cladding and improvement; eaves need to be sealled; louvres need repairs; doors need repairs
14B Stephen Street	Council Asset				✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓								water damage; poor use of space; landing roof needs replacement; back enclosed area needs improvement; eaves need to be sealled; louvres need repairs; doors need repairs
11 Poruma Street	Council Asset						✓	✓													✓										
16 A Summer Street	Council Asset			✓	✓	✓								✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓					
16B Summer Street	Council Asset			✓	✓	✓								✓	✓	✓	✓	✓		✓	✓		✓		✓	✓	✓					
Facilities																															
TRAWQ Hall	Council Asset				✓		✓										✓	✓	✓	✓	✓					✓		✓		Needs improvement	
Sewer Treatment Plant	Council Asset			✓																											
Transfer station - Gate house	Council Asset		✓	✓	✓				✓	✓	✓	✓						✓												Needs improvement	
Transfer station - Drop Shed	Council Asset			✓	✓																								Needs improvement	
Transfer station - Recycling Shed	Council Asset																														
Rose Hill Boat Ramp Toilets	Council Asset																✓														
Sadi's Beach Toilets	Council Asset																✓														
Depot	Council Asset				✓				✓	✓	✓	✓	✓	✓		✓	✓	✓			✓	✓				✓		✓		Needs improvement and not sufficient	
Cooks Landing Toilets	Council Asset				✓									✓			✓														
Cooks Landing Kup Murray	Council Asset												✓						✓							✓					Sand neeeds replacement to remove contaminated soil; improved monitoring to remove pallet waste from the area so that it is not used for cooking. Stainless steel needs to be placed on the concrete tables to improve the ability to clean the surface.
Main Office	Council Asset		✓	✓	✓	✓																					Insufficient		Not in scope	
Loban Road Hall	Council Asset						✓	✓			✓	✓	✓	✓			✓										sufficient			
TI Stadium	Council Asset																										Insufficient		needs improvement	
TI Gym	Council Asset						✓				✓	✓	✓				✓												Not in scope	
Wasaga Depot	Council Asset																										Insufficient			
HI Stadium	Council Asset						✓																				Insufficient		needs improvement	
HI Stadium Outdoor Court	Council Asset																									✓				
Airport Terminal	Council Asset		✓		✓																									
Babcock Hanger	Council Asset		✓	✓	✓	✓			✓	✓					✓	✓		✓						✓	✓					
CASA Building	Council Asset						✓	✓	✓	✓										✓		✓			✓	✓				
Airport Shed and storage facility	Council Asset	✓			✓	✓										✓			✓		✓				✓					
Airport Offices and facilities	Council Asset		✓		✓		✓	✓																						
Airport Council Offices	Council Asset						✓	✓																						
Airport Manager's House	Council Asset	✓	✓				✓	✓												✓	✓					✓				
Airport Kiosk	Council Asset				✓				✓																					
Works Manager's House	Council Asset							✓																					Not inspected	
Airport Donga/residence	Council Asset																												not in use needs rebuild	

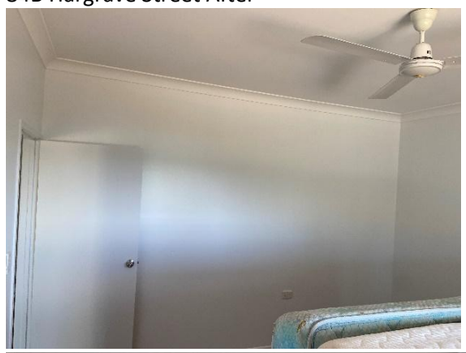
84B Hargrave Street before





84B Hargrave Street After

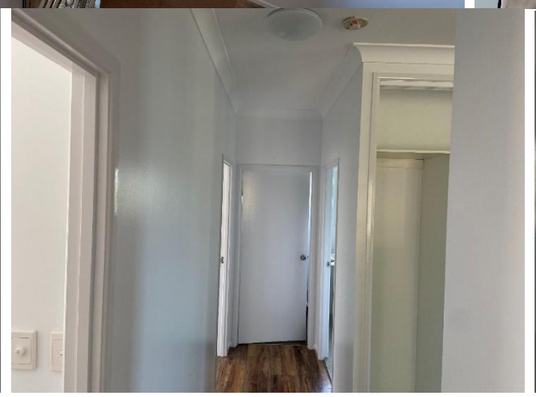








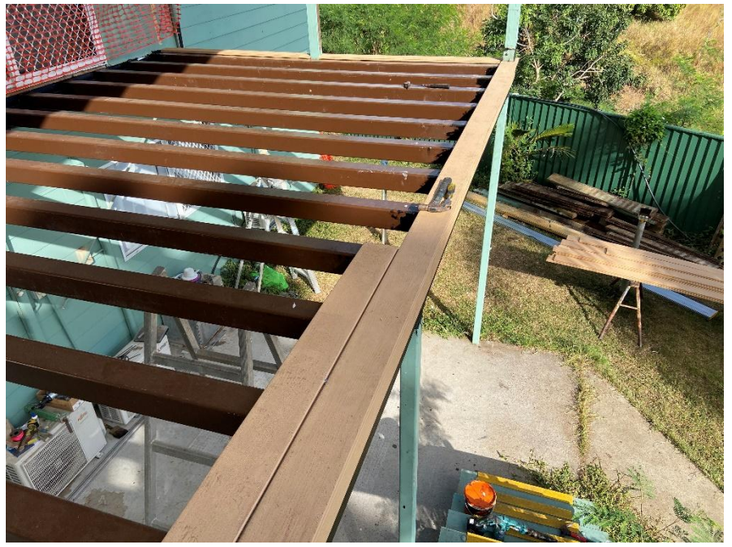
















Airport managers House Before







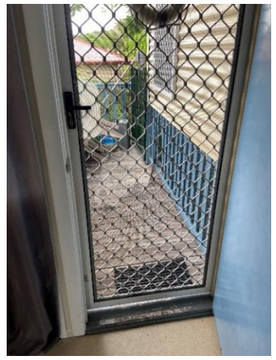

Airport manager’s House – progress photo – outside decking board to install



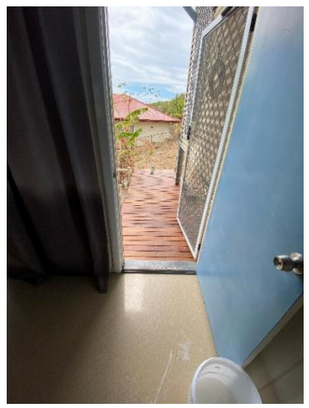



16b Summer Street Before

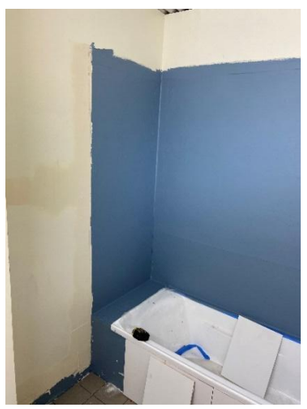
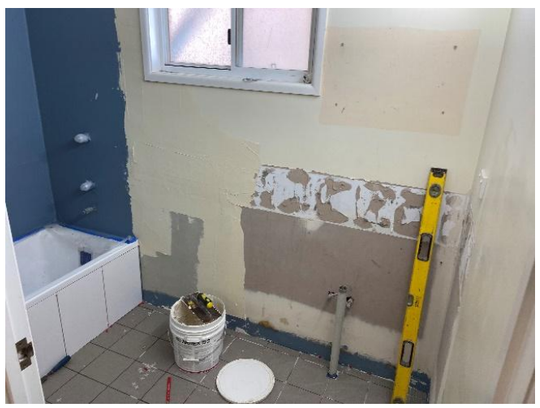




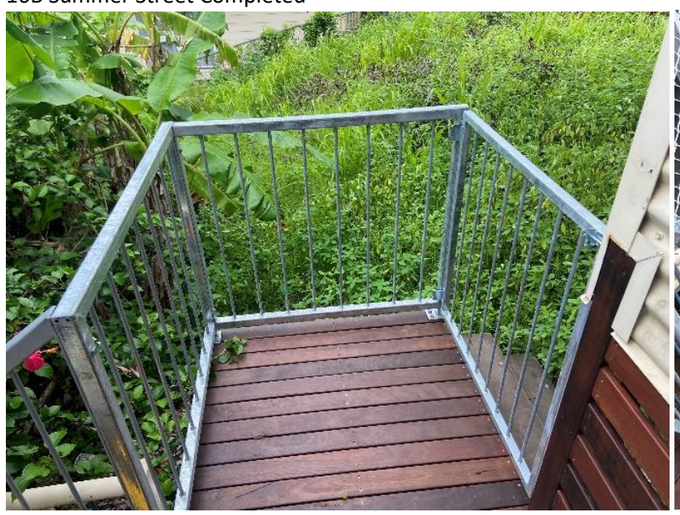
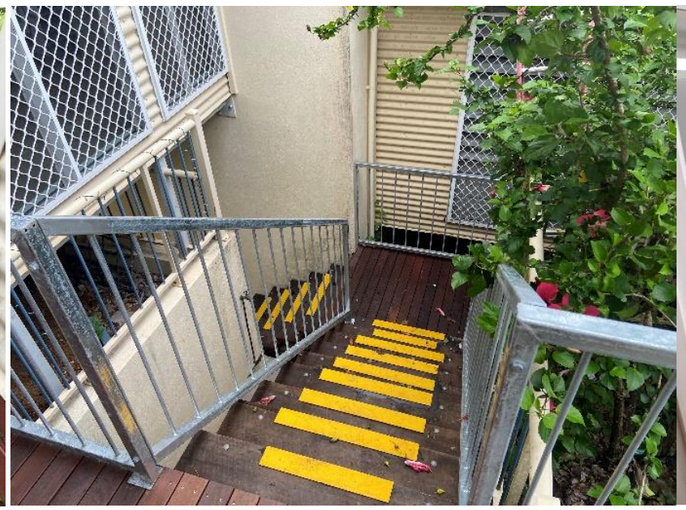
16B Summer Street Progress photos

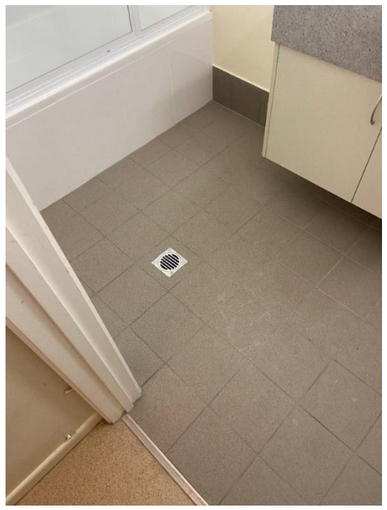




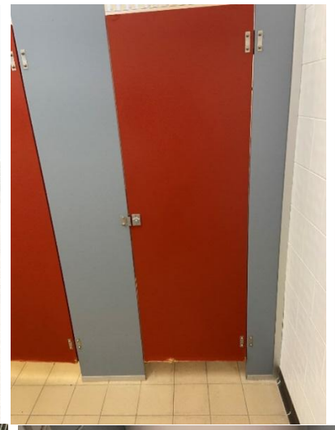
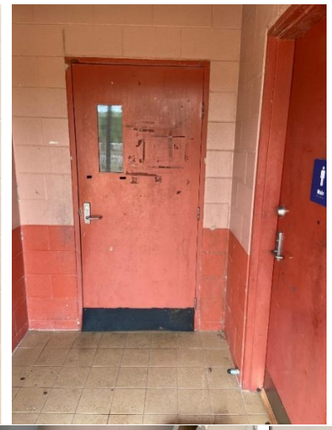




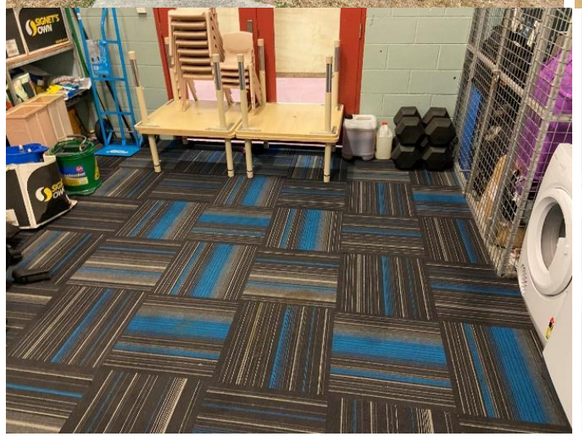
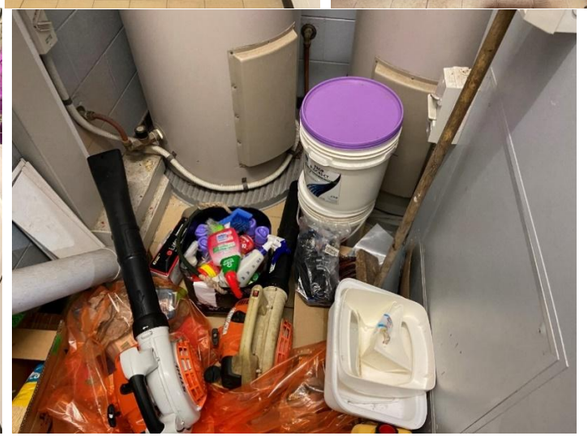
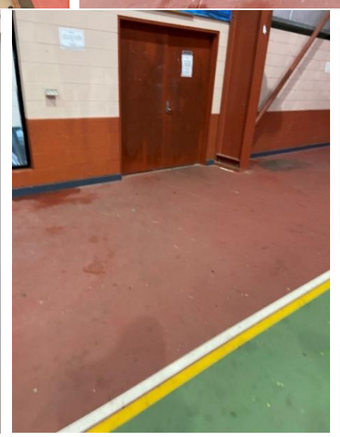
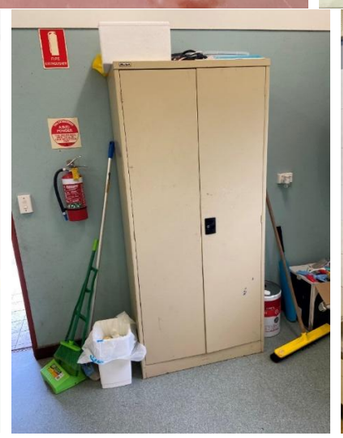
16B Summer Street Completed



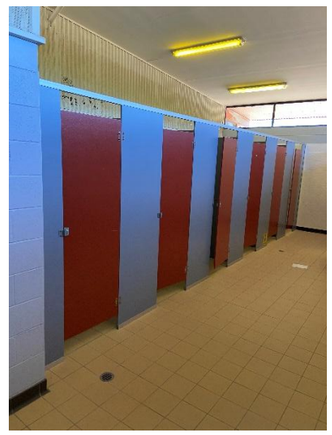
HI Stadium Before

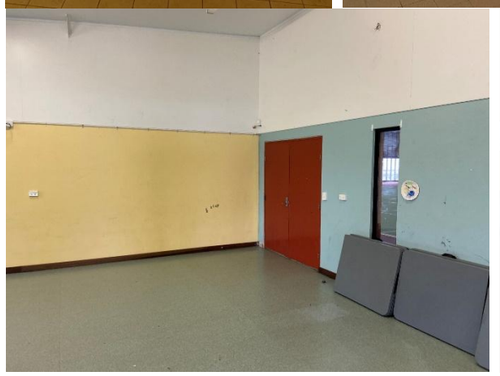
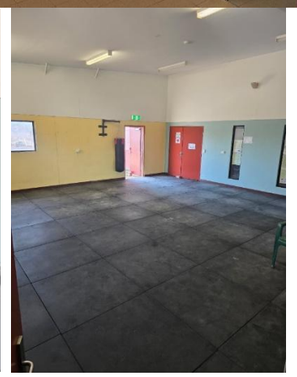






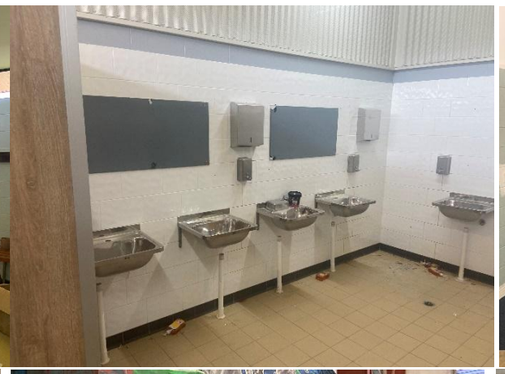
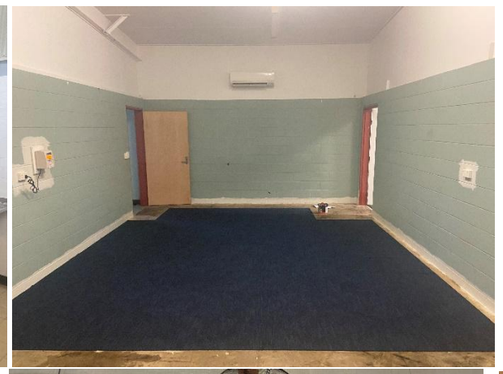


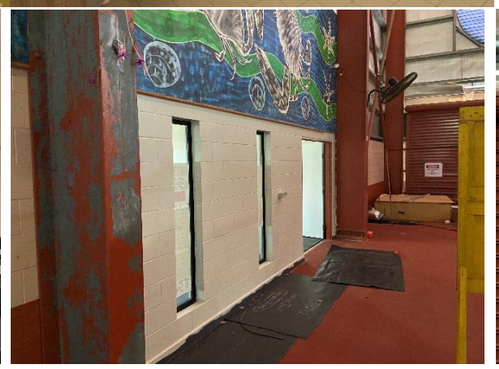


Horn Island Stadium Progress

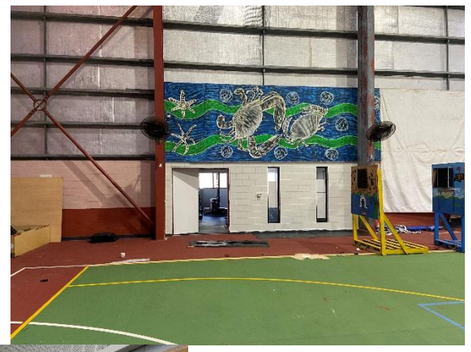


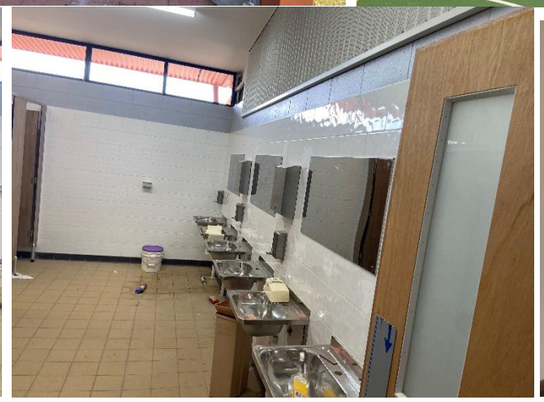
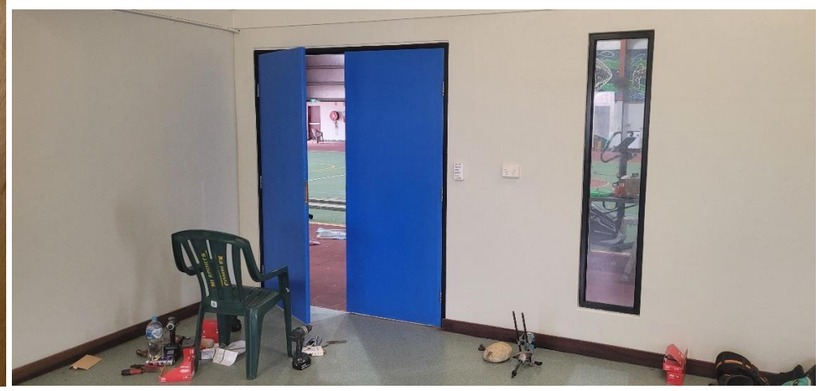










Brown Donga during








Brown Donga After





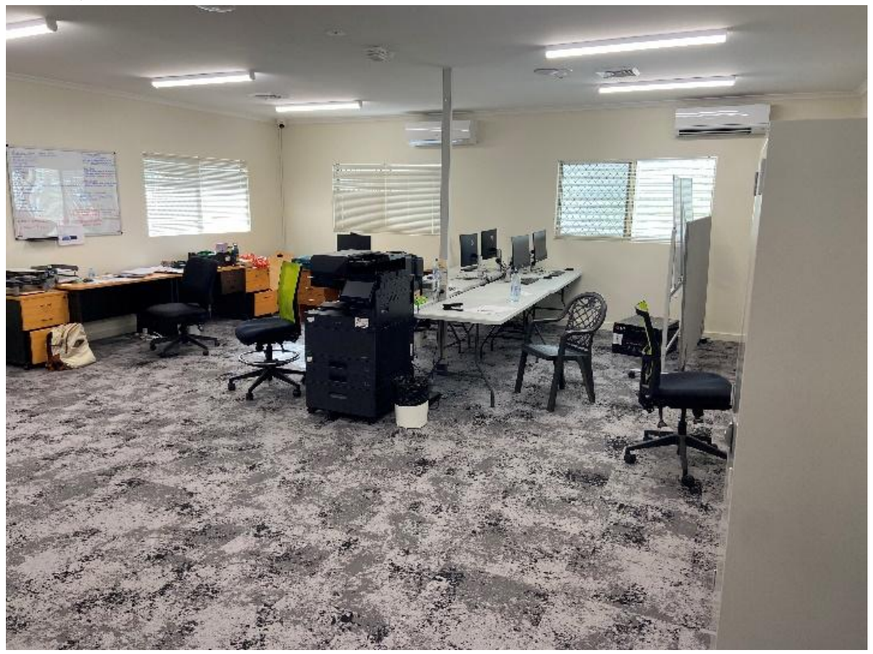








TRAWQ Hall After







LINK TO CORPORATE PLAN
Nil

LEGAL IMPLICATIONS (STATUTORY, BASIS, LEGAL RISK)
Workplace Health and Safety Legislation

- *Work Health and Safety Act 2011*

Work Health and Safety Regulation 2011
Building Act 1975
Building Regulation 2021
National Construction Code 2025
AS/NZS Australian Standards

POLICY IMPLICATIONS
n/a

CONSULTATION
Consultation for engagement was conducted prior to tender release on the best way forward for the following reasons

- Building value for money
- Improved time frames for start and completion on facilities maintenance
- Professional development of existing staff

FINANCIAL AND RESOURCE IMPLICATIONS (BUDGETARY)
Improved cost efficiencies have already been noticed in the purchase of materials and building costs.

RECOMMENDATION
That Council notes the report.

11. LATE ITEMS – CONFIDENTIAL REPORTS

11.1 In Committee – Commercial Use of Local Government Controlled Areas and Roads – Airport Precinct Industrial Expansion

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.

11.2 In Committee – Strategic, Grant, Advocacy and Organisational Capacity Support 2026-2027

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.

12. CONFIDENTIAL REPORTS

12.1 In Committee – Water & Sewer Network Analysis Tender Award

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.

12.2 In Committee – Undersea Water Pipeline Analysis Tender Award

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.

12.3 Waste Collection Services Rebate – Prince of Wales Island (POW)

That matter is considered to be confidential under s.254J(3)(d) of *the Local Government Regulation 2012*, and the Council is satisfied that the discussion of the matter is resolved to close the meeting to the public to discuss a matter relating to a rating concession.

13. GENERAL BUSINESS

13.1 General Business Matters – Councillor Requests Action Outcome Report

File: BSC/Governance/ Reporting/ Executive Service Reports/ 2026
Report Author: Chief Executive Officer
Authoriser: Mary Bani, Chief Executive Officer
Attachments: Nil

PURPOSE
To provide Council with an update on matters raised by Councillors during General Business at the Ordinary Council Meeting held on 26 May 2026 and to advise on actions undertaken by Council Administration.

BACKGROUND
At the Ordinary Council Meeting held on 26 May 2026, Councillors raised several community matters for investigation and follow-up by Council Administration.
The Chief Executive Officer referred the matters to the relevant Directorates for assessment and reporting.

ACTION OUTCOME REPORT
Matter 1 – Thursday Island Morgue Back Road Entrance
Raised By: Cr Thomas Loban

Item	Update
Matter Raised	Condition and accessibility of the back road entrance to the Thursday Island Morgue.
Action Undertaken	Matter referred to Director Infrastructure Services for inspection and assessment.
Current Status	Inspection scheduled / underway.
Outcome	Assessment to determine maintenance requirements and any necessary remedial works.
Next Steps	Report findings and recommendations to Council.

Matter 2 – Tamwoy Town Basketball Court Water Build-Up
Raised By: Cr Thomas Loban

Item	Update
Matter Raised	Water pooling and drainage concerns affecting access to the basketball court.
Action Undertaken	Referred to Director Infrastructure Services for site inspection and drainage assessment.
Current Status	Investigation commenced.
Outcome	Drainage assessment to identify cause and potential solutions.
Next Steps	Provide options and estimated costs for consideration.

Matter 3 – Cook Esplanade / Amai Fencing and Security Concerns
Raised By: Cr Thomas Loban

Item	Update
Matter Raised	Fencing and access control measures to address community nuisance concerns.
Action Undertaken	Referred to Director Infrastructure Services for review.
Current Status	Preliminary assessment underway.
Outcome	Investigation of fencing requirements and access restrictions.
Next Steps	Present options and associated costs to Council.

Matter 4 – Domestic and Family Violence Awareness Public Benches
Raised By: Cr Gabriel Bani

Item	Update
Matter Raised	Installation and use of public benches to support Domestic and Family Violence Awareness initiatives.
Action Undertaken	Referred to Director Community and Corporate Services for assessment.
Current Status	Consultation with relevant stakeholders proposed.
Outcome	Identification of suitable locations and partnership opportunities.
Next Steps	Develop proposal for Council consideration.

Matter 5 – Designated Smoking Areas within Thursday Island CBD
Raised By: Cr Thomas Fujii

Item	Update
Matter Raised	Investigation into designated smoking areas and relevant regulations.
Action Undertaken	Referred to Director Community and Corporate Services and Governance for review.
Current Status	Legislative and policy review commenced.
Outcome	Assessment of Council powers, zoning considerations and community impacts.
Next Steps	Undertake community consultation and provide findings to Council.

Matter 6 – Former Bakery Building, Tamwoy Town
Raised By: Mayor Cr Elsie Seriat

Item	Update
Matter Raised	Overgrown vegetation and reported rodent infestation at the former bakery site.
Action Undertaken	Referred to Director Infrastructure Services and Compliance Officers for investigation.
Current Status	Ownership and land responsibility being verified.
Outcome	Site inspection to determine compliance and public health concerns.
Next Steps	Contact responsible owner and initiate appropriate action if required.

CEO COMMENT

The matters raised are operational in nature and have been allocated to the relevant Directorates for assessment. Several investigations remain in progress. Further updates, including recommendations and any budget implications, will be reported to Council as information becomes available.

FINANCIAL IMPLICATIONS

At this stage there are no immediate financial implications arising from this report. Any expenditure requirements identified through investigations will be presented to Council for consideration.

RISK IMPLICATIONS

Failure to address identified infrastructure, public safety and compliance concerns may result in:

- Increased community dissatisfaction;
- Asset deterioration;
- Public health and safety risks;
- Potential compliance and liability issues.

RECOMMENDATION

That Council:

1. Receives and notes the General Business Matters – Councillor Requests Action Outcome Report.
2. Notes the actions undertaken by the Chief Executive Officer and relevant Directorates in response to matters raised at the Ordinary Council Meeting held on 26 May 2026.
3. Requests further progress reports be provided to Council as investigations are completed.

TORRES SHIRE COUNCIL

MATTERS FOR ACTION

from

Council Meeting Minute Resolutions

COUNCIL ORDINARY MEETING –26 MAY 2026

DISTRIBUTED TO DIRECTORS FOR COMMENTS/ACTION TAKEN

- **CEO - Mary Bani**
- **DCCS – Geoffrey Doyle**
- **DEIS – Roger Naidoo**
- **DPPE – Edward Kulpa**

For Chief Executive Officer on completion

Records – Karyn Robertson

Action Required for Resolutions	Officer responsible	Comments or Actions Taken
CORPORATE AND COMMUNITY SERVICES **CORPORATE AND COMMUNITY SERVICES – FINANCIAL REPORT** **Min. 26/5/6** - That Council: That Council: • Note the Financial Report for the period ended April 2026 as presented. • Note the attachments for the period ended April 2026 listed as follows: 1. Cash Position April 2026 2. Income and Expenditure Airport April 2026 3. Income and Expenditure all of Council April 2026 4. Revenue Graph Actual vs Budget April 2026 5. Expenses Graph Actual vs Budget April 2026 6. Statement of Financial Position April 2026	**FIN MGR**	No further action
ADOPTION OF REVENUE POLICY 2026/27 **Min 26/4/7** – That Council adopts Policy 2.8 Procurement Policy v2 as presented and notes that the adoption of revenue policy 2026/27 report tabled did not include the small contractual arrangement threshold.	**DCCS**	The report omitted small contractual arrangement threshold; adopted Policy 2.8 v2 already includes Low-value contract is a contract worth under $21,000 ex GST. No further action
ENGINEERING AND INFRASTRUCTURE SERVICES **OPERATIONAL WORKS PROGRAM REPORT** **Min. 26/3/10** - That Council receives and notes the Operational Works Update Report for April 2026.	**DEIS**	No further action
BUILDING WORKS AND IMPROVEMENTS ON COUNCIL FACILITIES AND HOUSING **Min. 26/5/11 –** That the Council notes the report.	**DEIS**	No further action
PROJECTS, PLANNING AND ENVIRONMENT **CAPITAL WORKS PROGRAM REPORT** **Min. 26/5/8** - That Council receives and notes the Capital Works Program Report for April 2026.	**DPPE**	No further action

COMMERCIAL USE OF LOCAL GOVERNMENT CONTROLLED AREAS AND ROADS – THURSDAY ISLAND POST OFFICE – DEFERRED

This agenda item is left on the table awaiting response from Australia Post.

DPPE

Deferred. Awaiting response from Post Office as to proposed road frontage design.

DEVELOPMENT APPLICATION – IDAS 25/18 – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – WAIBEN ENTERPRISE ATF THE STRAWBERRY FIELDS SUPER FUND C/ RPS AAP CONSULTING PTY LTD – 25A HASTINGS STREET, THURSDAY ISLAND
Min. 26/5/9

DPPE

No further Action.

That Torres Shire Council:

a) Approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the conditions of this development application report, and

b) That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots).

RECOMMENDATION A – DECISION NOTICE CONDITIONS

That Torres Shire Council approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the following conditions:

PART 1 – CONDITIONS AND ADVISORY NOTES

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 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.

2.0	**Approved Plans and Documents**				
2.1	The approved development must be undertaken 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**	**Date**	**Drawn by**	
	416352-1	Site Plan	03-09-2025	RPS AAP Consulting Pty Ltd	
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	**Easements**	
3.1	A services easement, a minimum width of 3 metres, burdening proposed lot 1 must be provided along the northern side boundary	At the time of registration of the Plan of Survey and at all times.
3.2	A copy of the easement documentation must be provided to Council prior to Council endorsement of the Survey Plan	Prior to Council endorsement of the Survey Plan.
3.3	All services must be contained within a designated easement or within the respective lot boundary. In any instance where existing services are not wholly contained with the proposed lot boundary the existing services must be relocated or contained within required easements.	Prior to Council endorsement of the Survey Plan.

4.0	**Stormwater Drainage**	
4.1	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.
4.2	All stormwater infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1.	Prior to Council endorsement of the Survey

		Plan and at all times.
4.3	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site.	At all times.

5.0	**Water and Sewerage**	
5.1	All internal water and sewerage infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1	Prior to Council endorsement of the Survey Plan.

6.0	**Electricity & Telecommunications**	
6.1	Electricity and telecommunication services must be provided to each lot, or arrangements made in accordance with the standards and requirements of the relevant service provider.	Prior to Council endorsement of the Survey Plan.

7.0	**Location of services**	
7.1	Provide evidence confirming all services and infrastructure are wholly contained within the boundary of the proposed new lots or required services easement.	Prior to Council endorsement of the Survey Plan.

8.0	**Amenity and Environmental Health**	
8.1	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.

9.0	**Site Works and Erosion and Sediment control**	
9.1	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.

10.0	**Compliance**	
10.1	All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.	Prior to Council endorsement of the Survey Plan.

11.0	**Outstanding Charges**

	11.1	All rates, service charges, interest and other charges levied on the land are to be paid prior to Council endorsement of the Plan of Survey.	Prior to Council endorsement of the Survey Plan.	

RECOMMENDATION B

That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots) at 25A Hastings Street, Thursday Island, formally described as Lot 1 SP216450.

LATE ITEMS		
CORPORATE AND COMMUNITY SERVICES REPORT **Min. 26/5/12** - That Council note the Corporate and Community Services Report for May 2026 as presented.	**DCCS**	No further action
LATE ITEM – CONFIDNTIAL REPORTS		
LATE ITEM IN-COMMITTEE – RAF 1 FUNDING - INFRASTRUCTURE DESIGN AND NETWORK TENDER AWARD Deferred – Pending further information before tabling at the council meeting.	**DPPE**	No further action
LATE ITEM IN-COMMITTEE – RAF 2 FUNDING - UNDERSEA WATER PIPELINE TENDER AWARD Deferred – Pending further information before tabling at the council meeting.	**DPPE**	No further action
LATE ITEM IN-COMMITTEE – QRA funding – Cox Road POW Island Betterment Funding Update Deferred – Pending further information before tabling at the council meeting.	**DPPE**	No further action

IN COMMITTEE ITEMS		
IN COMMITTEE – TENDER REPORT COUNCIL CHAMBER ROOF REPLACEMENT UPDATE REPORT **Min. 26/5/15 -** That Torres Shire Council notes this report	**DPPE**	No further action
IN COMMITTEE – IDAS25_03 REPORT - DEEMED APPROVAL RAL_ATTACH - 4A WEES STREET REPORT **Min 26/5/18 –** That Torres Shire Council notes this report	**DPPE**	No further action
IN COMMITTEE – CONSIDERATION OF REQUEST FOR ROAD RESERVE PURCHASE 67 SUMMER STREET Deferred. Awaiting legal advice before tabling.	**DPPE**	Deferred

MINUTES

Ordinary Council Meeting

26 MAY 2026

Unconfirmed

MINUTES OF TORRES SHIRE COUNCIL ORDINARY COUNCIL MEETING HELD IN COUNCIL CHAMBERS, THURSDAY ISLAND ON TUESDAY 26 MAY 2026

AGENDA CONTENTS

1 MEETING OPENED

The meeting opened with a prayer by Mayor Elsie Seriat at 9:10am.

DEPARTURE: Mayor Seriat departed the Council meeting at 9:12am

ARRIVAL: Mayor Seriat arrived at the Council meeting at 9:13am

ACKNOWLEDGEMENTS 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.

2 ATTENDANCES

Cr Elsie Seriat (Mayor), Cr Toshio Nakata (Deputy Mayor), Cr Gabriel Bani, Cr Thomas Loban, Mary Bani (Chief Executive Officer, Edward Kulpa (Director Planning, Projects and Environment), Roger Naidoo (Director Engineering and Infrastructure Services), Geoffrey Doyle (Director Corporate and Community Services), and Kimberley Yorkston (Executive Secretary) Dorene Riley (Finance Manager).

APOLOGIES

The late arrival of Cr. Gabriel Bani was noted to arrive at morning tea.

RECOMMENDATION Min. 26/5/1
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council receive the late arrival notice from Cr Gabriel Bani

CARRIED

3 CONDOLENCES / CONGRATULATIONS

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.

Miss Kaletta Savage
Mrs Tamara May Whap nee Gigiba
Mrs Daisy Passi nee Wacando

Unconfirmed

4 DEPUTATIONS / VISITORS

The schedule for this presentation is as follows:

Time	Topic	Agency/ Presenter
Nil	Nil	Nil

5 DECLARATIONS OF INTEREST IN THE MATTER OF THE AGENDA

5.1 DECLARATION OF INTEREST – CR – TOSHIO NAKATA

Cr. Deputy Mayor Cr Toshio Nakata stated that he has a declarable a conflict of interest in item 12.2, (as defined by *Local Government Act 2009, section 150ES (3)(a)(i)*) as follows:

I, Deputy Mayor Cr Toshio Nakata, inform the meeting that I have a declarable conflict of interest due to being a close associate to the applicant.

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

RECOMMENDATION Min. 26/5/2
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

CARRIED

6 MAYORAL NOTIFIED MOTIONS

NIL

7 BUSINESS ARISING

CEO referred to the 'Matters for Action following a Council Meeting' document provided to Councillors with updated information on the 21 May 2026 Council Meeting.

8 CONFIRMATION OF MINUTES

8.1 ORDINARY COUNCIL MEETING – 21 APRIL 2026

RECOMMENDATION Min. 26/5/3
Moved: Mayor Elsie Seriat
Seconded: Deputy Mayor Toshio Nakata

That the minutes of the Ordinary Council Meeting held on 21 April 2026 be confirmed.

Unconfirmed

CARRIED

9 COUNCILLORS REPORTS

9.1 COUNCILLOR'S MONTHLY REPORTS

RECOMMENDATION Min. 26/5/4
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

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

CARRIED

10 EXECUTIVE SERVICES REPORTS

10.1 CHIEF EXECUTIVE OFFICER'S MONTHLY REPORT

RECOMMENDATION Min. 26/5/5
Moved: Cr Thomas Fujii
Seconded: Mayor Elsie Seriat

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

CARRIED

DEPARTURE: CEO Mary Bani departed the Council Meeting at 9:54am

ARRIVAL: CEO Mary Bani arrived into the Council Meeting at 9:55am

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 10:08am

ARRIVAL: Deputy Mayor Toshio Nakata arrived into the Council Meeting at 10:10am

ATTENDANCE: Dorene Riley (Finance Manager) entered in the Council Meeting at 10:10am

10.2 CORPORATE AND COMMUNITY SERVICES FINANCIAL REPORT

RECOMMENDATION Min. 26/5/6
Moved: Cr Thomas Loban
Seconded: Mayor Elsie Seriat

That Council:

- Note the Financial Report for the period ended April 2026 as presented.
- Note the attachments for the period ended April 2026 listed as follows:

Unconfirmed

1. Cash Position April 2026
2. Income and Expenditure Airport April 2026
3. Income and Expenditure all of Council April 2026
4. Revenue Graph Actual vs Budget April 2026
5. Expenses Graph Actual vs Budget April 2026
6. Statement of Financial Position April 2026

CARRIED

DEPARTURE: Dorene Riley departed the Council Meeting at 10:41am

ADJOURNMENT: The meeting is adjourned for Morning Tea at 10:42am and resumed 11:08am.

ARRIVAL: Cr Gabriel Bani late arrival apology as noted, arrived at the Council Meeting at 10:45am during morning tea.

10.3 PROCUREMENT POLICY V2

RECOMMENDATION Min. 26/5/7
Moved: Deputy Mayor Toshio Nakata
Seconded: Cr Thomas Fujii

That the Council:

Adopt Policy 2.8 – Procurement Policy v2 as presented noting the report omitted small contractual arrangement threshold; adopted Policy 2.8 v2 already includes Low-value contract is a contract worth under $21,000 ex GST.

CARRIED

10.4 CAPITAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 26/5/8
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

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

CARRIED

Unconfirmed

10.5 TI POST OFFICE RELOCATION REPORT

Deferred. Awaiting response from Post Office as to proposed road frontage design.

DEPARTURE: Cr Gabriel Bani departed Council Meeting at 11:48am

ARRIVAL: Cr Gabriel Bani arrived in the Council Meeting at 11:57am

10.6 DEVELOPMENT APPLICATION – IDAS 25/18 – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – WAIBEN ENTERPRISE ATF THE STRAWBERRY FIELDS SUPER FUND C/ RPS AAP CONSULTING PTY LTD – 25A HASTINGS STREET, THURSDAY ISLAND

RECOMMENDATION Min. 26/5/9
Moved: Deputy Mayor Toshio Nakata
Seconded: Cr. Thomas Loban

That Torres Shire Council:

a) Approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the conditions of this development application report, and
b) That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots).

RECOMMENDATION A – DECISION NOTICE CONDITIONS

That Torres Shire Council approves the application for a Development Permit for Reconfiguring a Lot – 1 Lot into 2 Lots on land located at 25A Hastings Street, Thursday Island, formally described Lot 1 SP216450, subject to the following conditions:

PART 1 – CONDITIONS AND ADVISORY NOTES

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	At all times.

Unconfirmed

	Council or relevant utility provider, unless otherwise stated in a development condition.	
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 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.

2.0	**Approved Plans and Documents**				
2.1	The approved development must be undertaken 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**	**Date**	**Drawn by**	
	416352-1	Site Plan	03-09-2025	RPS AAP Consulting Pty Ltd	
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	**Easements**	
3.1	A services easement, a minimum width of 3 metres, burdening proposed lot 1 must be provided along the northern side boundary	At the time of registration of the Plan of Survey and at all times.
3.2	A copy of the easement documentation must be provided to Council prior to Council endorsement of the Survey Plan	Prior to Council endorsement of the Survey Plan.
3.3	All services must be contained within a designated easement or within the respective lot boundary. In any instance where existing services are not wholly contained with the proposed lot boundary the existing services must be relocated or contained within required easements.	Prior to Council endorsement of the Survey Plan.

4.0	**Stormwater Drainage**	
4.1	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.

Unconfirmed

4.2	All stormwater infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1.	Prior to Council endorsement of the Survey Plan and at all times.
4.3	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site.	At all times.

5.0	**Water and Sewerage**	
5.1	All internal water and sewerage infrastructure benefitting proposed Lot 2 must be contained within the required easement burdening proposed Lot 1	Prior to Council endorsement of the Survey Plan.

6.0	**Electricity & Telecommunications**	
6.1	Electricity and telecommunication services must be provided to each lot, or arrangements made in accordance with the standards and requirements of the relevant service provider.	Prior to Council endorsement of the Survey Plan.

7.0	**Location of services**	
7.1	Provide evidence confirming all services and infrastructure are wholly contained within the boundary of the proposed new lots or required services easement.	Prior to Council endorsement of the Survey Plan.

8.0	**Amenity and Environmental Health**	
8.1	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.

9.0	**Site Works and Erosion and Sediment control**	
9.1	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.

10.0	**Compliance**	
10.1	All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement.	Prior to Council endorsement of the Survey Plan.

11.0	**Outstanding Charges**	
11.1	All rates, service charges, interest and other charges levied on the land are to be paid prior to Council endorsement of the Plan of Survey.	Prior to Council endorsement of the Survey Plan.

Unconfirmed

RECOMMENDATION B

That an Infrastructure Charges Notice be issued for the amount of $30,677.65 in relation to the Development Permit for Reconfiguring a Lot (1 lot into 2 lots) at 25A Hastings Street, Thursday Island, formally described as Lot 1 SP216450.

CARRIED

10.7 OPERATIONAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 26/5/10
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council receives and notes the Operational Works Update Report for May 2026.

CARRIED

10.8 BUILDING WORKS AND IMPROVEMENTS ON COUNCIL FACILITIES AND HOUSING

RECOMMENDATION Min. 26/5/11
Moved: Cr Gabriel Bani
Seconded: Deputy Mayor Toshio Nakata

RECOMMENDATION
That Council notes the report.

CARRIED

11 LATE ITEMS

11.1 CORORATE AND COMMUNITY SERVICES REPORT

RECOMMENDATION Min. 26/5/12
Moved: Cr Thomas Fujii
Seconded: Deputy Mayor Toshio Nakata

RECOMMENDATION

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

CARRIED

Unconfirmed

11 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*:

11.1 Late Item In-Committee Raf 1 Funding - Infrastructure Design and Network Tender Award

11.2 Late Item In-Committee RAF 2 funding - Undersea Water Pipeline Tender Award

11.3 Late Ite, In-Committee RAF 2 funding - Undersea Water Pipeline Tender Award

11.1 LATE ITEM IN-COMMITTEE – RAF 1 FUNDING - INFRASTRUCTURE DESIGN AND NETWORK TENDER AWARD

DEFERRED – Pending further information before tabling at the council meeting.

11.32 LATE ITEM IN-COMMITTEE – RAF 2 FUNDING - UNDERSEA WATER PIPELINE TENDER AWARD

DEFERRED – Pending further information before tabling at the council meeting.

11.3 LATE ITEM IN-COMMITTEE – QRA funding – Cox Road POW Island Betterment Funding Update

DEFERRED – Pending further information before tabling at the council meeting.

DEPARTURE: Deputy Mayor Toshio Nakata departed the Council Meeting at 12:41pm

DEPARTURE: CEO Mary Bani departed the Council Meeting at 12:42pm

ARRIVAL: Deputy Mayor Toshio Nakata arrived at Meeting at 12:43pm

ARRIVAL: CEO Mary Bani arrived at Council Meeting at 12:46pm

Unconfirmed

12 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*:

12.1 In Committee – Tender Report Council Chamber Roof replacement update report

12.2 In Committee – IDAS25_03 Report - Deemed approval RaL_Attach - 4A Wees Street report

12.3 In Committee – Consideration of Request for Road Reserve Purchase 67 Summer Street

Time: 12:41PM
RECOMMENDATION Min. 26/5/13
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Council go into In Committee.

CARRIED

Time: 1:21pm
RECOMMENDATION Min. 26/4/14
Moved: Cr Thomas Loban
Seconded: Cr Gabriel Bani

That Council come out of In Committee.

CARRIED

12.1 IN COMMITTEE – TENDER REPORT COUNCIL CHAMBER ROOF REPLACEMENT UPDATE REPORT

RECOMMENDATION Min. 26/5/15
Moved: Cr Thomas Fujii
Seconded: Deputy Mayor Toshio Nakata

That Torres Shire Council notes this report

CARRIED

DEPARTURE: Deputy Mayor departed at 12:59pm due to declarable interest on item 12.2

DEPARTURE: CEO Mary Bani departed the council meeting at 12:59pm. The meeting continued item 12 with remaining attendees.

Unconfirmed

Time: 1.21:PM
RECOMMENDATION Min. 26/5/16
Moved: Cr Gabriel Bani
Seconded: Cr Thomas Loban

That Council go into In Committee.

CARRIED

Time: 1:28pm
RECOMMENDATION Min. 26/5/17
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

That Council come out of In Committee.

CARRIED

12.2 IN COMMITTEE – IDAS25_03 REPORT - DEEMED APPROVAL RAL_ATTACH - 4A WEES STREET REPORT

RECOMMENDATION Min. 26/5/18
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Torres Shire Council notes this report.

CARRIED

ARRIVAL: Deputy Mayor arrived at the Council Meeting at 1:29pm

12.3 IN COMMITTEE – CONSIDERATION OF REQUEST FOR ROAD RESERVE PURCHASE 67 SUMMER STREET

Deferred. Awaiting legal advice before tabling.

DATE OF NEXT MEETING: Tuesday, 16 June 2026

CLOSURE: The meeting closed with a prayer by Cr Gabriel Bani at 1:45pm.

Confirmed this day of

MAYOR

Unconfirmed

Monthly Activity Report | Mayor Elsie Seriat OAM| May to June 2026

Date	Meetings & Events	Venue & Details
27/05/2026	**Meeting - GYAC & TSC - Pajinka Point meeting | Pajinka Tourism** *Topic: Engagement with Council*	Council Chambers 10am -11am Mayor Seriat & DPPE
29/05/2026	**Meeting – TCICA Executive** *Topic: Executive Catch-up*	Teams 10am -11am Mayor Seriat
29/05/2026	**Torres Strait Flag Day**	8.30am – 11.30am Anzac Park Cr. Fujii
3/06/2026	**Mabo Day Celebrations**	8.30am – 11.30am Anzac Park Cr. Bani
8/06/2026	**Meeting – TSC Audit and Risk Committee** *Topic: Standing Agenda Items, External Audit, Internal Audit*	Teams 9.30am -11.30am Mayor Seriat, Cr. Fujii, CEO, DCCS, EA
9/06/2026	**Meeting – LGAQ Elected Members Update** *Topic: Empowering Councils Legislation Reform*	Council Chambers 9am-12pm Mayor Seriat, Deputy Mayor Nakata, Cr. Bani, Cr. Loban
9/06/2026	**Meeting – Port North – CEO and Team** *Topic: Land Use Planning*	Council Chambers 2pm-3pm Mayor Seriat, Deputy Mayor Nakata, CEO, DPPE, Strategic Planner
10/06/2026	**Meeting – Babcock Australia – Customer Services Director** *Topic – Hangar – current and new – lease arrangements*	Council Chambers 9am-10am Mayor Seriat, CEO, DPPE, Strategic Planner
11/06/2026	**Meeting – TCICA Executive** *Topic: Executive Catch-up*	Teams 1pm-3pm Mayor Seriat
15/06/2026	**Meeting – NPARC Mayor and Deputy Mayor**	Mayor's Office 9.30am -12.00pm Mayor Seriat
15/06/2026	**Meeting TCICA - Housing**	Council Chambers 11am – 12.30pm Deputy Mayor and CEO

Upcoming Meetings and Travel

Date	Meetings & Events	Venue & Details
19/06/2026	North Qld Illegal Foreign Fishing Stakeholder Meeting	Teams
23-25/06/2026	ALGA National General Assembly	Canberra
8/07/2026	TCICA July Meeting	Cairns
17/07/2026	North Qld Illegal Foreign Fishing Stakeholder Meeting	Teams
17/07/2026	NAIDOC Awards	Thursday Island
20/07/2026	Accord Monthly Meeting	Teams
21/07/2026	July Ordinary Council Meeting	Council Chambers
19/10/2026	LGAQ Indigenous Forum	Cairns
19-21/10/2026	LGAQ 130th Annual Conference	Cairns

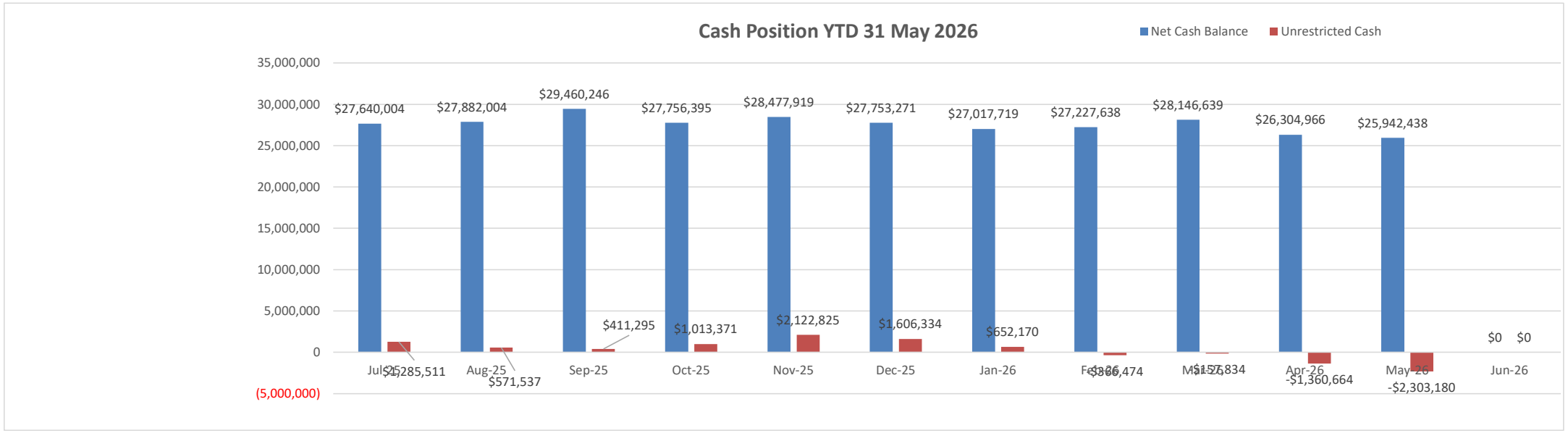
Monthly Activity Report | CEO Mary Bani | May to June 2026

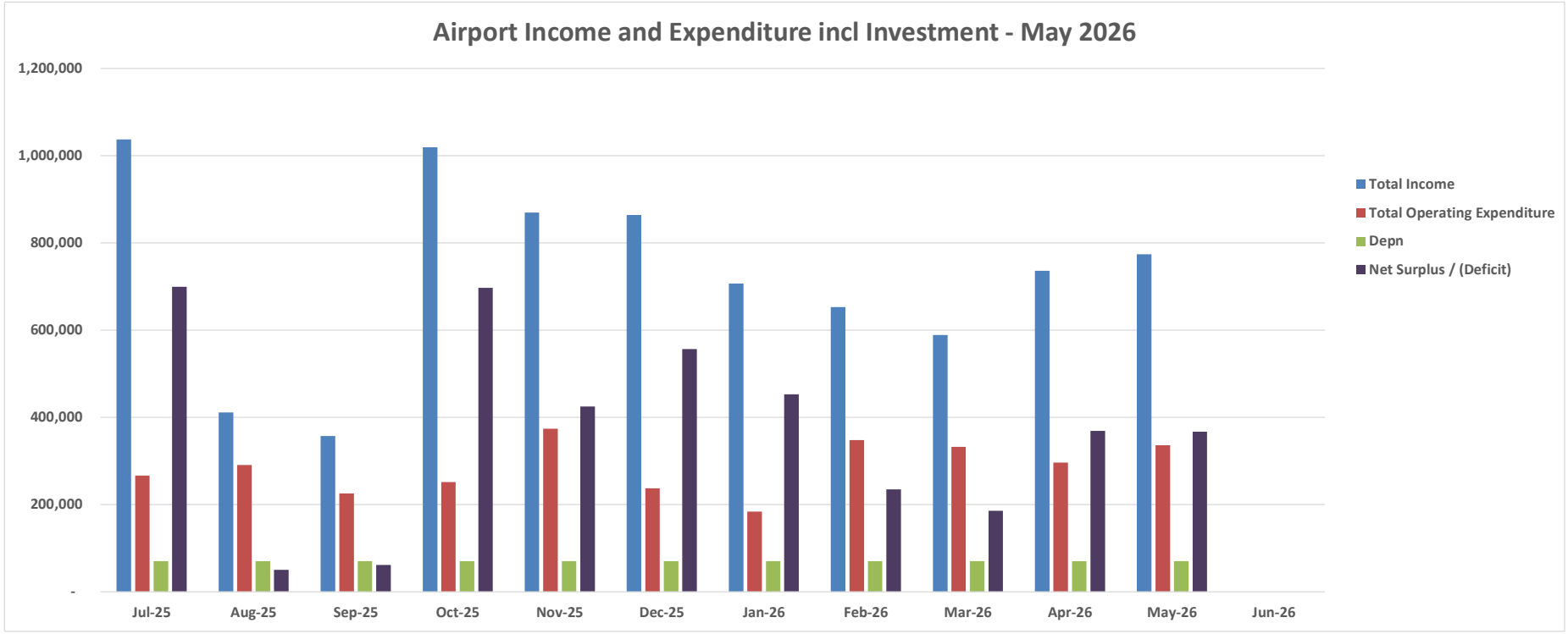
Date	Meetings & Events	Venue & Details
29/05/2026	**Torres Strait Flag Day Celebrations**	8.30am – 11.30am Anzac Park
1/06/2026	**CEO Coaching Session**	Teams 9am-10am
3/06/2026	**Mabo Day Celebrations**	8.30am – 11.30am Anzac Park
4/06/2026	**Meeting – Dept. Transport and Main Roads** *Topic – Review Retail Subsidy*	Teams 11.30am-12pm CEO
8/06/2026	**Meeting – TSC Audit and Risk Committee** *Topic: Standing Agenda Items, External Audit, Internal Audit*	Teams 9.30am -11.30am Mayor Seriat, Cr. Fujii, CEO, DCCS, EA
9/06/2026	**Meeting – Port North CEO and Team** *Topic: Land Use Planning*	Council Chambers 2pm-3pm Mayor Seriat, Deputy Mayor Nakata, CEO, DPPE, Strategic Planner
10/06/2026	**Meeting – Babcock Australia – Customer Services Director** *Topic – Hangar – current and new – lease arrangements*	Council Chambers 9am-10am Mayor Seriat, CEO, DPPE, Strategic Planner
10/06/2026	**Meeting – Dept. Sports and Recreation** *Topic – Funding update*	Council Chambers 1pm-2pm CEO, Manager CCS, Manager Sports Stadiums
10/06/2026	**Meeting – RAATSIC** *Topic – D&FV and Redress Scheme support Services*	Council Chambers 4pm-5pm CEO
12/06/2026	**Meeting – Milton Savage and Enid Tom** *Topic – Housing Forum and Section 10 Muralag*	Horn Island 9am-3pm CEO
15/06/2026	**Meeting TCICA - Housing**	Council Chambers 11am – 12.30pm Deputy Mayor and CEO

Upcoming Meetings and Travel

Date	Meetings & Events	Venue & Details
19/06/2026	North Qld Illegal Foreign Fishing Stakeholder Meeting	Teams
23-25/06/2026	ALGA National General Assembly	Canberra
8/07/2026	TCICA July Meeting	Cairns

17/07/2026	North Qld Illegal Foreign Fishing Stakeholder Meeting	Teams
17/07/2026	NAIDOC Awards	Thursday Island
21/07/2026	July Ordinary Council Meeting	Council Chambers
19/10/2026	LGAQ Indigenous Forum	Cairns
19-21/10/2026	LGAQ 130th Annual Conference	Cairns


Cash Position YTD 31 May 2026
Net Cash Balance
Unrestricted Cash
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
(5,000,000)
$27,640,004
$27,882,004
$29,460,246
$27,756,395
$28,477,919
$27,753,271
$27,017,719
$27,227,638
$28,146,639
$26,304,966
$25,942,438
$0
$0
$411,295
$1,013,371
$2,122,825
$1,606,334
$652,170
-$1,285,511
$571,537
-$366,474
-$157,834
-$1,360,664
-$2,303,180
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26


Airport Income and Expenditure incl Investment - May 2026
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Total Income
Total Operating Expenditure
Depn
Net Surplus / (Deficit)

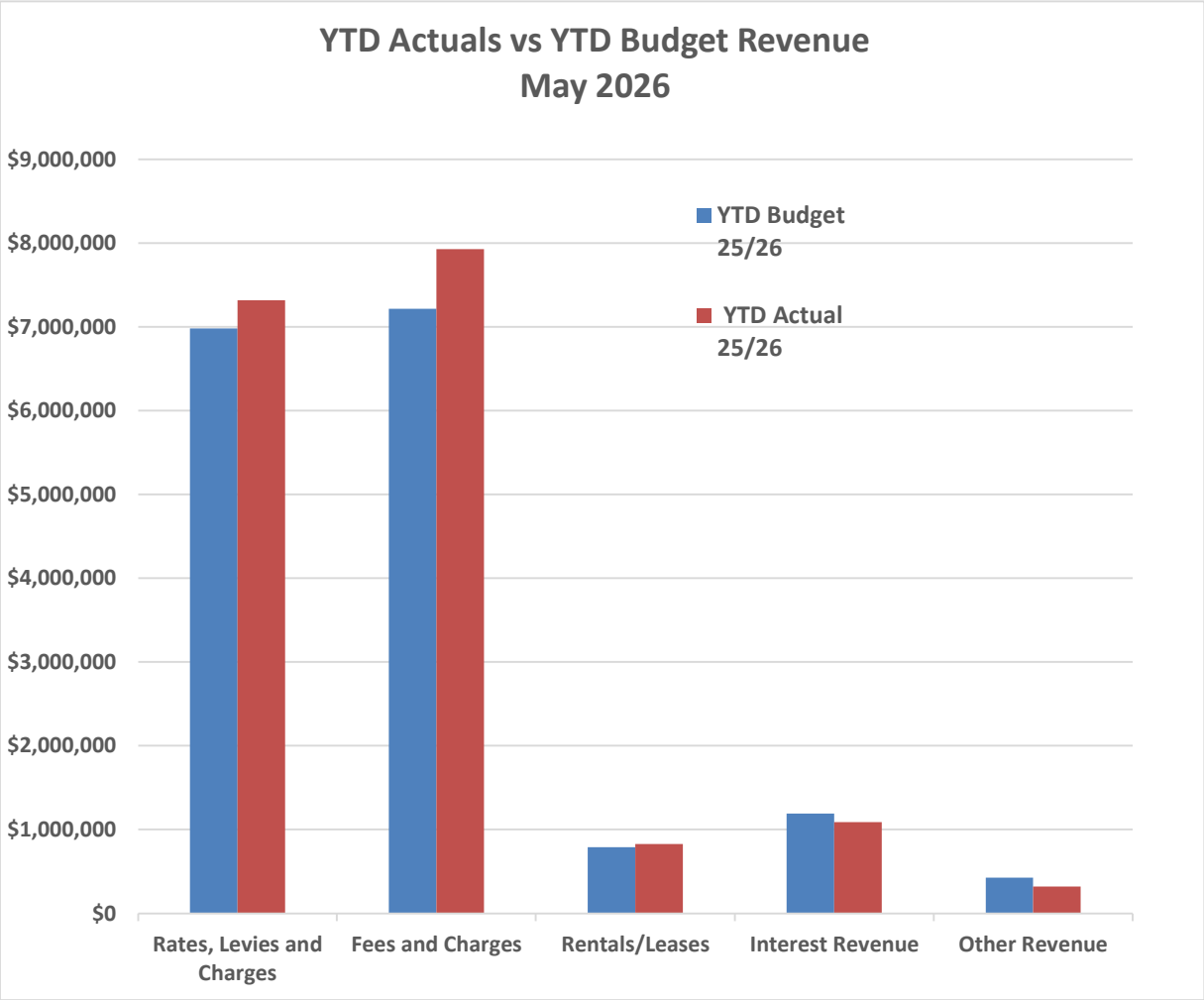
TORRES SHIRE COUNCIL

STATEMENT OF COMPREHENSIVE INCOME

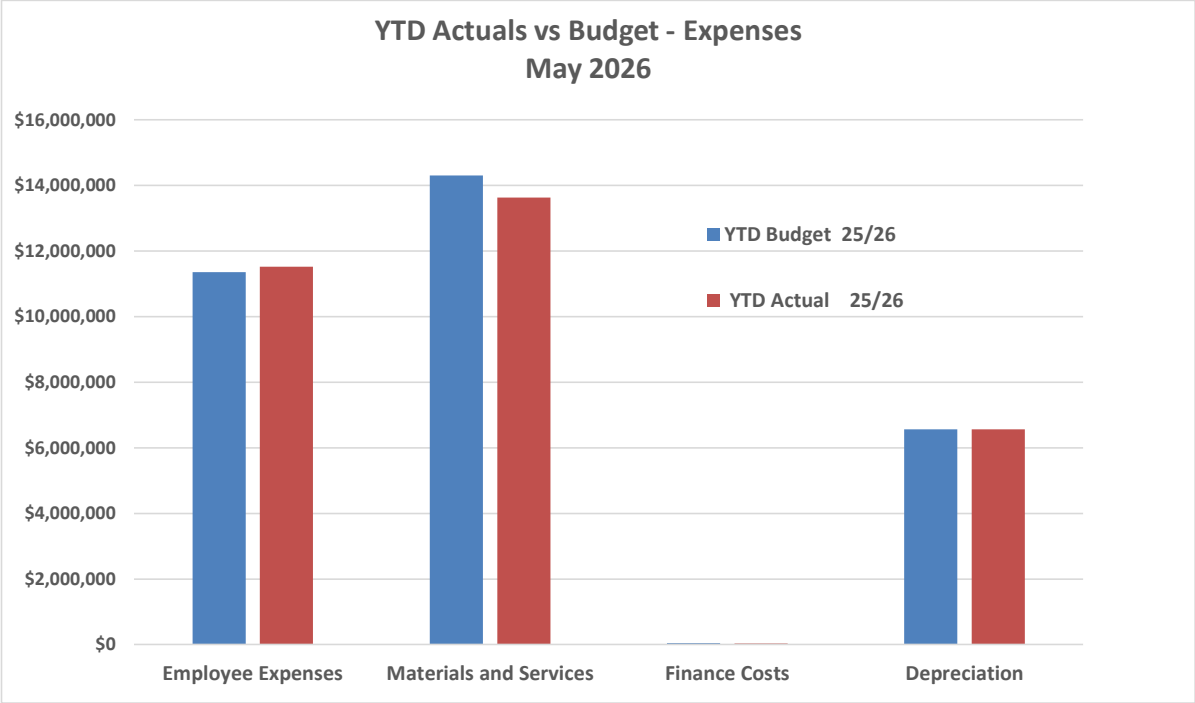
For the period ended 31 May 2026

	YTD Actual 25/26	Annual Budget to June 2026	YTD Budget 25/26
Income			
Rates, Levies and Charges	$ 7,318,119	$ 7,614,505	$ 6,979,963
Fees and Charges	$ 7,925,816	$ 7,872,339	$ 7,216,311
Rentals/Leases	$ 828,510	$ 859,586	$ 787,954
Interest Revenue	$ 1,088,007	$ 1,300,000	$ 1,191,667
Other Revenue	$ 318,229	$ 466,184	$ 427,335
Operating Grants/Subsidies	$ 8,113,640	$ 10,433,113	$ 9,563,687
Total Operating Income	**$ 25,592,320**	**$ 28,545,727**	**$ 26,166,916**
Capital Revenue			
Grants, subsidies, contributions and donations	$ 4,967,917	$ 9,361,673	$ 8,581,534
Total Income	**$ 30,560,238**	**$ 37,907,400**	**$ 34,748,450**
Operating Expenditure			
Employee Expenses	$ 11,521,120	$ 12,392,963	$ 11,360,216
Materials and Services	$ 13,637,416	$ 15,605,301	$ 14,304,859
Finance Costs	$ 40,555	$ 46,473	$ 42,600
Depreciation	$ 6,569,832	$ 7,167,089	$ 6,569,832
Total Operating expenditure	**$ 31,768,922**	**$ 35,211,826**	**$ 32,277,507**
Operating Result	**$ (6,176,601)**	**-$ 6,666,099**	**-$ 6,110,591**
Net Surplus/(Deficit)	**$ (1,208,684)**	**$ 2,695,574**	**$ 2,470,943**

TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL



TORRES SHIRE COUNCIL

STATEMENT OF FINANCIAL POSITION

as at 31 May 2026

	Actual Balance 25/26	Original Budget 30 June 2026
Current Assets		
Cash & cash equivalents	$ 25,942,438	$ 11,725,398
Trade & other receivables	$ 8,613,370	$ 3,250,866
Inventory	$ 1,278,981	$ 828,624
Total Current Assets	**$ 35,834,789**	**$ 15,804,888**
Non Current Assets		
Property, plant & equipment	$ 238,489,153	$ 252,975,585
Right of use assets	$ 151,789	$ 100,000
Total Non Current Assets	**$ 238,640,942**	**$ 253,075,585**
Total Assets	**$ 274,475,731**	**$ 268,880,473**
Current Liabilities		
Trade & other payables	$ 268,633	$ 1,756,988
Contract liabilities	$ 10,027,790	$ 6,817,442
Provisions	$ 1,916,697	$ 768,728
Total Current Liabilities	**$ 12,213,120**	**$ 9,343,158**
Non Current Liabilities		
NC Lease Liabilities	$ 79,262	$ -
NC Provision	$ 1,261,179	$ 1,158,835
Total Non Current Liabilities	**$ 1,340,441**	**$ 1,158,835**
Total Liabilities	**$ 13,553,561**	**$ 10,501,993**
Net Assets	**$ 260,922,170**	**$ 258,378,480**
Equity		
Asset Revaluation Surplus	$ 133,464,508	$ 123,945,607
Accumulated Surplus/Deficit	$ 127,457,662	$ 134,432,873
Total Equity	**$ 260,922,170**	**$ 258,378,480**

DRAWING LIST

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

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



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OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

COVER & DRAWING LIST

A3

Date
APR. 2026
DRAWING NO.
DA.00

EXISTING CONDITIONS

Site plan showing existing structures and proposed extent of demolition



LEGEND

- EXISTING TREE
- EXISTING TO BE RETAINED
- TO BE DEMOLISHED - STAGE 1
- TO BE DEMOLISHED - STAGE 2
- BOUNDARY LINE
- GL GROUND LEVEL
- L1 LEVEL 01
- LG LOWER GROUND

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EXISTING - DEMOLITION
SITE PLAN

A3
3

Date
APR. 2026
DRAWING NO.
DA.01

MASTERPLAN - Stage 1



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MINOR CHANGE APPLICATION

PROPOSED SITE PLAN - STAGE 1

A3
3

Date
APR. 2026
DRAWING NO.
DA.02

MASTERPLAN - Stage 2



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MINOR CHANGE APPLICATION

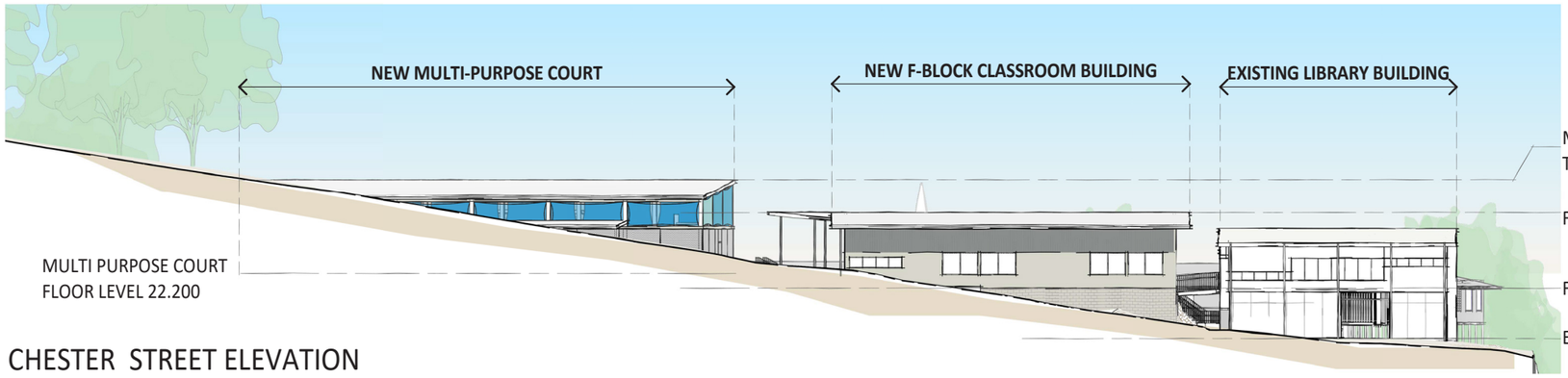
PROPOSED SITE PLAN - STAGE 2

A3
3

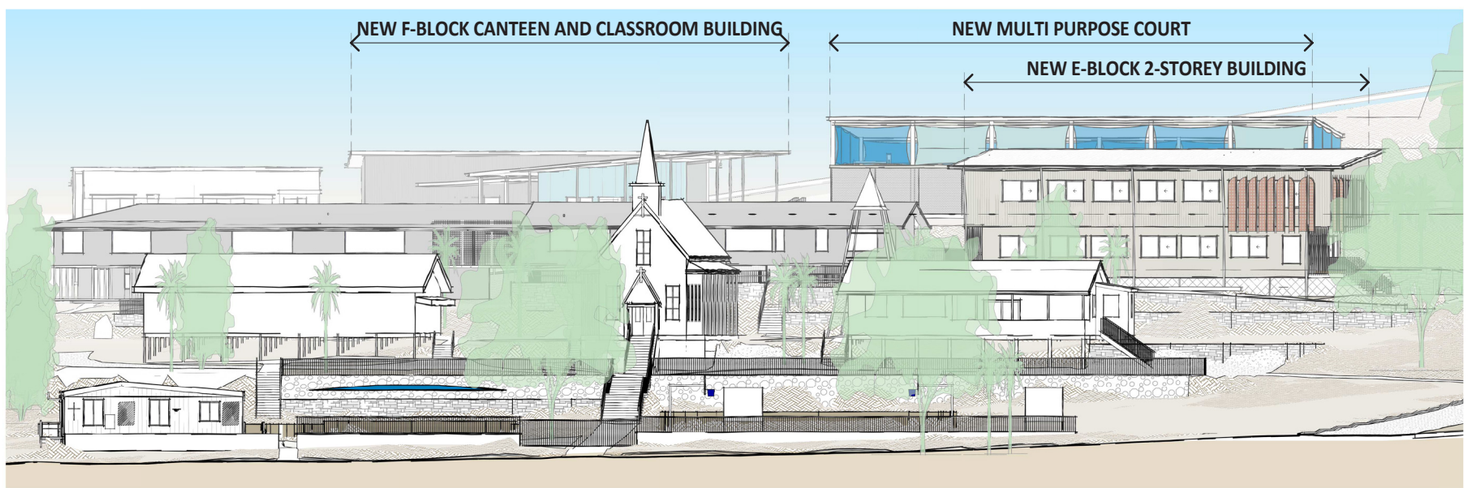
Date
APR. 2026
DRAWING NO.
DA.03



NORMANBY STREET ELEVATION



CHESTER STREET ELEVATION



DOUGLAS STREET ELEVATION

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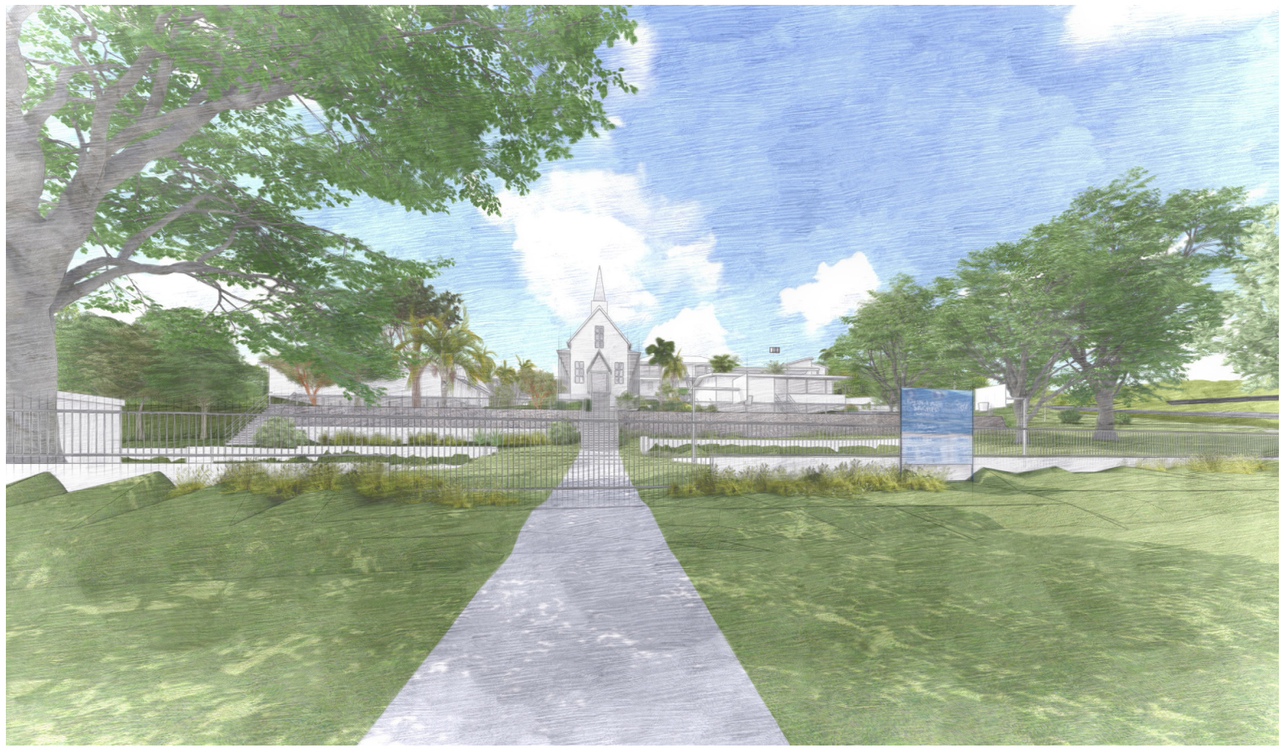
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

SITE ELEVATIONS

A3
2

Date
APR. 2026
DRAWING NO.
DA.04



VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing

VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed



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MINOR CHANGE APPLICATION

3D VIEWS
existing + proposed
view 1

A3
2

Date
APR. 2026
DRAWING NO.
DA.05



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

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



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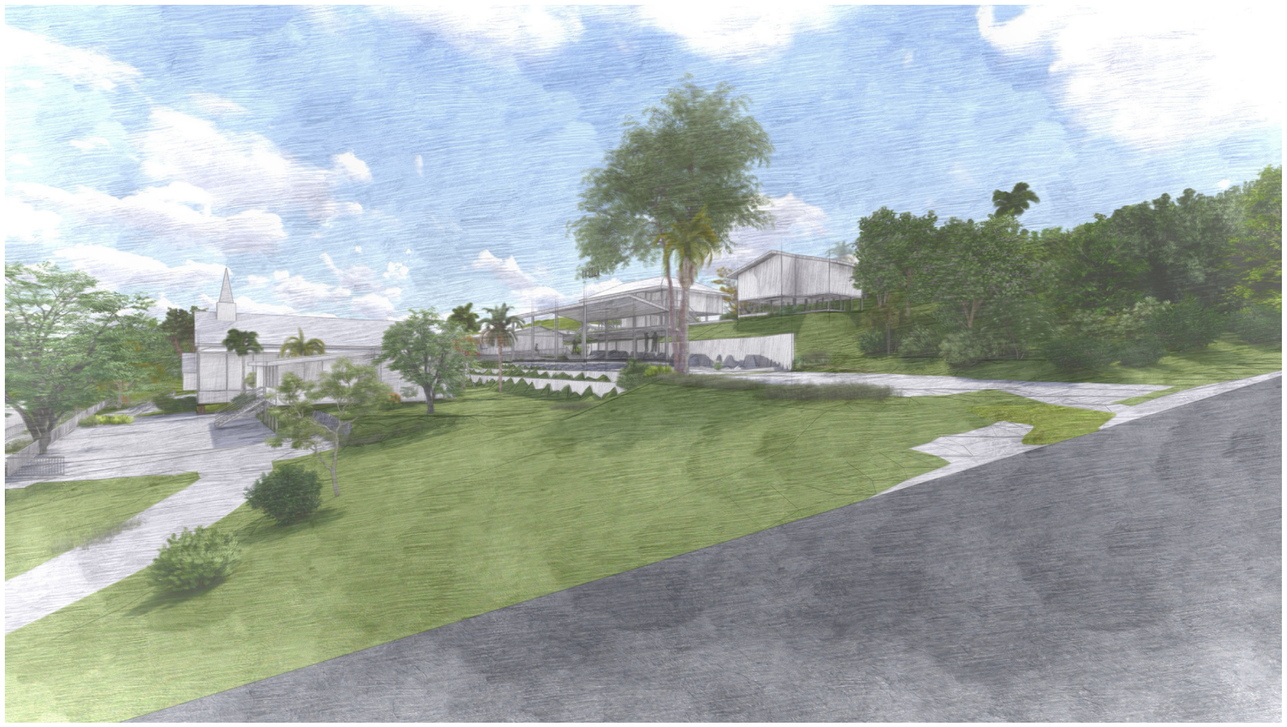
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 2

A3

Date
APR. 2026
DRAWING NO.
2 **DA.06**



VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed



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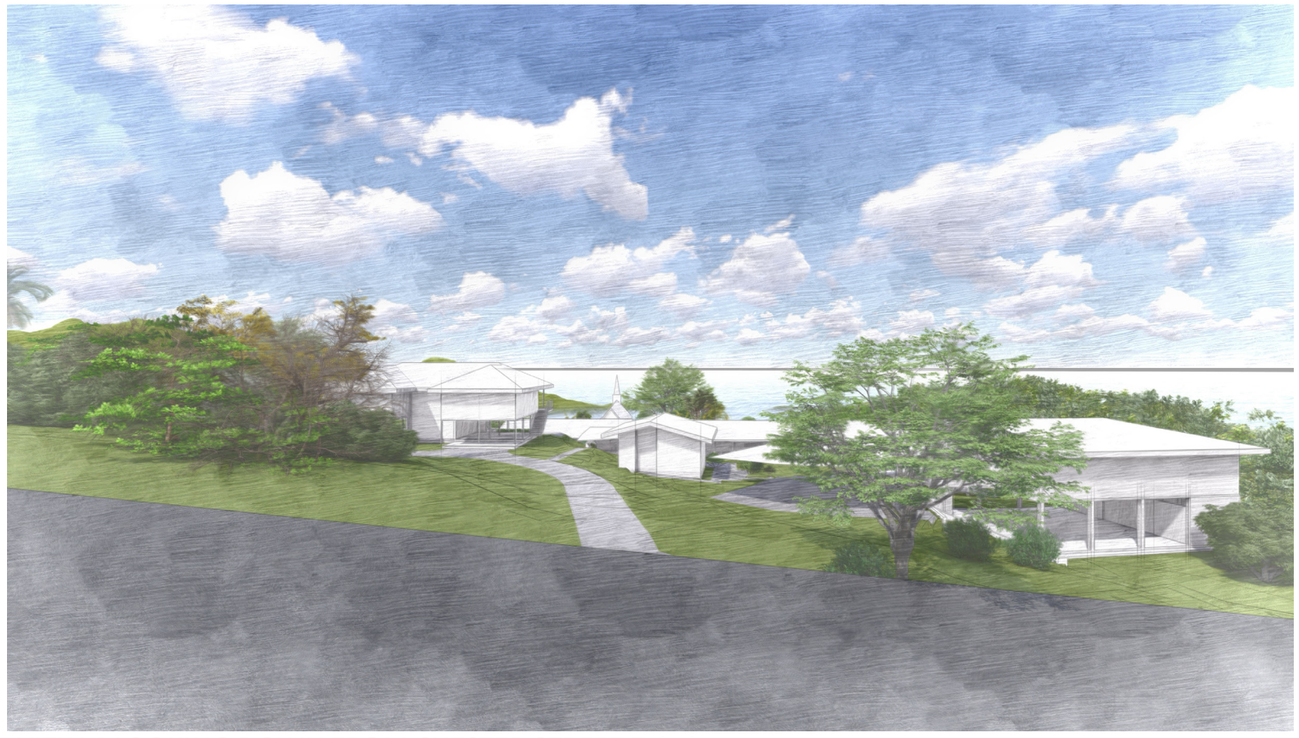
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 3

A3

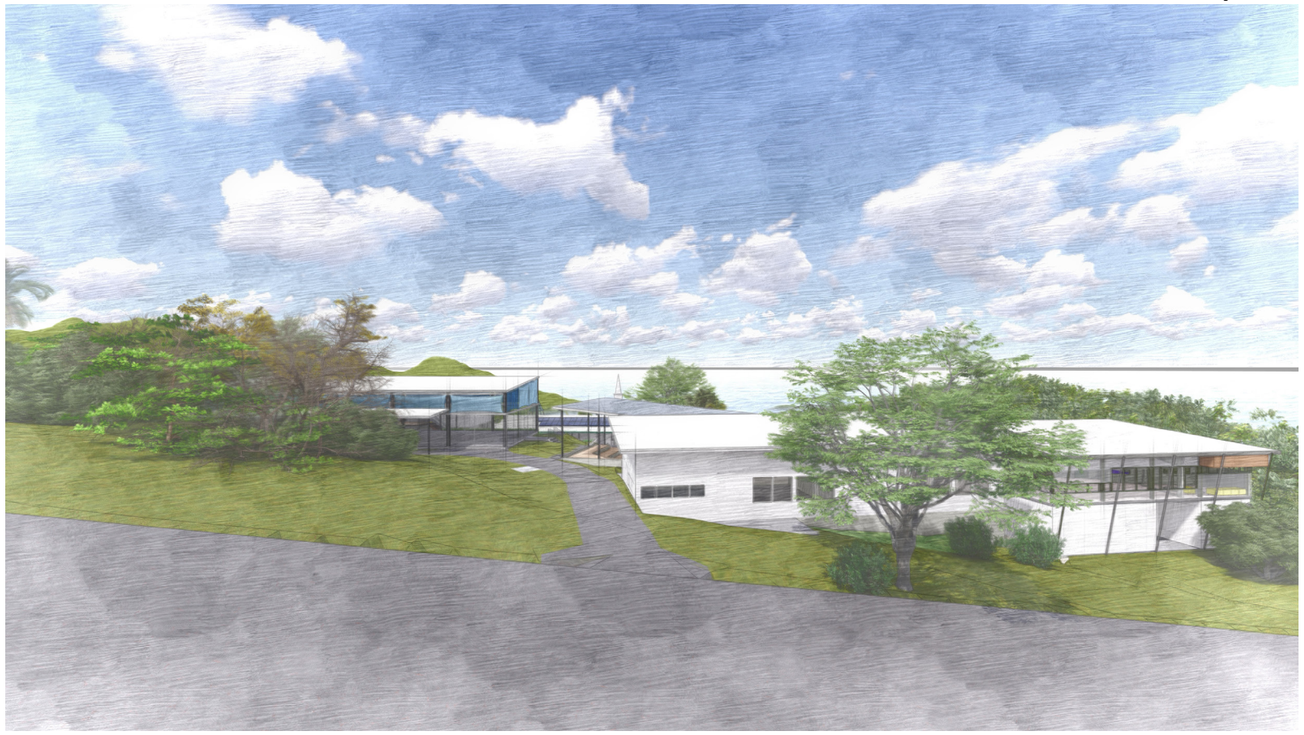
Date
APR. 2026
DRAWING NO.
DA.07

2



VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed



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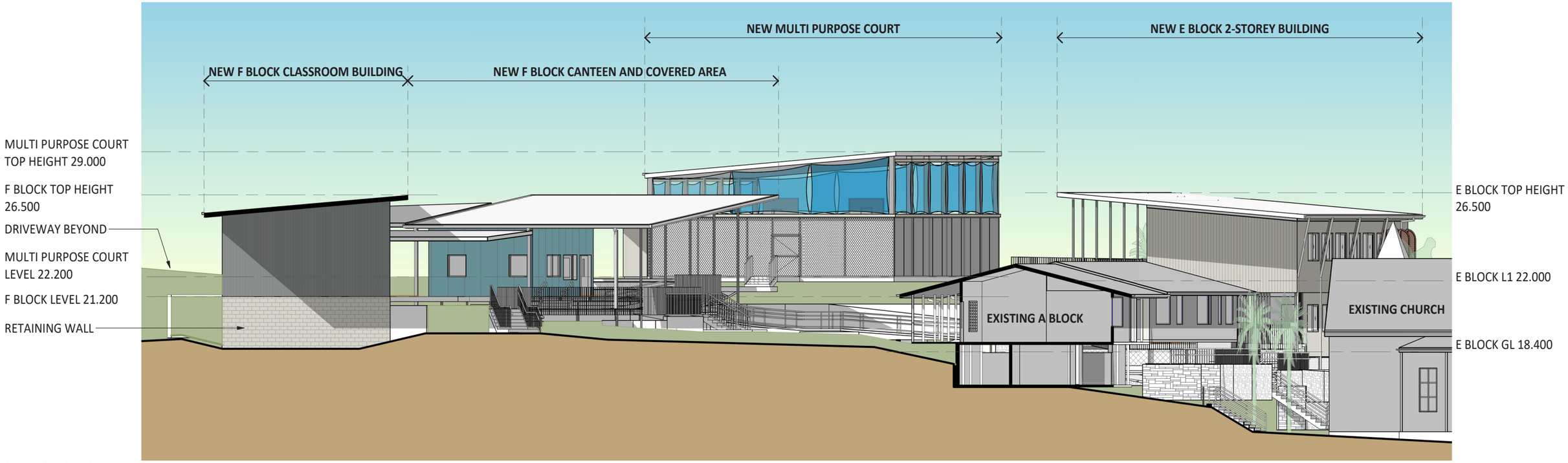
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 4

A3

Date
APR. 2026
DRAWING NO.
2 **DA.08**



SITE SECTION



BLOCK E ENTRY VIEW



BLOCK E TO COVERED PE COURT VIEW

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MINOR CHANGE APPLICATION

SITE SECTION & 3D VIEWS

A3

Date
APR. 2026

DRAWING NO.
2 **DA.09**

Attachment B - Infrastructure Charges Calculations (Staged calculations)

Change Application – Minor Change to Development Permit for Material Change of Use (Special Purpose (Extension to existing Educational Establishment) – 120 Douglas Street, Thursday Island, Lot 1 SP340642 (IDAS20/04)

DETAILS OF CALCULATION - STAGE 1

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	444 m²	$153.40 per m²	CR Table 2.2	$68,109.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	291 m²	$10.95 per m² GFA	CR Table 2.2	$3,186.45

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$71,296.05**

CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	265 m²	$153.40 per m²	CR Table 2.2	$40,651

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	163 m²	$10.95 per m² GFA	CR Table 2.2	$1,784.85

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

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

DETAILS OF CALCULATION - STAGE 2

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	632 m²	$153.40 per m²	CR Table 2.2	$96,948.80

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	490 m²	$10.95 per m² GFA	CR Table 2.2	$5,365.50

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$102,314.30**

CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	34 m²	$153.40 per m²	CR Table 2.2	$5,215.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	248.50 m²	$10.95 per m² GFA	CR Table 2.2	$2,721.10

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

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

DRAWING LIST

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

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



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OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

COVER & DRAWING LIST

A3

Date
APR. 2026
DRAWING NO.
DA.00

EXISTING CONDITIONS

Site plan showing existing structures and proposed extent of demolition



LEGEND

- EXISTING TREE
- EXISTING TO BE RETAINED
- TO BE DEMOLISHED - STAGE 1
- TO BE DEMOLISHED - STAGE 2
- BOUNDARY LINE
- GL GROUND LEVEL
- L1 LEVEL 01
- LG LOWER GROUND

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MINOR CHANGE APPLICATION

EXISTING - DEMOLITION
SITE PLAN

A3
3

Date
APR. 2026
DRAWING NO.
DA.01

MASTERPLAN - Stage 1



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MINOR CHANGE APPLICATION

PROPOSED SITE PLAN - STAGE 1

A3
3

Date
APR. 2026
DRAWING NO.
DA.02

MASTERPLAN - Stage 2



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MINOR CHANGE APPLICATION

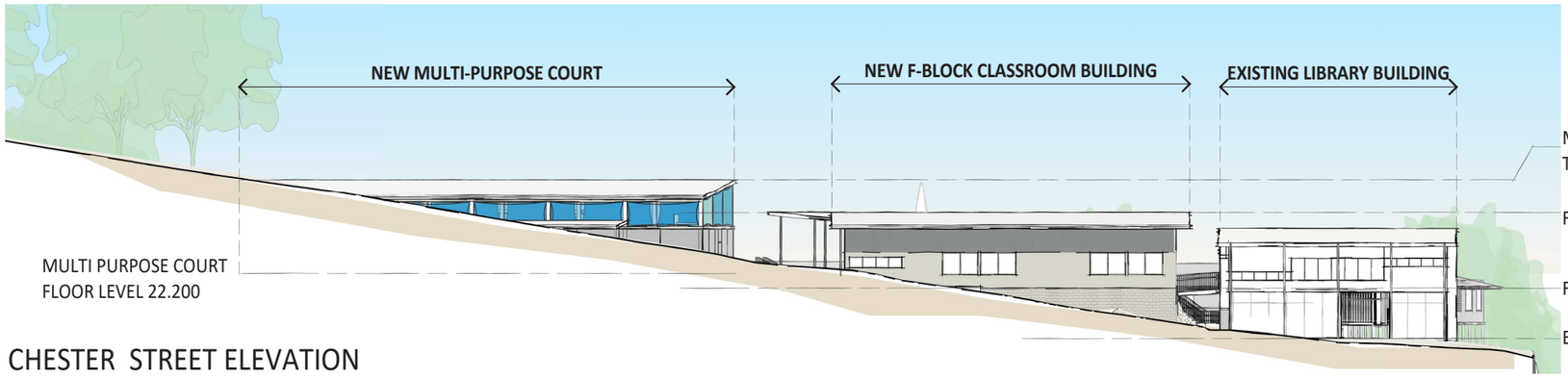
PROPOSED SITE PLAN - STAGE 2

A3
3

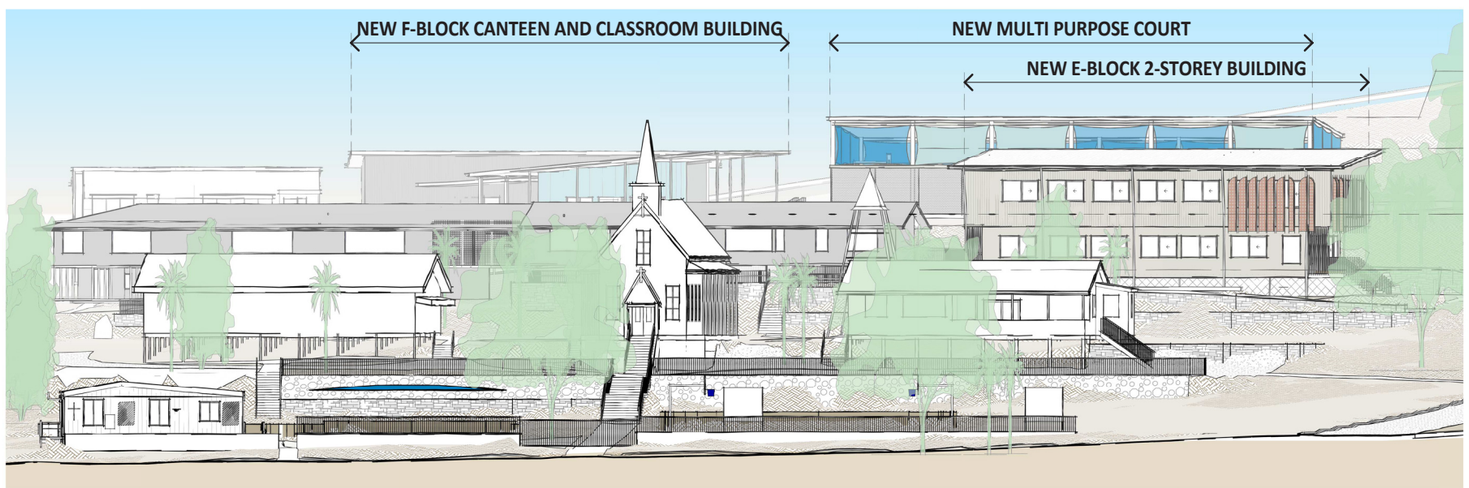
Date
APR. 2026
DRAWING NO.
DA.03



NORMANBY STREET ELEVATION



CHESTER STREET ELEVATION



DOUGLAS STREET ELEVATION

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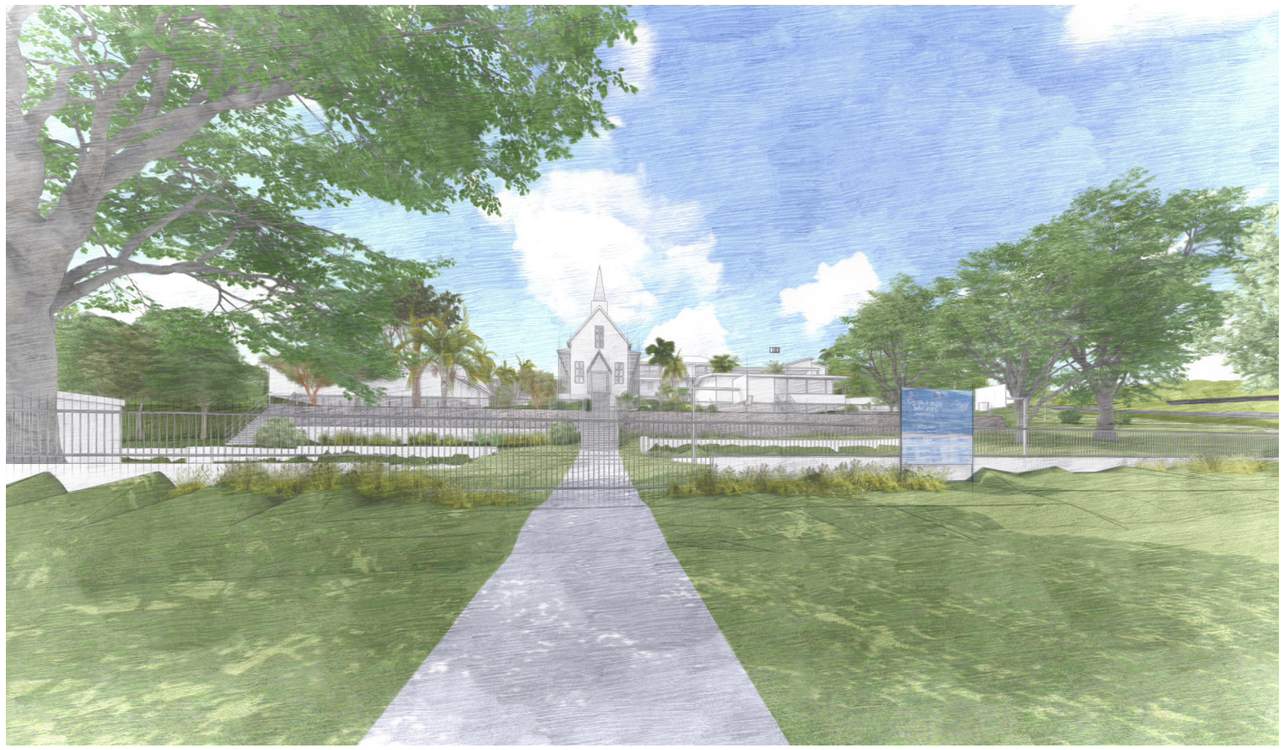
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

SITE ELEVATIONS

A3
2

Date
APR. 2026
DRAWING NO.
DA.04



VIEW 1 LOOKING UP FROM DOUGLAS STREET Existing

VIEW 1 LOOKING UP FROM DOUGLAS STREET Proposed



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OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing + proposed
view 1

A3
2

Date
APR. 2026
DRAWING NO.
DA.05



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

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



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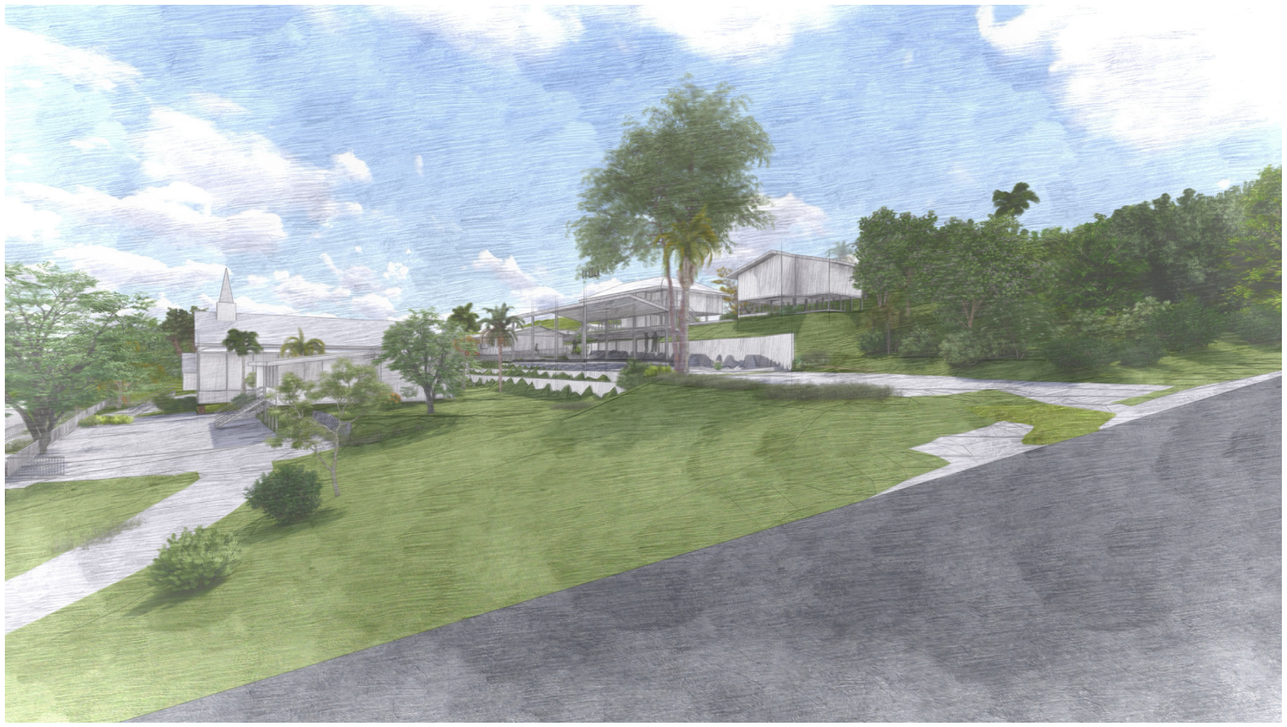
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 2

A3

Date
APR. 2026
DRAWING NO.
2 **DA.06**



VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Existing

VIEW 3 SCHOOL ENTRANCE FROM NORMANBY STREET Proposed



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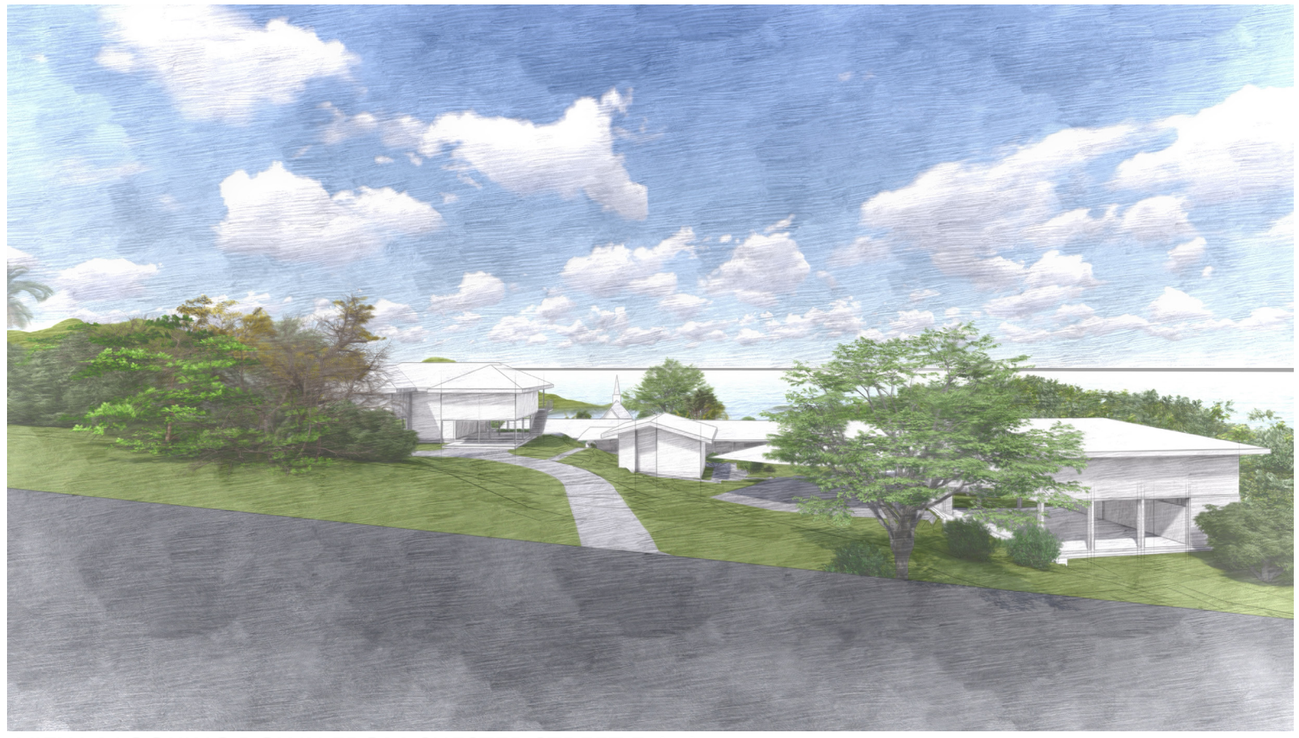
OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 3

A3

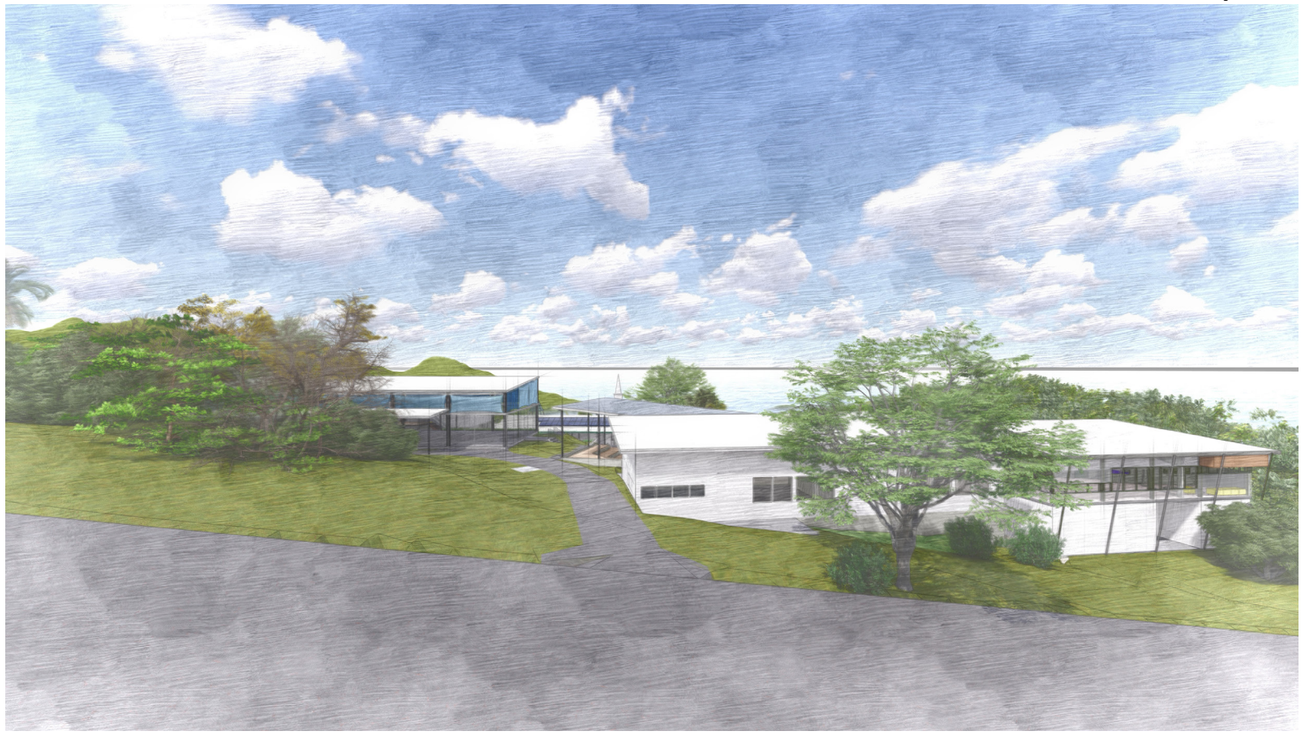
Date
APR. 2026
DRAWING NO.
DA.07

2



VIEW 4 LOOKING DOWN FROM CHESTER STREET Existing

VIEW 4 LOOKING DOWN FROM CHESTER STREET Proposed



PEDDLE THORP
architecture | interiors | health | planning

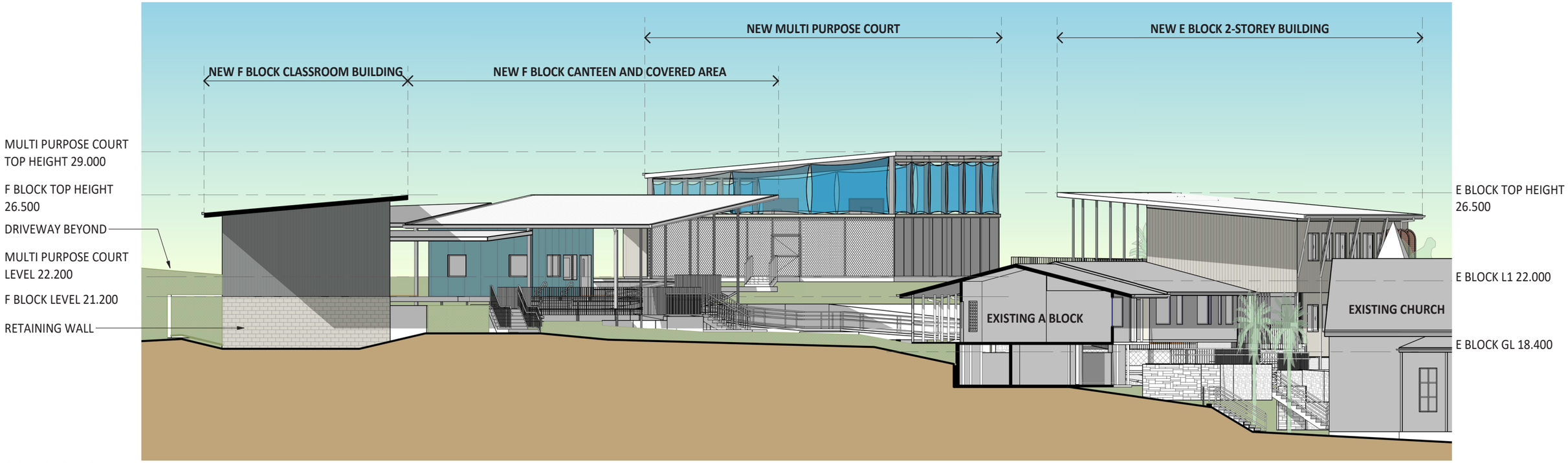
Catholic Education
Diocese of Cairns
Learning with Faith and Vision

OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

3D VIEWS
existing & proposed
view 4

A3

Date
APR. 2026
DRAWING NO.
2 **DA.08**



SITE SECTION



BLOCK E ENTRY VIEW



BLOCK E TO COVERED PE COURT VIEW

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Catholic Education Diocese of Cairns
Learning with Faith and Vision

OLOSH THURSDAY ISLAND
MINOR CHANGE APPLICATION

SITE SECTION & 3D VIEWS

A3

Date
APR. 2026

DRAWING NO.
2 **DA.09**

Attachment B - Infrastructure Charges Calculations (Staged calculations)

Change Application – Minor Change to Development Permit for Material Change of Use (Special Purpose (Extension to existing Educational Establishment) – 120 Douglas Street, Thursday Island, Lot 1 SP340642 (IDAS20/04)

DETAILS OF CALCULATION - STAGE 1

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	444 m²	$153.40 per m²	CR Table 2.2	$68,109.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	291 m²	$10.95 per m² GFA	CR Table 2.2	$3,186.45

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$71,296.05**

CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	265 m²	$153.40 per m²	CR Table 2.2	$40,651

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	163 m²	$10.95 per m² GFA	CR Table 2.2	$1,784.85

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

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

DETAILS OF CALCULATION - STAGE 2

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	632 m²	$153.40 per m²	CR Table 2.2	$96,948.80

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	490 m²	$10.95 per m² GFA	CR Table 2.2	$5,365.50

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$102,314.30**

CREDIT – Building work demolition (GFA) and impervious area demolition

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	34 m²	$153.40 per m²	CR Table 2.2	$5,215.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	248.50 m²	$10.95 per m² GFA	CR Table 2.2	$2,721.10

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

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

Attachment B - Infrastructure Charges Calculations (Staged calculations)

Change Application – Minor Change to Development Permit for Material Change of Use (Special Purpose (Extension to existing Educational Establishment) – 120 Douglas Street, Thursday Island, Lot 1 SP340642 (IDAS20/04)

DETAILS OF CALCULATION - STAGE 1

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

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Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	291 m²	$10.95 per m² GFA	CR Table 2.2	$3,186.45

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$71,296.05**

CREDIT – Building work demolition (GFA) and impervious area demolition

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Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	163 m²	$10.95 per m² GFA	CR Table 2.2	$1,784.85

Development Description	Units of Measure	Charge Rate ($ per dwelling)	Reference	Amount
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NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

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

DETAILS OF CALCULATION - STAGE 2

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

Development Description	Units of Measure	Charge Rate ($ per m² GFA)	Reference	Amount
Educational Establishment	632 m²	$153.40 per m²	CR Table 2.2	$96,948.80

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	490 m²	$10.95 per m² GFA	CR Table 2.2	$5,365.50

TOTAL ADOPTED CHARGE (proposed building work (GFA) and impervious area)	**$102,314.30**

CREDIT – Building work demolition (GFA) and impervious area demolition

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Educational Establishment	34 m²	$153.40 per m²	CR Table 2.2	$5,215.60

Stormwater

Development Description	Units of Measure	Charge Rate ($ per impervious m²)	Reference	Amount
Educational Establishment	248.50 m²	$10.95 per m² GFA	CR Table 2.2	$2,721.10

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

NET ADOPTED INFRASTRUCTURE CHARGES SUMMARY:

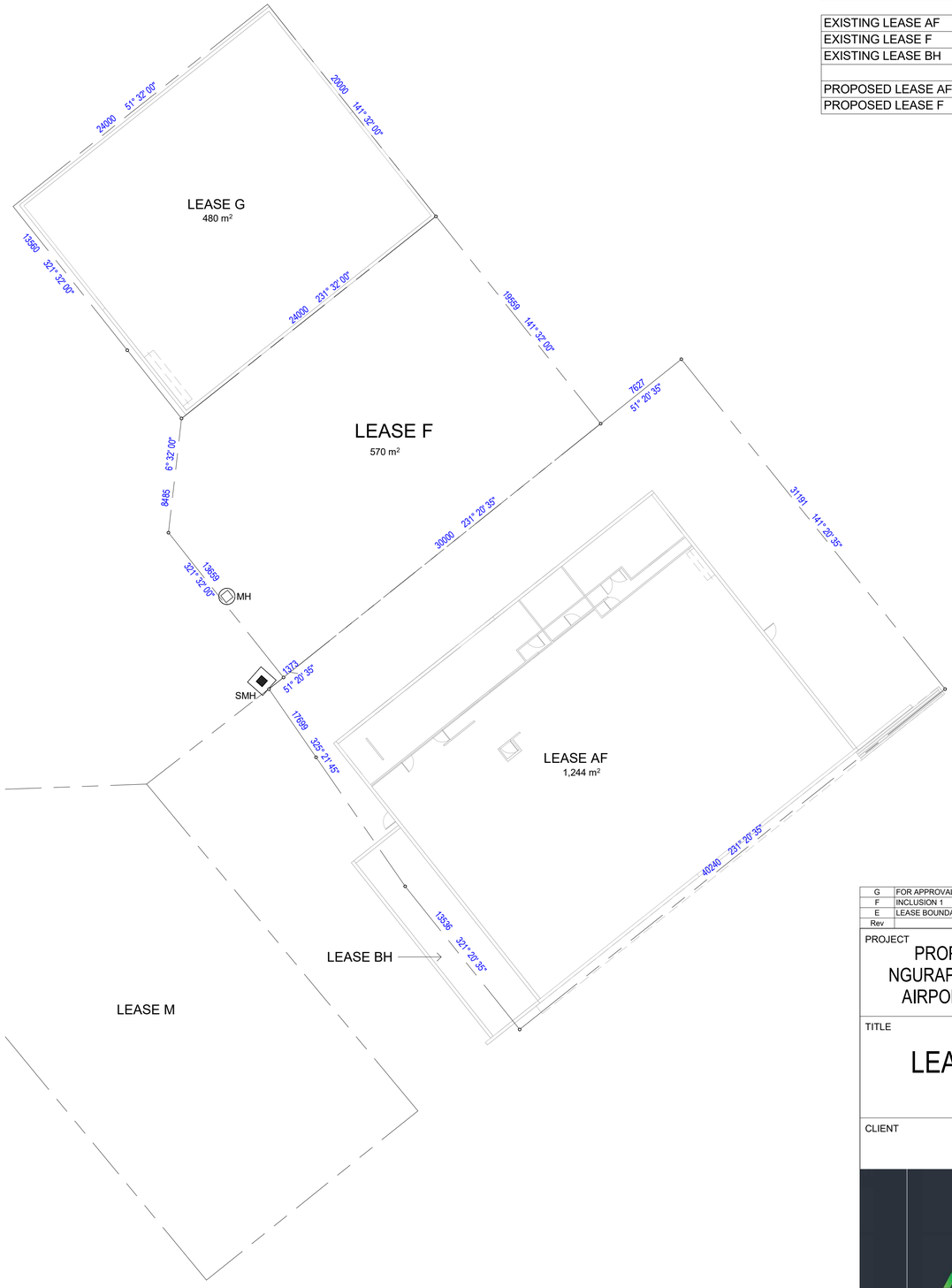
Total Adopted Charge	Total Credit	Total Infrastructure Charge
$102,314.30	$51,761.90	$50,552.40

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

Property Schedule	
Name	Area
EXISTING LEASE AF	1244 m²
EXISTING LEASE F	570 m²
EXISTING LEASE BH	37 m²
PROPOSED LEASE AF	953m² approx
PROPOSED LEASE F	898m² approx



1 PROPOSED LEASE PLAN
1 : 200



2 EXISTING LEASE PLAN
1 : 200

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
LEASE PLANS

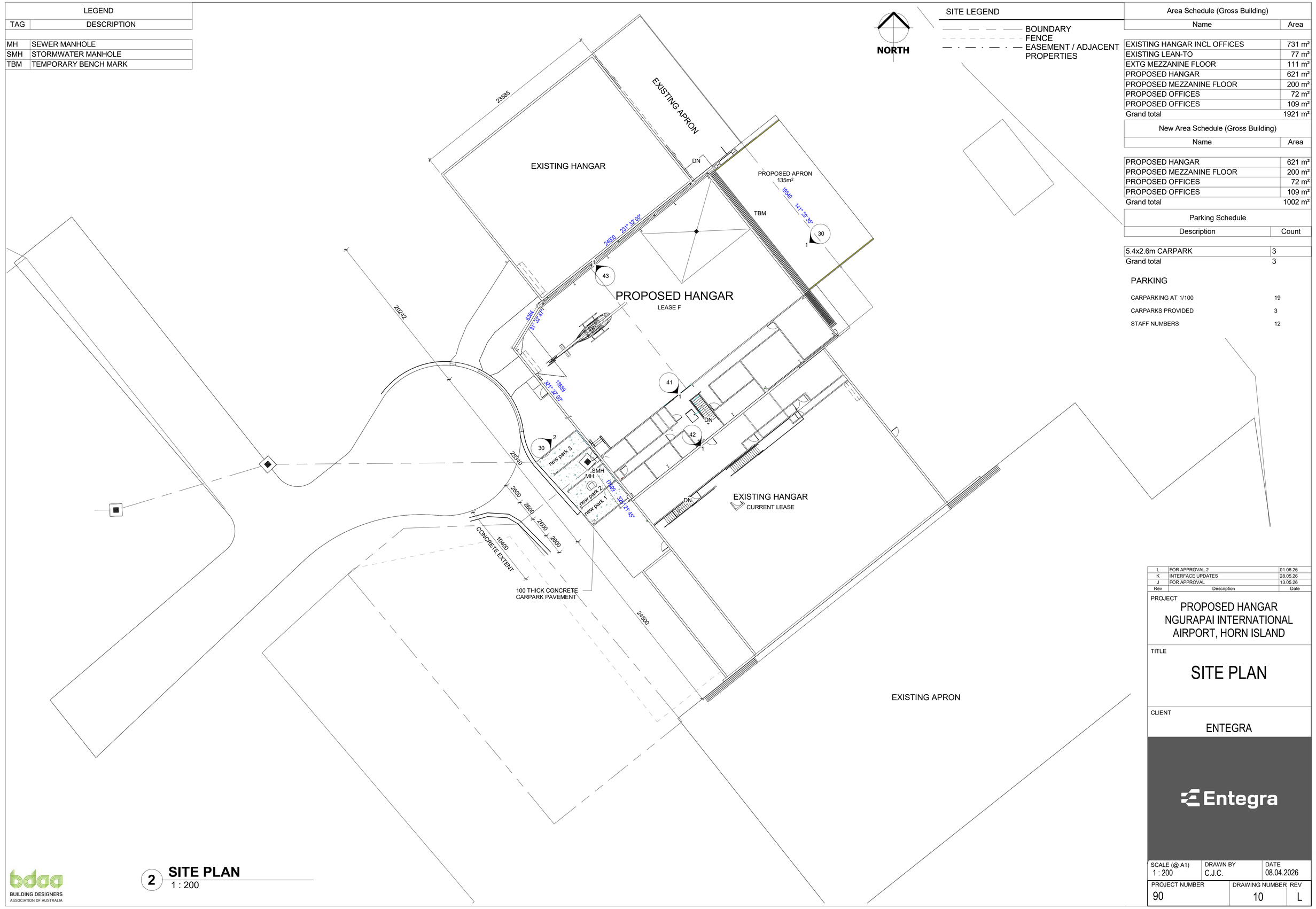
CLIENT
ENTEGRA

SCALE (@ A1)	DRAWN BY	DATE
1 : 200	C.J.C.	14.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	13	G

13/05/2026 2:34:31 PM

LEGEND	
TAG	DESCRIPTION
MH	SEWER MANHOLE
SMH	STORMWATER MANHOLE
TBM	TEMPORARY BENCH MARK



Area Schedule (Gross Building)	
Name	Area
EXISTING HANGAR INCL OFFICES	731 m²
EXISTING LEAN-TO	77 m²
EXTG MEZZANINE FLOOR	111 m²
PROPOSED HANGAR	621 m²
PROPOSED MEZZANINE FLOOR	200 m²
PROPOSED OFFICES	72 m²
PROPOSED OFFICES	109 m²
Grand total	1921 m²

New Area Schedule (Gross Building)	
Name	Area
PROPOSED HANGAR	621 m²
PROPOSED MEZZANINE FLOOR	200 m²
PROPOSED OFFICES	72 m²
PROPOSED OFFICES	109 m²
Grand total	1002 m²

Parking Schedule	
Description	Count
5.4x2.6m CARPARK	3
Grand total	3

PARKING

CARPARKING AT 1/100	19
CARPARKS PROVIDED	3
STAFF NUMBERS	12

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

PROJECT

PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE

SITE PLAN

CLIENT

ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 200	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	10	L

1/06/2026 2:37:29 PM

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

2 SITE PLAN
1 : 200



1 **AERIAL PHOTOGRAPHY**
1 : 250

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

AERIAL PLAN NOTES:

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

POINT CLOUD SURVEY NOTES:

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

SITE SETOUT:

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

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
AERIAL PHOTOGRAPHY

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 250	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	11	K

1/06/2026 2:37:31 PM



1 AERIAL PHOTOGRAPHY
1 : 2500

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
LOCALITY PLAN

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 2500	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
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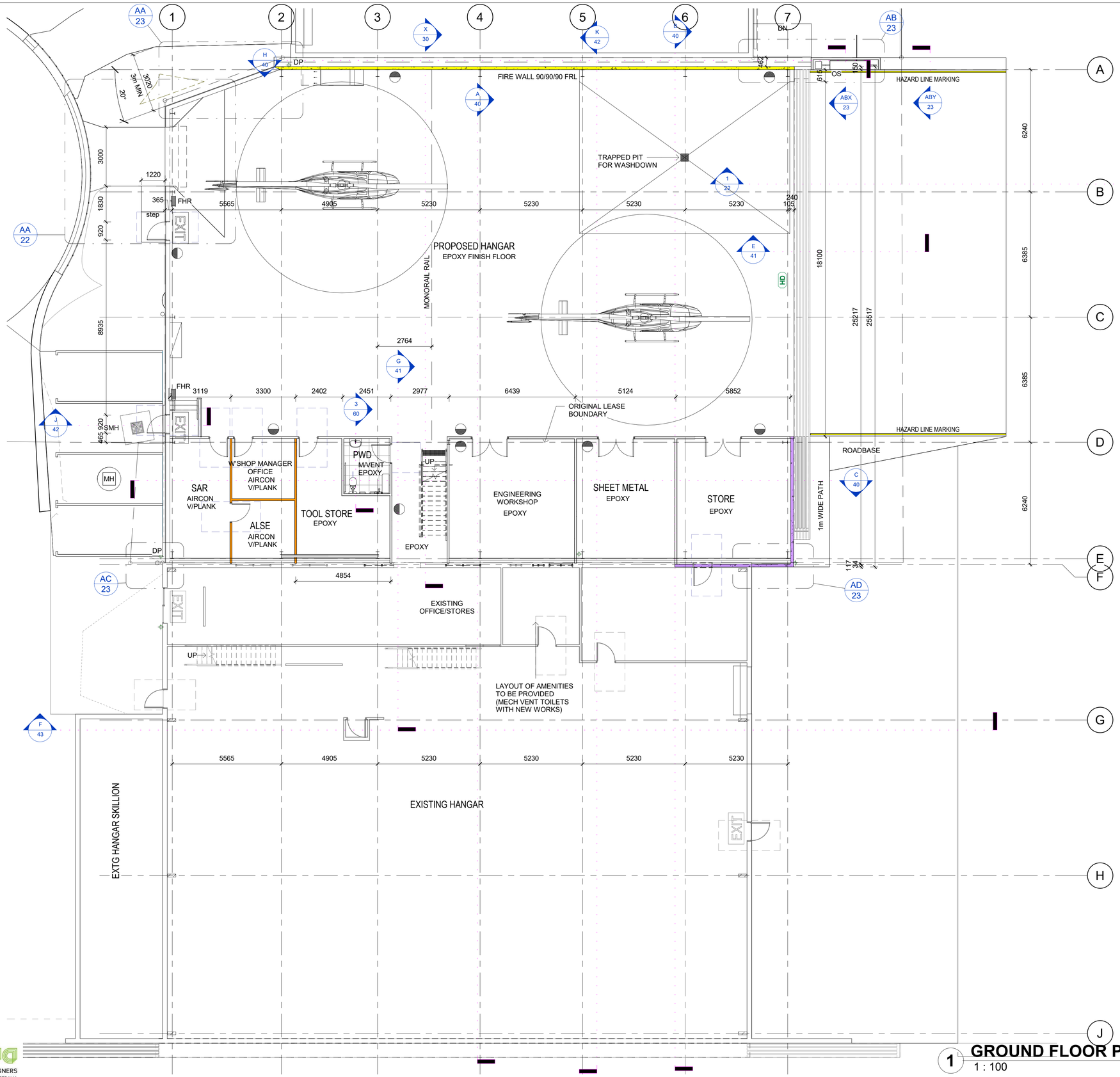


LEGEND - FLOOR PLAN

- P1 — PROPOSED WALL
  REFER WALL SCHEDULE FOR TYPE, INSULATION AND FINISHES
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- CIRCULATION SPACE TO AS1428.1-2009 FOR DOORS, TOILETS, WALKWAYS AND HALLS
- FHR — FIRE HOSE REEL REFER PLUMBING FIXTURE SCHEDULE INSTALLED IN ACCORDANCE WITH AS2441
- FE — FIRE EXTINGUISHER INSTALLED IN ACCORDANCE WITH AS2444-1990 REFER SPECIALTY EQUIPMENT SCHEDULE
- Bx — BOLLARD TYPES REFER BOLLARD DETAILS
- DP — DOWNPIPE
  REFER ROOF WATER PLAN FOR SIZE
- W1 — WINDOWS REFER WINDOW SCHEDULE FOR SIZE, FRAME AND GLASS
  REFER ROOF WATER PLAN FOR SIZE
- D1 — DOOR TAG, REFER DOOR SCHEDULE FOR DETAILS
- CW1 — CURTAIN WALL TAG, REFER NON-STANDARD WINDOW SCHEDULE FOR DESCRIPTION, REFER ELEVATIONS AND PLAN FOR MULLION SETOUT
- EXIT — EXIT LIGHT IN ACCORDANCE WITH AS2293.1

LEGEND

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

1 GROUND FLOOR PLAN
1 : 100

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
GROUND FLOOR PLAN

CLIENT
ENTEGRA

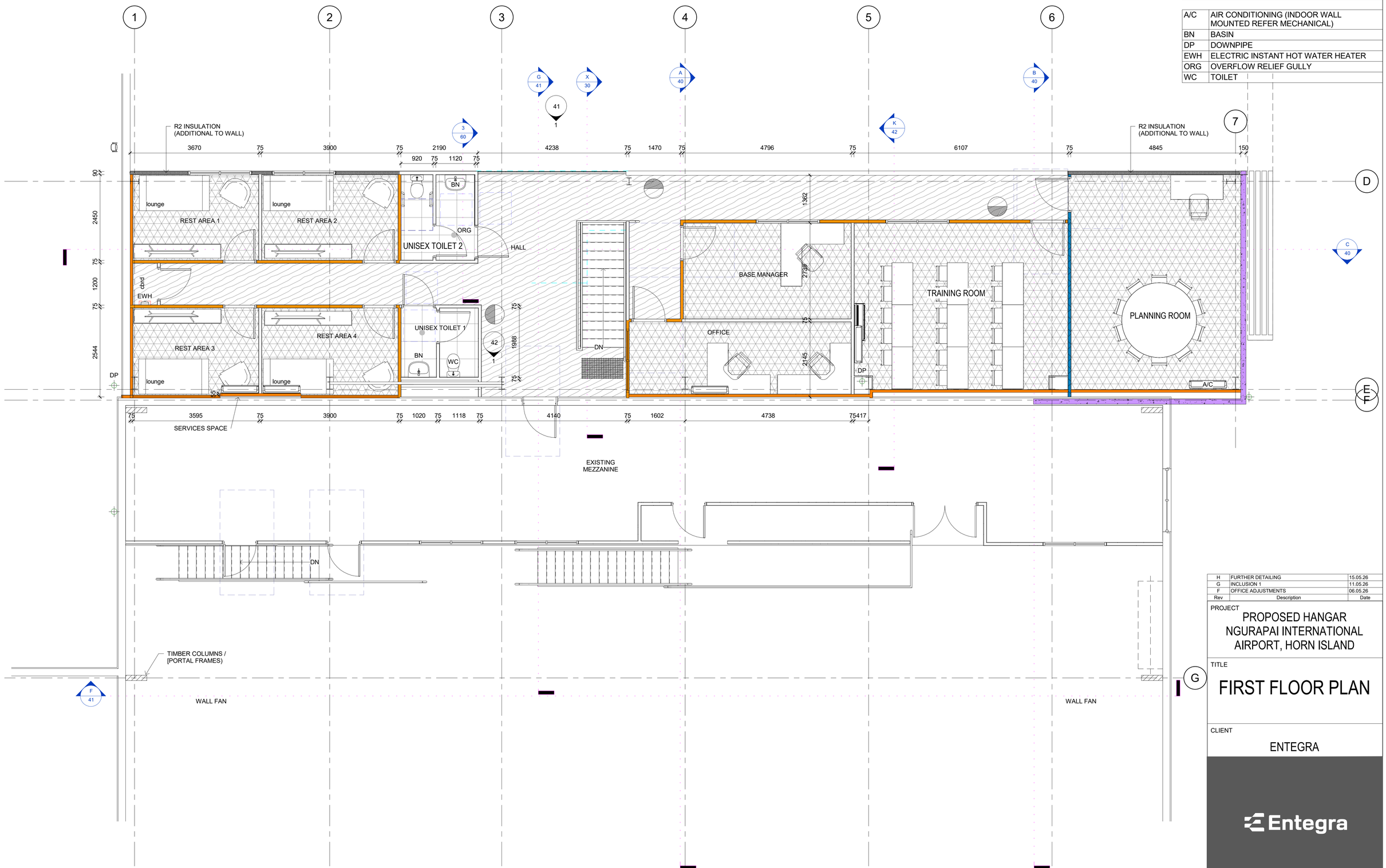
Entegra

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	20	L

1/06/2026 2:37:32 PM

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



1 MEZZANINE FLOOR PLAN
1 : 50

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
FIRST FLOOR PLAN

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 50	C.J.C.	01.01.2025

PROJECT NUMBER	DRAWING NUMBER	REV
90	21	H

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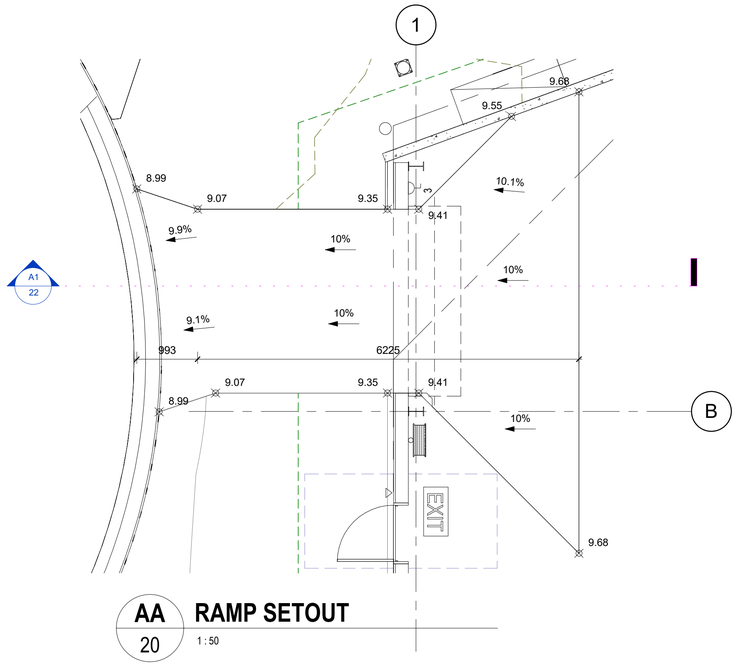
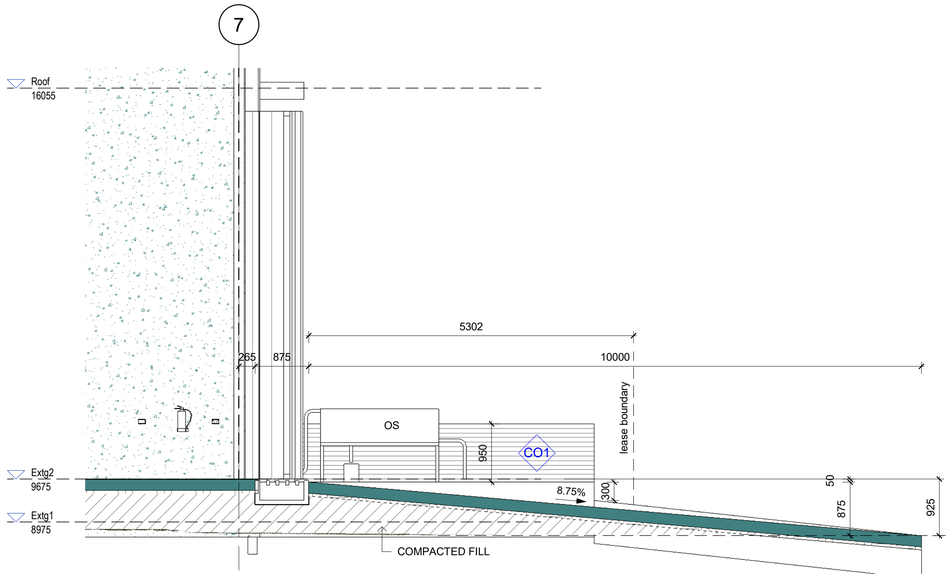
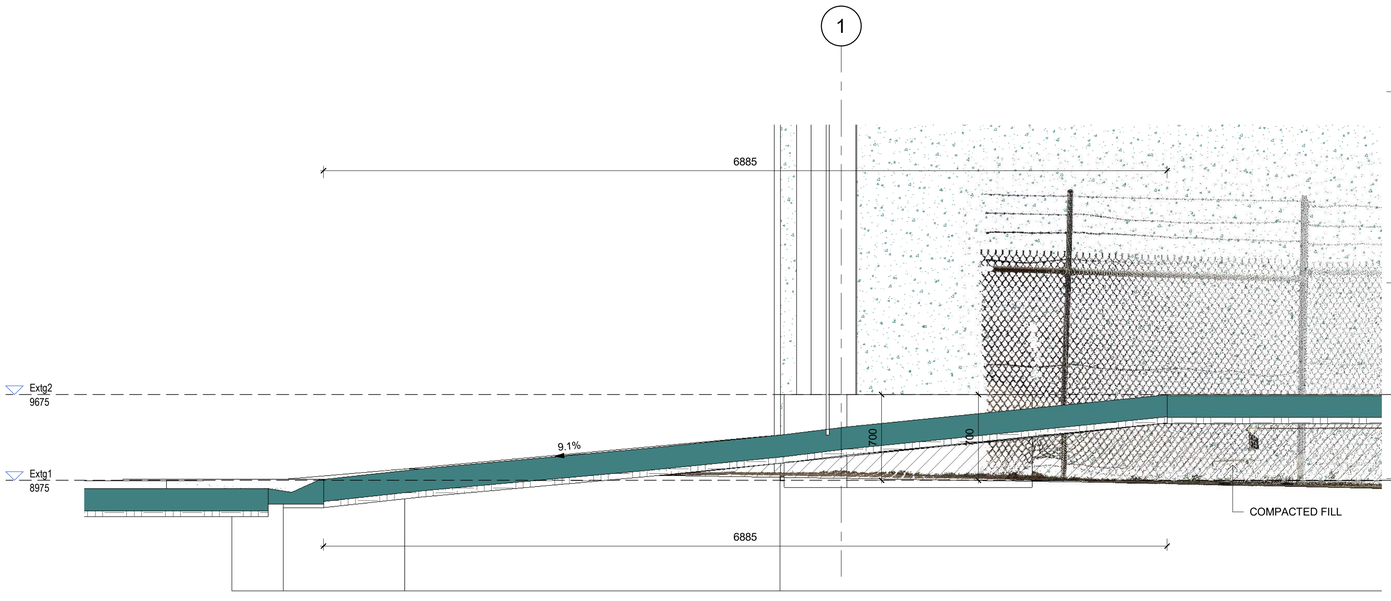


AA 20 **RAMP SETOUT**
1 : 50



1 20 **APRON SECTION**
1 : 50



A1 22 **RAMP SECTION**
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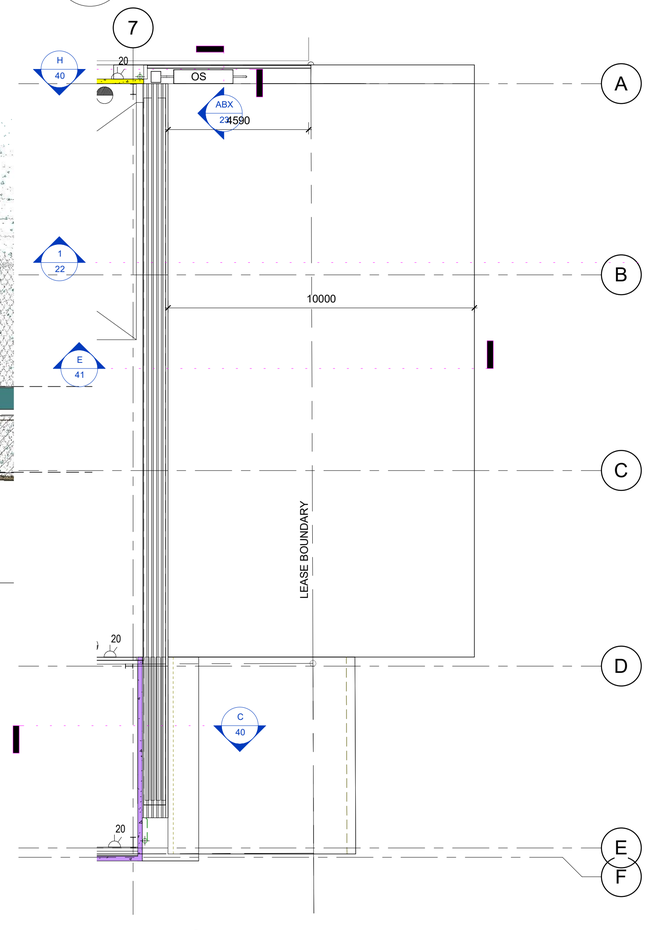

2 APRON PLAN
1 : 100

LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
RAMP DETAILS

CLIENT
ENTEGRA

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	01.05.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	22	D

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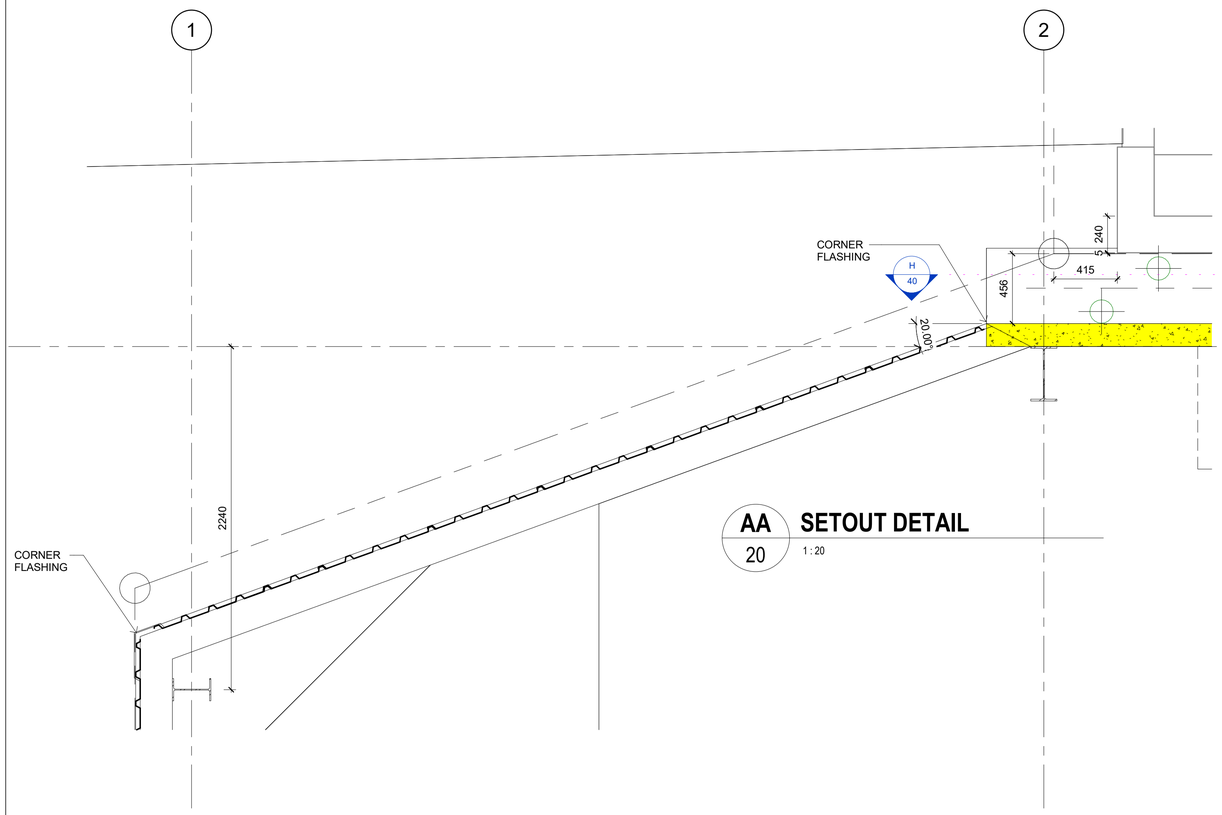
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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



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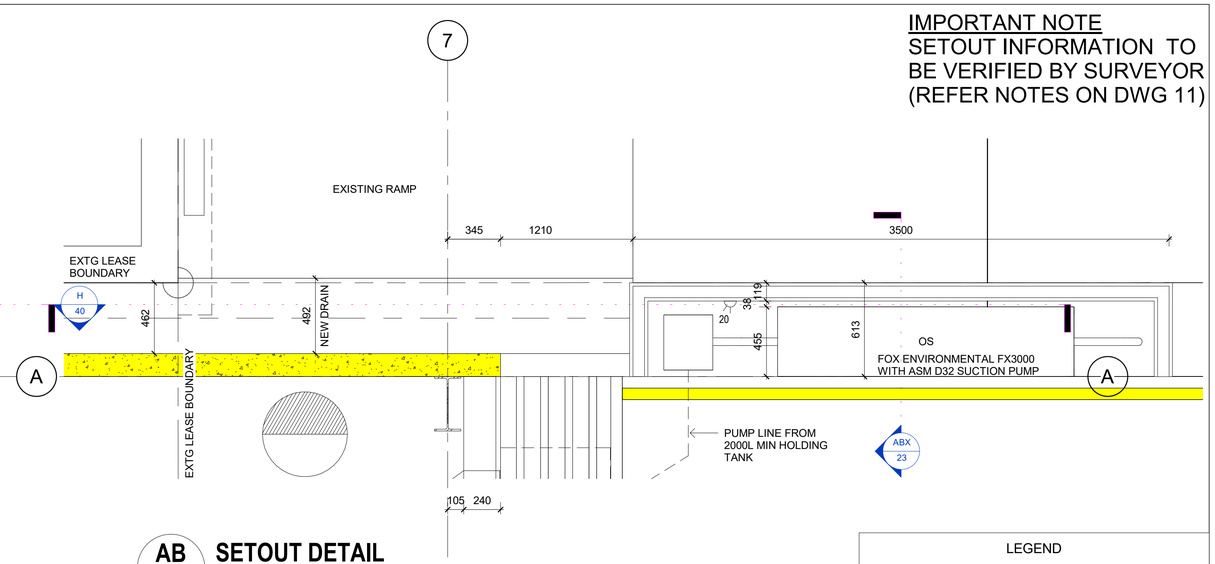
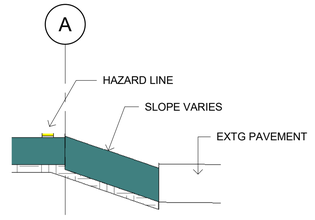
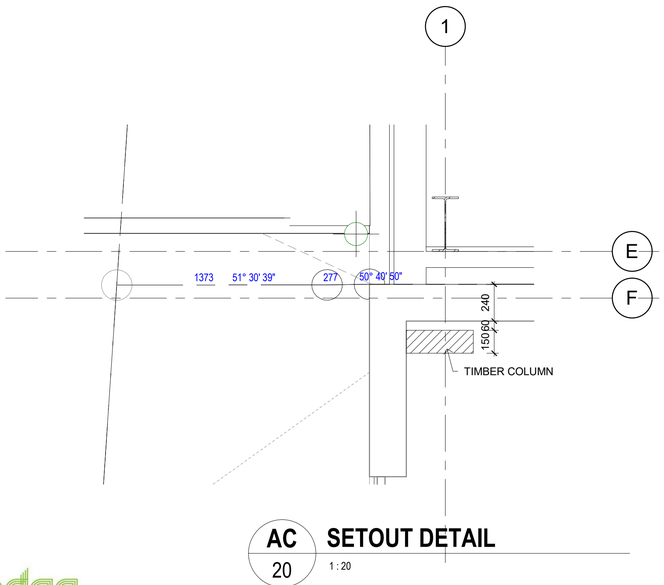


AB 20 SETOUT DETAIL 1 : 20

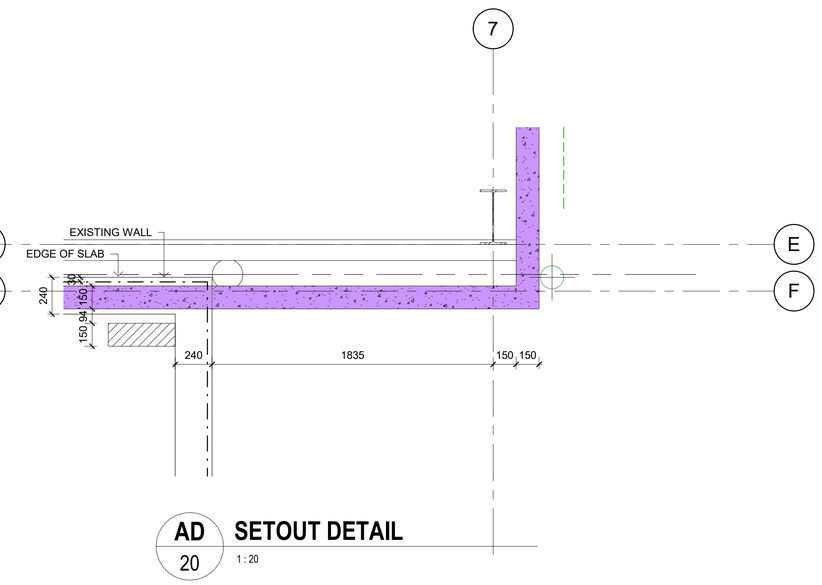
LEGEND	
TAG	DESCRIPTION
OS	OIL SEPERATOR



ABY 20 SLAB SECTION 1 : 20



AC 20 SETOUT DETAIL 1 : 20



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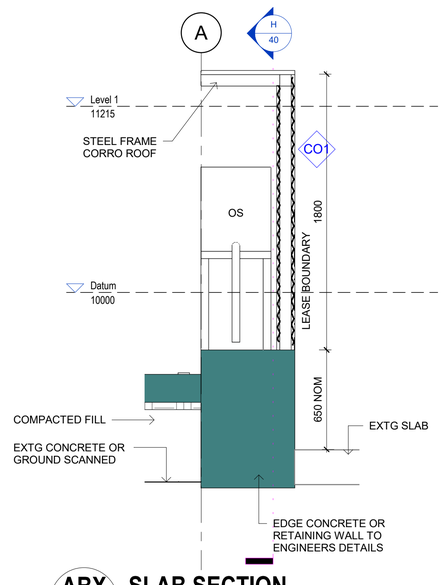

ABX 20 SLAB SECTION 1 : 20

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Rev	Description	Date
B	FOR APPROVAL 2	01.06.26
A	INTERFACE UPDATES	28.05.26

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
SETOUT DETAILS

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
1 : 20	C.J.C.	08.05.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	23	B

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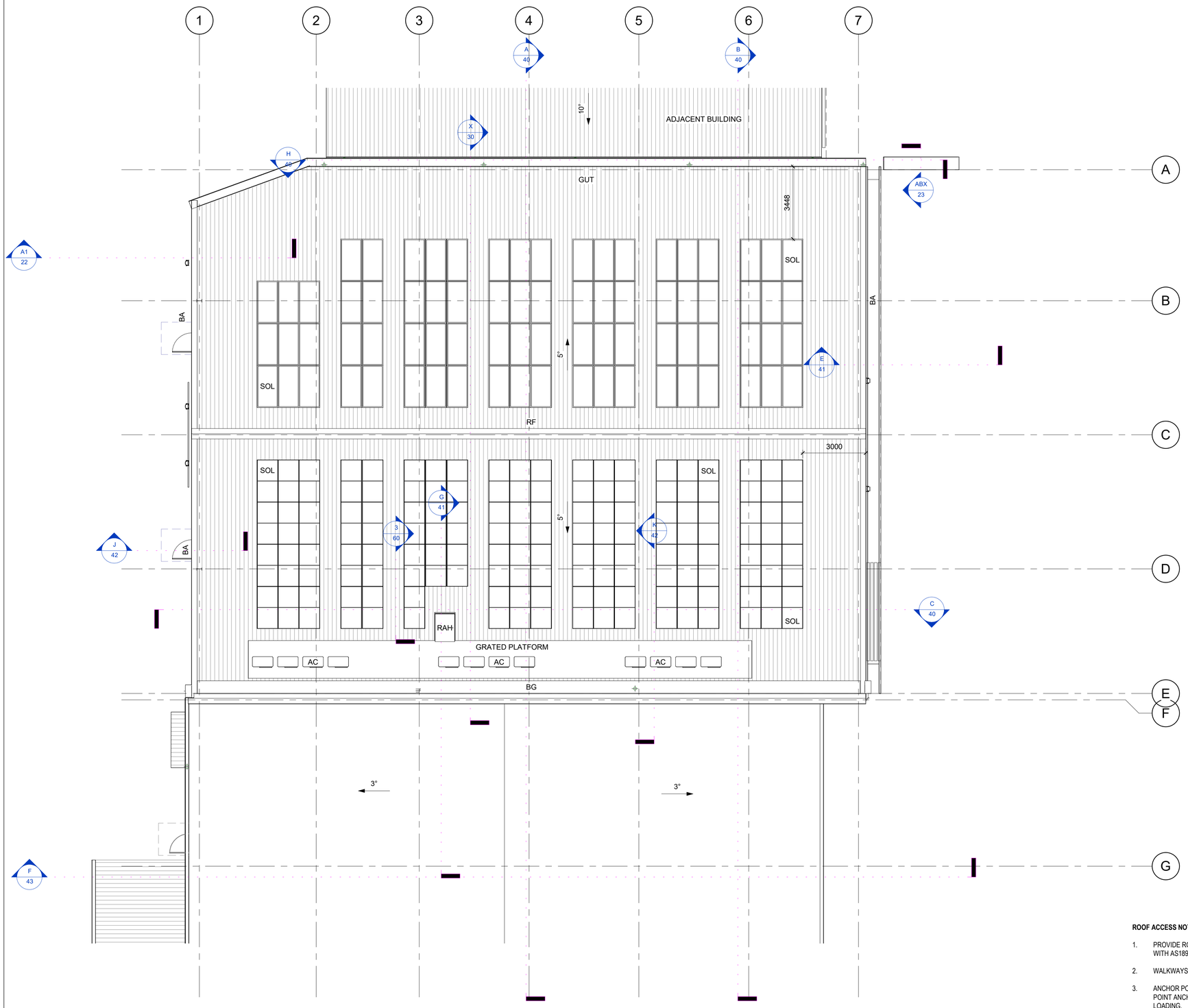


1 **ROOF PLAN**
1 : 100

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

NOTE:

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

ROOF ACCESS NOTES:

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

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
ROOF PLAN

CLIENT
ENTEGRA

Entegra

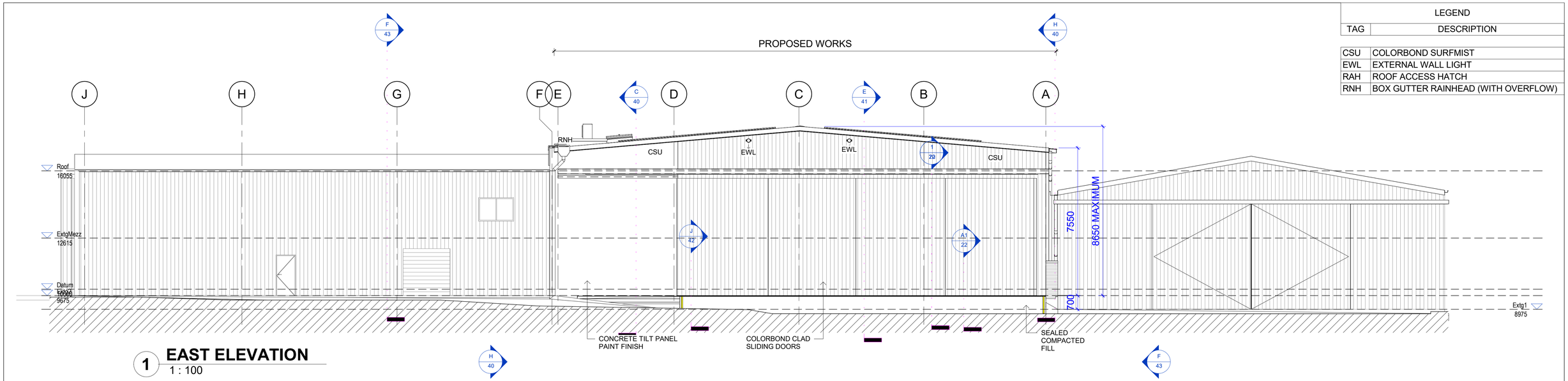
SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	13.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	25	F

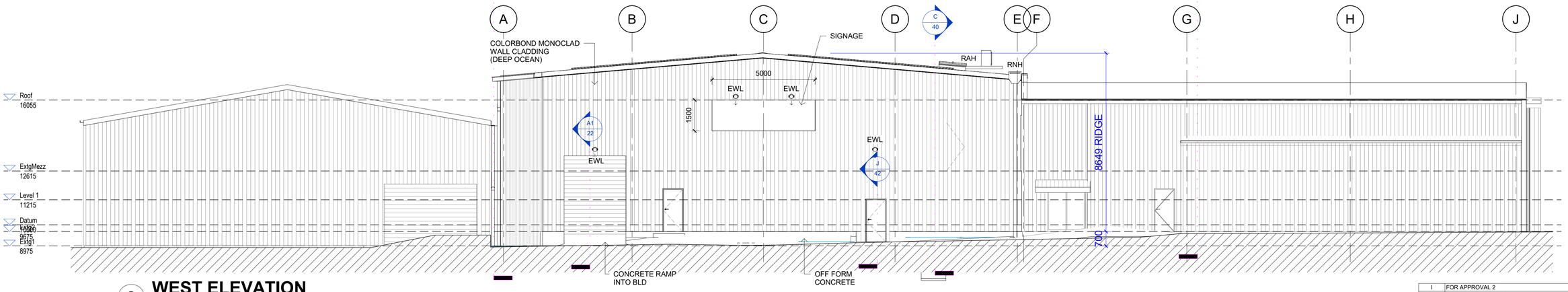
1/06/2026 2:37:34 PM

LEGEND	
TAG	DESCRIPTION

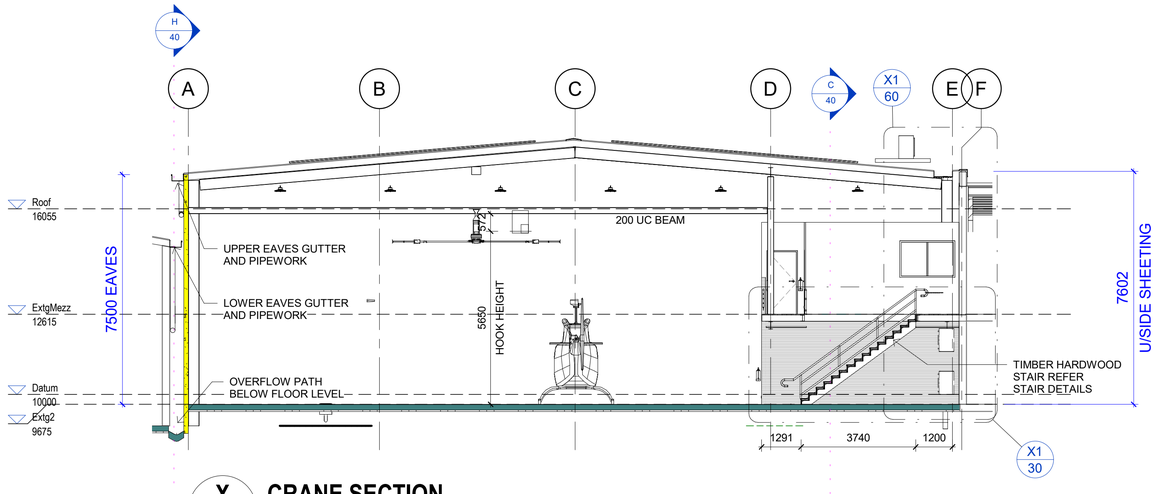
CSU	COLORBOND SURFMIST
EWL	EXTERNAL WALL LIGHT
RAH	ROOF ACCESS HATCH
RNH	BOX GUTTER RAINHEAD (WITH OVERFLOW)



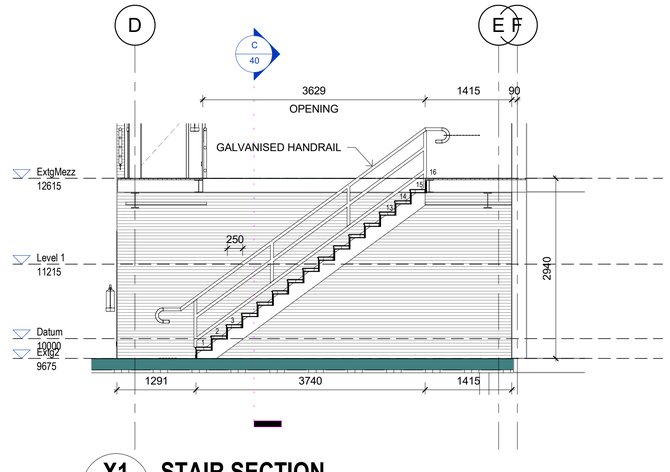
1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



X CRANE SECTION
20 1 : 100



X1 STAIR SECTION
30 1 : 50

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
ELEVATIONS

CLIENT
ENTEGRA

Entegra

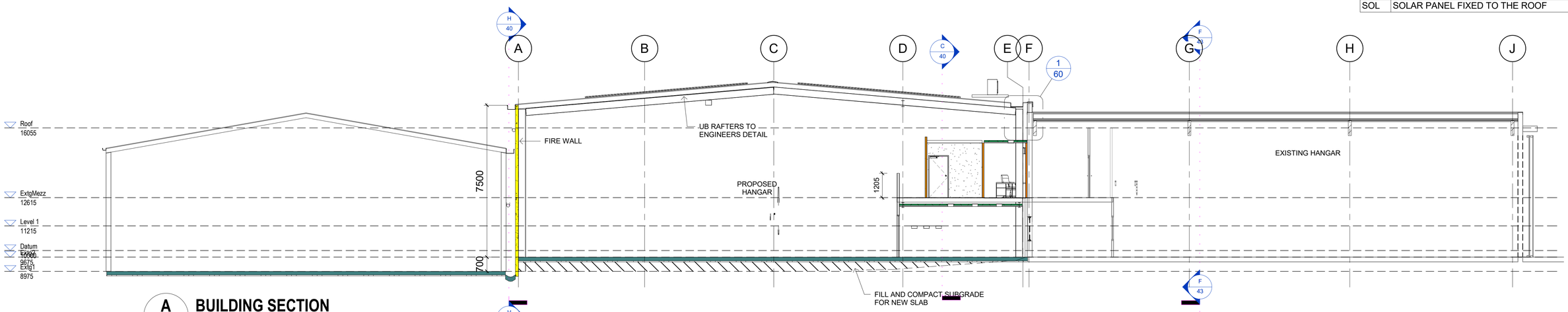
SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	30	I

1/06/2026 2:37:38 PM

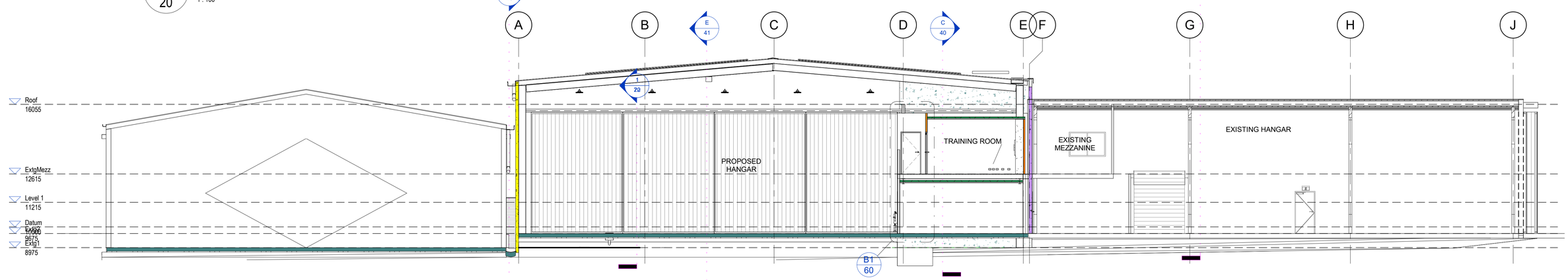
LEGEND	
TAG	DESCRIPTION

OS	OIL SEPERATOR
SOL	SOLAR PANEL FIXED TO THE ROOF



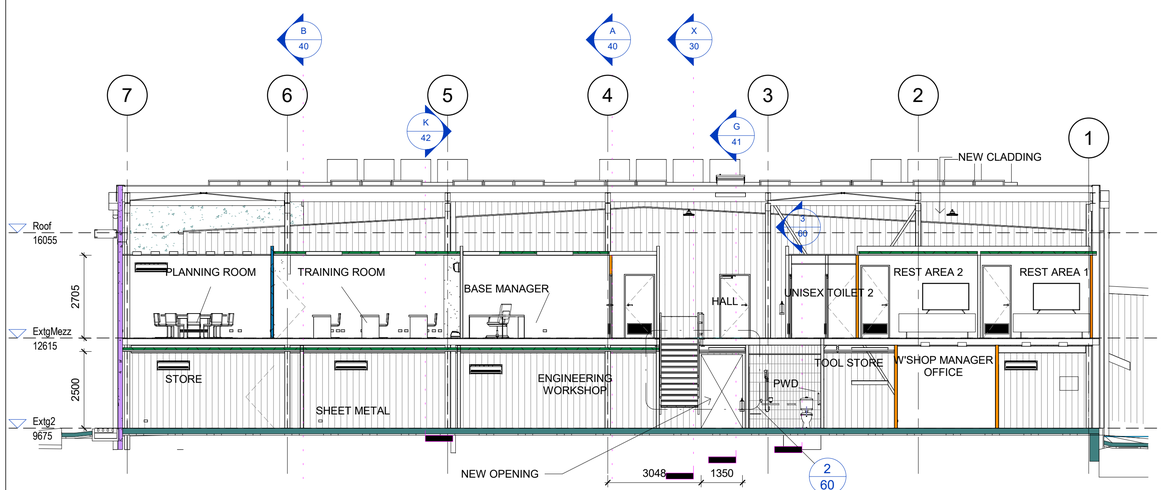
A 20 BUILDING SECTION

1 : 100



B 20 BUILDING SECTION

1 : 100



C 20 BUILDING SECTION

1 : 100



H 20 NORTH ELEVATION

1 : 100

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT

PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE

SECTIONS 1

CLIENT

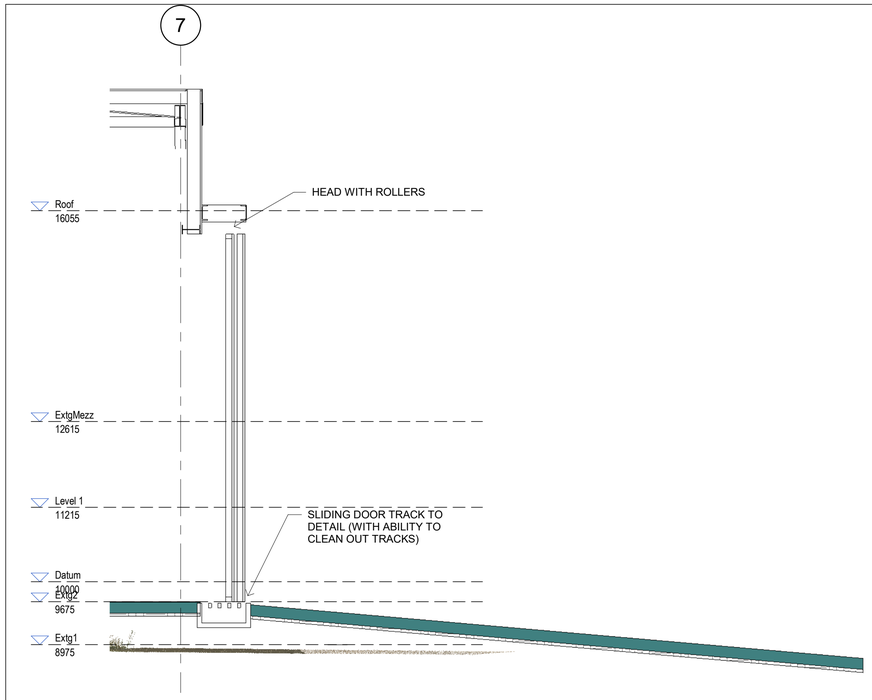
ENTEGRA

Entegra

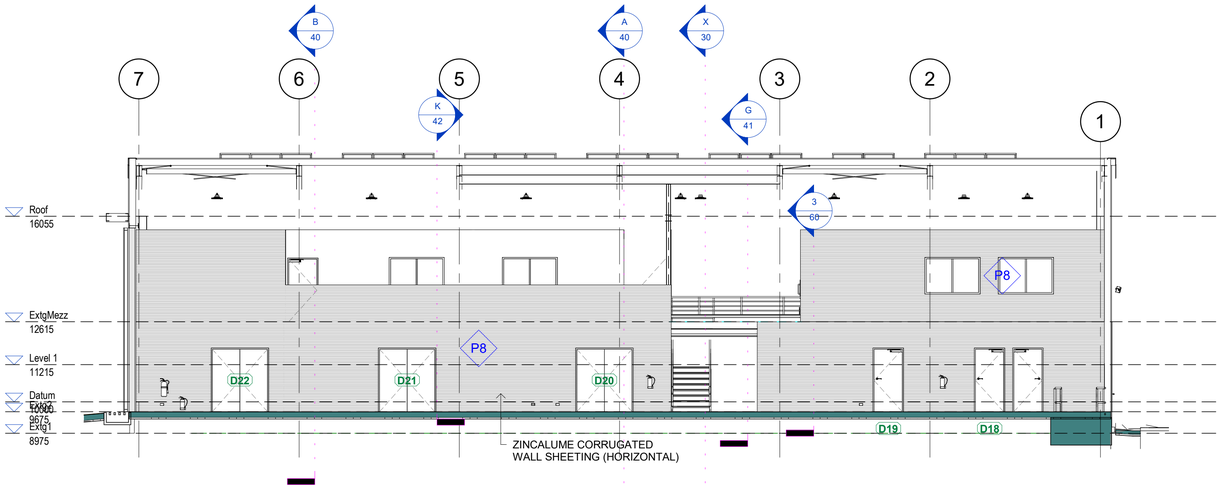
SCALE (@ A1)	DRAWN BY	DATE
1 : 100	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	40	I

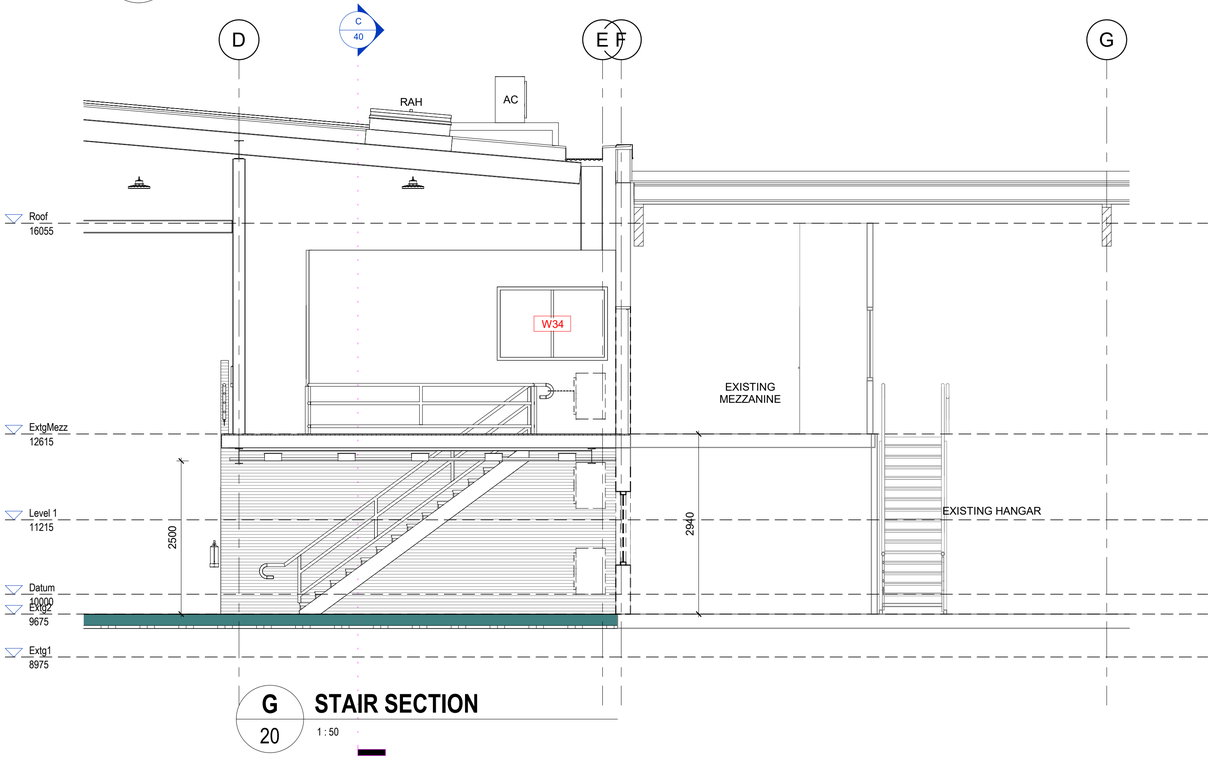
1/06/2026 2:37:41 PM



E 20 **RAMP SECTION**
1 : 50



1 **OFFICE ELEVATIONS**
1 : 100



G 20 **STAIR SECTION**
1 : 50

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL
AIRPORT, HORN ISLAND

TITLE
SECTIONS 2

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	08.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	41	F

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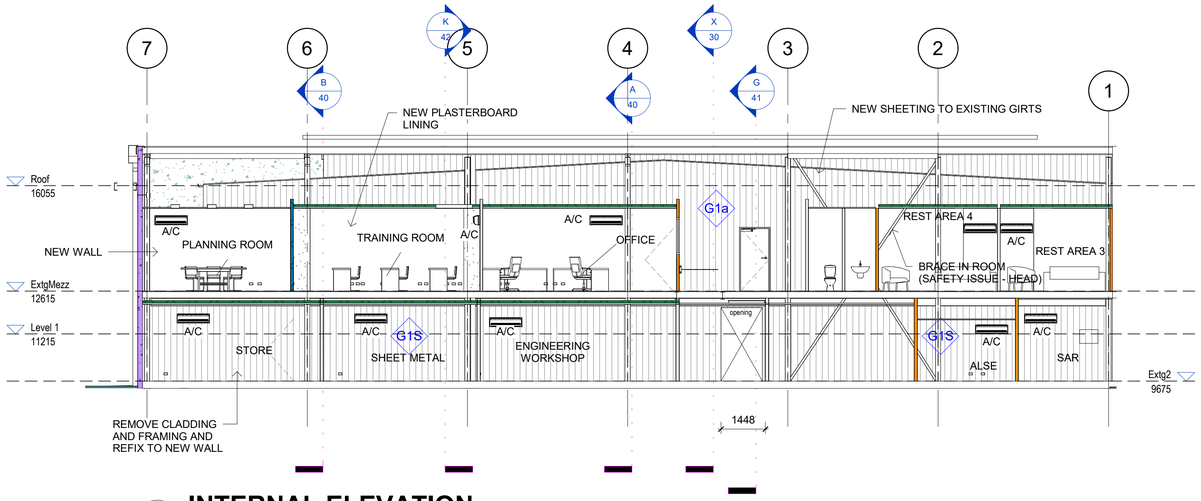
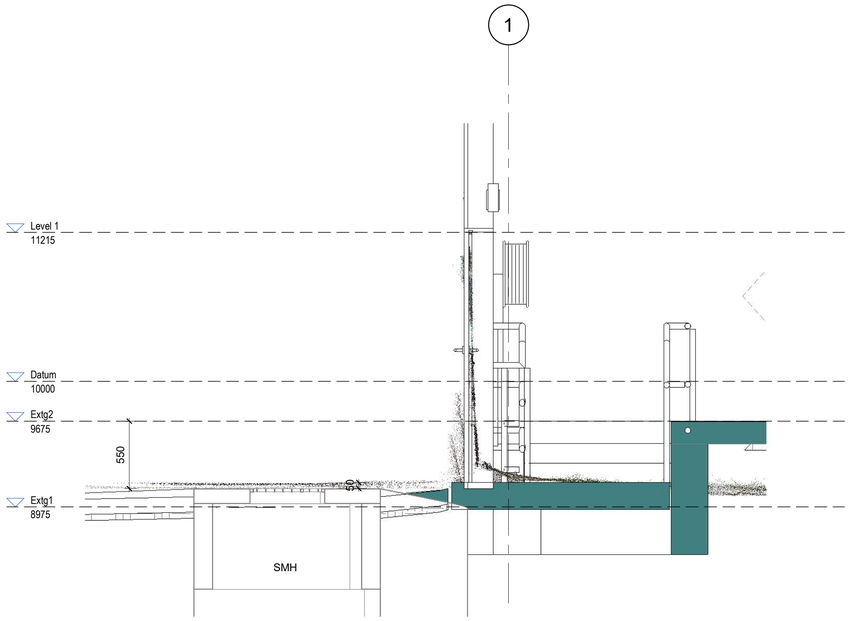
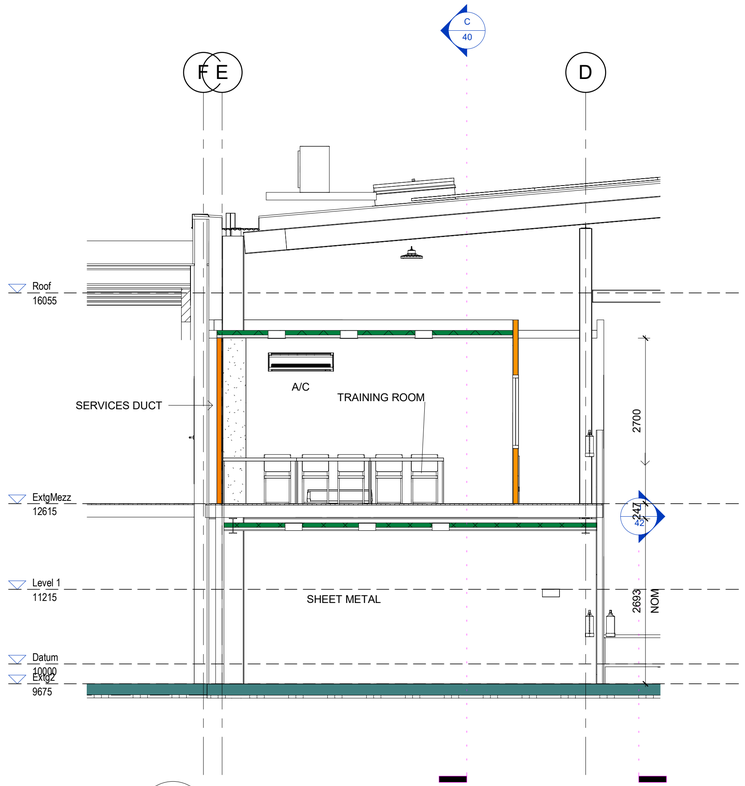


1 INTERNAL ELEVATION
1 : 100



J 20 STAIR SECTION
1 : 25



K 20 TRAINING ROOM SECTION
1 : 50

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

PROJECT
PROPOSED HANGAR
NGURAPAI INTERNATIONAL AIRPORT, HORN ISLAND

TITLE
SECTIONS 3

CLIENT
ENTEGRA

Entegra

SCALE (@ A1)	DRAWN BY	DATE
As indicated	C.J.C.	22.04.2026

PROJECT NUMBER	DRAWING NUMBER	REV
90	42	F

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

1/06/2026 2:37:43 PM

Local Government request for special holidays

This form is to be completed by the Chief Executive Officer for the Local Government to request special holidays for the upcoming year.

For enquiries regarding special holiday requests telephone (07) 3406 9854.

Applicant

Local Government	Add Local Government				
Chief Executive Officer					
Postal Address					
Town/City		State	Qld	Postcode	

Holiday requests

There are 2 types of special holidays:

Show Holiday - special holidays which are for the purpose of an agricultural, horticultural or industrial show. Show holidays are also public holidays. A show holiday can only be approved for a date which a show is being held.

Bank Holiday - bank holidays can be for significant events held within a local government area. These are not public holidays.

Date	District the holiday is to apply to	Reason / name of holiday	Show/Bank
			Bank
			Bank
			Bank
			Bank

Date	District the holiday is to apply to	Reason / name of holiday	Show/Bank
			Bank
			Bank

Declaration of applicant

I declare that I am the Chief Executive Officer for the Local Government named in this application and that I am authorised to submit this request.

First name		Surname	
Email			

Signature	☐	I acknowledge Queensland Laws will accept this communication as containing my signature within the meaning of the *Electronic Transactions (Queensland) Act 2001*. ***Note:** Acknowledgement must be made before the form can be submitted.*
Date signed		

Lodgement of request

Please lodge your request by using one of the delivery options provided below.

Email: info@oir.qld.gov.au

Post:
The Director
Industrial Relations Regulation and Compliance
Office of Industrial Relations
GPO Box 69
Brisbane Qld 4001

Privacy Statement

The Office of Industrial Relations (OIR) is collecting your name and email address for the purpose of progressing your request for special holidays under the Holidays Act 1983 ('the Act'). OIR are authorised and required to collect this under section 4 (2) of the Act. OIR will not use or disclose your personal information for any other purpose unless we are authorised or required by law. If you choose not to provide this information, OIR may not be able to progress your request. You can find the OIR privacy policy at www.oir.qld.gov.au/privacy. It explains how you can access and amend your personal information, how to make a complaint about the way we have handled your personal information, and how your complaint will be handled.

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DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

Dear Chief Executive Officer,

As you may be aware, each year in accordance with the *Holidays Act 1983,* local governments are invited to request special holidays to be observed during the following year for districts in their area.

If you wish to request special holidays to be observed during 2027 for districts in your local government area, please complete the attached request form and submit via email to info@oir.qld.gov.au by no later than **Friday, 7 August 2026**.

A local council requested special holiday is a public holiday only if it is in respect of an agricultural, horticultural or industrial show. Under federal industrial relations legislation, employees are entitled to be absent from work or may refuse to work in reasonable circumstances on a public holiday, without loss of ordinary pay. Employees who work on a public holiday are entitled to penalty rates in accordance with their award or agreement.

A special holiday for any other reason is a bank holiday and is not a public holiday. The *Trading (Allowable Hours) Act 1990* provides that a bank holiday is only a holiday for banks and insurance offices. Under a directive of the *Public Sector Act 2022*, a special holiday is a holiday for public service employees unless otherwise determined by a chief executive.

Upon receiving Ministerial approval, the holidays will be published in the Queensland Government Gazette. Confirmation of the approved special holidays together with a link to the Queensland Government Gazette will be emailed to your office.

Last year we advised a review of the administrative process for the appointment of special holidays was being conducted. Based on the feedback from Councils, the Office of Industrial Relations has found the process is appropriately flexible and streamlined however we will continue to perform checks each year and remain flexible to accommodate changes if needed.

Should you require further information regarding this process, please contact Patricia Faulkner, Office of Industrial Relations on (07) 3406 9845 or email patricia.faulkner@oir.qld.gov.au.

Yours sincerely

Shane Donovan
Executive Director
Industrial Relations
Office of Industrial Relations
11/06/2026

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