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 Elsie 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 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:

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 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.

	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.

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.

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

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

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

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