MINUTES

Ordinary Council Meeting

15 September 2026

MINUTES OF TORRES SHIRE COUNCIL ORDINARY COUNCIL MEETING HELD IN COUNCIL CHAMBERS, THURSDAY ISLAND ON TUESDAY 15 SEPTEMBER 2026

AGENDA CONTENTS

1 MEETING OPENED

The meeting opened with a prayer by Cr Gabriel Bani at 9:12am.

ACKNOWLEDGEMENT OF COUNTRY

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

2 ATTENDANCES

Cr Elsie Seriat OAM (Mayor), Cr Gabriel Bani, Cr Thomas Loban, Cr Thomas Fujii, Mary Bani (Chief Executive Officer), Mary Deakin (Director Corporate and Community Services), Daniel Barron (A/Director Engineering and Infrastructure Services), Ed Kulpa (Director Planning, Projects and Environment), Keith Yorkston (Manager Engineering), and Isabella Muhamad-Mosby (Assistant Executive Assistant).

2.1 APOLOGIES

Deputy Mayor Toshio Nakata provided written apology.

RECOMMENDATION Min. 26/9/1
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

The Council received Deputy Mayor Toshio Nakata written apology for the Ordinary Council Meeting 15 September 2026.

CARRIED

3 CONDOLENCES / CONGRATULATIONS

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

Mrs Bakari Sebasio nee Tamwoy

Mrs Sharon Creek nee Bani

Mrs Rebecca Solomon nee Newie

4 DEPUTATIONS / VISITORS

Nil.

5 DECLARATIONS OF INTEREST IN THE MATTER OF THE AGENDA

Nil.

6 MAYORAL NOTIFIED MOTIONS

Nil.

7 BUSINESS ARISING

Council noted the action items from the previous Ordinary Council Meeting.

8 CONFIRMATION OF MINUTES

8.1 CONFIRMATION OF MINUTES SPECIAL COUNCIL MEETING 5 AUGUST 2026

RECOMMENDATION Min. 26/9/2
Moved: Cr Thomas Fujii
Seconded: Mayor Elsie Seriat

That the minutes of the Special Council Meeting held on 5 August 2026 be confirmed.

CARRIED

8.2 CONFIRMATION OF MINUTES ORDINARY COUNCIL MEETING 18 AUGUST 2026

RECOMMENDATION Min. 26/9/3
Moved: Cr Thomas Loban
Seconded: Cr Gabriel Bani

That the minutes of the Ordinary Council Meeting held on 18 August 2026 be confirmed.

CARRIED

9 COUNCILLORS REPORTS

9.1 COUNCILLOR'S MONTHLY REPORTS

RECOMMENDATION Min. 26/9/4
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. 26/9/5
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

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

CARRIED

10.2 CORPORATE AND COMMUNITY SERVICES FINANCIAL REPORT

RECOMMENDATION Min. 26/9/6
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council note the Financial Report for the period ended August 2026 as presented and note the attachments for the period ended August 2026 listed in the report.

CARRIED

ADJOURNMENT: The meeting is adjourned for Morning Tea at 10:03am and resumed 10:33am.

10.3 CORPORATE AND COMMUNITY SERVICES REPORT

RECOMMENDATION Min. 26/9/7
Moved: Mayor Elsie Seriat
Seconded: Cr Thomas Fujii

That Council receives and notes the Corporate and Community Services Report.

CARRIED

10.4 CAPITAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 26/9/8
Moved: Mayor Elsie Seriat
Seconded: Cr Thomas Loban

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

CARRIED

10.5 ROAD CLOSURE POLICY #1

RECOMMENDATION Min. 26/9/9
Moved: Cr Gabriel Bani
Seconded: Cr Thomas Fujii

That Council adopt Policy 1.18 Road Closure Policy v1.

CARRIED

10.6 DEVELOPMENT APPLICATION – IDAS 26/10 – DWELLING HOUSE (SECONDARY DWELLING) – 8 MISKIN STREET, HORN ISLAND

RECOMMENDATION Min. 26/9/10
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Torres Shire Council approves the application for a Development Permit for building work assessable against the planning scheme for a dwelling house (secondary dwelling) on land located at 8 Miskin Street, Horn Island, formally described as Lot 104 W11071, subject to the conditions contained in the officer's report.

CARRIED

RECOMMENDATION A – DECISION NOTICE

That Torres Shire Council approves the application for a Development Permit for building work assessable against the planning scheme for a dwelling house (secondary dwelling) on land located at 8 Miskin Street, Horn Island, formally described Lot 104 W11071, 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	At all times.

	fulfilled in whole or in part by a delegate appointed for that purpose by TSC.	
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.

2.0	**Approved Plans and Documents**			
2.1	The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit.			At all times
	Drawing No.	**Date**	**Drawn by**	
	NBT-01 A101 (A)	May 2026	TPG Architects	

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	**Stormwater**	
3.1	Stormwater drainage must be directed to a lawful point of discharge being Miskin Street.	At all times.
3.2	Site works must not adversely affect flooding or drainage characterises of properties that are upstream, downstream, or adjacent to the development site.	At all times.

4.0	**Water and Sewerage**	
4.1	Connect the development to Council's reticulated water network.	Prior to the commencement of use and at all times thereafter.
4.2	Connect the development to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.

5.0	**Finished Floor Level for building in a storm tide inundation area and development is storm-tide inundation area**	
5.1	The building must achieve the minimum finished floor level of: (a) Habitable room - 2.2m AHD plus 500mm freeboard; (b) Non-habitable room (other than a room used solely for the storage of motor vehicles) – 2.2m AHD plus 300mm freeboard;	At all times.

	(c) Non-habitable room (where used solely for the storage of motor vehicles) – 2.2m AHD; and (d) A room comprising essential building services – 2.2m AHD plus 500mm freehold	
5.2	Certification from a Registered Professional Engineer of Queensland (RPEQ) must be provided confirming the building achieves the minimum floor level required in condition 5.1 and the building is of sufficient structural integrity to withstand the forces that the building would likely be subjected to during a storm-tide inundation event.	Prior to the issue of a development permit for building work

ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES

1. This approval, granted under the provisions of *the Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the relevant provisions of s85 of the *Planning Act 2016*.
2. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.
3. 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.
4. No building materials or the like are to be stored on the footpath unless an appropriate approval from Council is obtained, including the payment of associated fees.
5. 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.
6. 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.

7. 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.
8. 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*.

RECOMMENDATION B Min. 26/9/11
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council consider as part of a housing initiative to encourage development of secondary dwelling to not apply infrastructure charges.

CARRIED

10.7 PLANNING ITEM – IDAS18/02 – 67A HARGRAVE STREET – EXTENSION APPLICATION

RECOMMENDATION Min. 26/9/12
Moved: Cr Gabriel Bani
Seconded: Mayor Elsie Seriat

That Torres Shire Council approve the request to extend the currency period for the Development Permit for Material Change of Use – Dual Occupancy on land located at 67A Hargrave Street, Thursday Island, formally described as Lot 293 on SP219758, for a further two years until 20 September 2028.

That a notice be issued to the applicant confirming the recalculated Infrastructure Charges for $21,912.60 in relation to the Development Permit for Material Change of Use – Dual Occupancy at 67A Hargrave Street, Thursday Island, Lot 293 on SP219758.

CARRIED

10.8 CODE OF CONDUCT FOR COUNCILLORS IN QLD V2

RECOMMENDATION Min. 26/9/13
Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Council rescind the Elected Member (Councillor) Code of Conduct Policy 4.5 v1 and

endorse the Code of Conduct for Councillors in Queensland v2 amended and approved by the Minister on 11 June 2026 and effective from 1 July 2026.

CARRIED

10.9 MEETING PROCEDURES POLICY 4.10 V2

RECOMMENDATION Min. 26/9/14
Moved: Cr Gabriel Bani
Seconded: Cr Thomas Loban

That Council adopt Meeting Procedures Policy 4.10 v2 as presented.

CARRIED

10.10 STANDING ORDERS POLICY 4.11 V2

RECOMMENDATION Min. 26/9/15
Moved: Cr Thomas Fujii
Seconded: Mayor Elsie Seriat

That Council adopt Standing Orders Policy 4.11 v2 as presented.

CARRIED

10.11 OPERATIONAL WORKS PROGRAM REPORT

RECOMMENDATION Min. 26/9/16
Moved: Mayor Elsie Seriat
Seconded: Cr Gabriel Bani

That Council receives and notes the Operational Works Program Report for August 2026.

CARRIED

10.12 BUILDING WORKS AND IMPROVEMENTS ON COUNCIL FACILITIES AND HOUSING

RECOMMENDATION Min. 26/9/17
Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

That Council notes the report.

CARRIED

ADJOURNMENT: The meeting is adjourned for Lunch at 12:22pm and resumed 1:03pm.

Time: 1:03pm
RECOMMENDATION Min. 26/9/18
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

That Council go into In Committee.

CARRIED

Time: 2:44pm
RECOMMENDATION Min. 26/9/19
Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

That Council come out of In Committee.

CARRIED

11 LATE ITEMS

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 REPORT: IN COMMITTEE QRA POW ISLAND ROADS RESTORATION OF PUBLIC ASSETS

This matter is considered to be confidential under section 254J(3)(g) of the Local Government Regulation 2012.

11.2 LATE ITEM: IN COMMITTEE QRA HORN ISLAND ROADS RESTORATION OF PUBLIC ASSETS

This matter is considered to be confidential under section 254J(3)(g) of the Local Government Regulation 2012.

11.3 LATE ITEM: UPDATE HOUSING FORUM AND STRATEGIC PLANNING

This matter is considered to be confidential under section 254J(3)(g) of the Local Government Regulation 2012.

11.1 LATE REPORT: IN COMMITTEE QRA POW ISLAND ROADS RESTORATION OF PUBLIC ASSETS

RECOMMENDATION Min. 26/9/20

Moved: Mayor Elsie Seriat
Seconded: Cr Thomas Loban

That Council:

1) Appoint TI Concrete & Building under Local Buy Contract LB313, to enter into contract with Torres Shire Council for delivery of the QRA Program TSC.0032.2526G.REC – Prince of Wales Island for the sum of $815,500 excluding GST,

2) delegates authority to the Chief Executive Officer, under section 257 of the Local

Government Act 2009 (QLD), the ability to execute the contract, approve payments,

negotiate and finalise minor administrative or financial amendments and approve any variations, if required.

CARRIED

11.2 LATE ITEM: IN COMMITTEE QRA HORN ISLAND ROADS RESTORATION OF PUBLIC ASSETS

RECOMMENDATION Min. 26/9/21

Moved: Cr Thomas Fujii
Seconded: Mayor Elsie Seriat

RECOMMENDATION

It is recommended that Council;

1) to enter into a contract with Torres Strait Island Homes to deliver the QRA REPA Program TSC.0031.2526G.REC for Horn Island roads for the sum of $3,178,633 excluding GST,

2) delegates authority to the Chief Executive Officer, under section 257 of the Local

Government Act 2009 (QLD), the ability to execute the contract, approve payments,

negotiate and finalise minor administrative or financial amendments and approve any variations, if required.

CARRIED

11.3 LATE ITEM: IN COMMITTEE UPDATE HOUSING FORUM AND STRATEGIC PLANNING

RECOMMENDATION Min. 26/9/22

Moved: Cr Thomas Fujii
Seconded: Cr Thomas Loban

It is recommended that:

Recommendation 1: Council receives and notes the Strategic Planning and

Housing Program Status Update current to 10 September 2026;

Recommendation 2: Council notes the operational updates for the 2026 Land

Audit, Housing Forum engagement reporting, State land transfers and Environmental Management Register searches, Department of Housing and Public Works governance arrangements, First Nations home ownership discussions, and Lots 805 and 806;

Recommendation 3: Council request officers who managed the Housing Forum invitations and registration process provide complete delegate list with contact details to DPPE for use in distributing the LHAP when endorsed.

Recommendation 4: Council notes that the consultant-prepared Local Housing Action Plan requires substantial amendment and endorses preparation of the final Local Housing Action Plan in-house by Council's DPPE and Strategic Planner, using relevant evidence from sections 4.0, 5.0 and selected content from section 6.0 of the consultant draft;

Recommendation 5: Council requests that the in-house Local Housing Action Plan align its priority actions with the Housing Forum Priority Matrix and relevant information to a major planning scheme amendment due for first State interest review by 30 June 2027, with a draft presented to the October 2026 Ordinary Meeting for Council comment;

Recommendation 6: Council receives the draft DHPW Strategic Capital Plan for Social Housing and requests that elected member comments be provided to the Strategic Planner by 13 October, for incorporation before the October 2026 Ordinary Meeting, when a revised draft will be presented for a Council endorsement;

Recommendation 7: Council supports, in principle, officers investigating the use of all remaining vacant Council lots on Yamizi Street for additional social housing;

Recommendation 8: Council endorses the attached letter to the Deputy Premier

supporting Torres Shire's inclusion in the regional plan, requesting extension of the statutory public consultation period from 30 days to at least 60 days, and requesting that the plan be renamed the Cape York and Torres Straits Regional Plan, and authorises its immediate issue;

Recommendation 9: Council supports, in principle, establishment of an advisory Land and Planning Subcommittee and requests interested elected members to indicate their interest and preferred meeting cadence, with the draft Terms of Reference, proposed membership and meeting schedule to return to Council for formal consideration; and

Recommendation 10: Council requests a further consolidated progress report at the October 2026 Ordinary Meeting, including the revised Strategic Capital Plan, draft in-house Local Housing Action Plan, status of regional plan review, proposed Subcommittee arrangements and any material changes to the other workstreams identified in this report.

CARRIED

12 CONFIDENTIAL REPORTS

That Council consider the confidential reports listed below in a meeting closed to the public in accordance with section 254J of the Local Government Regulation 2012.

12.1 IN COMMITTEE – QRA MILMAN/JOHN/DOUGLAS CONCRETE ROAD PROJECT

This matter is considered to be confidential under section 254J(3)(g) of the Local Government Regulation 2012.

12.2 IN COMMITTEE – QRA VICTORIA PDE CONCRETE ROAD PROJECT

This matter is considered to be confidential under section 254J(3)(g) of the Local Government Regulation 2012.

12.3 IN COMMITTEE – KEN BROWN OVAL LIGHTING UPGRADE

This matter is considered to be confidential under section 254J(3)(g) of the Local Government Regulation 2012.

12.4 IN COMMITTEE – COMPREHENSIVE WATER AND SEWERAGE VALUATION REPORT 2025/26

This matter is considered to be confidential under section 254J(3)(f) of the Local Government Regulation 2012.

12.5 IN COMMITTEE – INDEXATION REVIEW REPORT 2025/26

This matter is considered to be confidential under section 254J(3)(f) of the Local Government Regulation 2012.

12.6 IN COMMITTEE – AIRPORT LEASES (Not included in the agenda, council will need to consider the late item for inclusion)

This matter is considered to be confidential under section 254J(3)(f) of the Local Government Regulation 2012.

DEPARTURE: Edward Kulpa departed the Council Meeting at 2:40pm whilst item 12.6 Airport Leases is discussed.

12.1 IN COMMITTEE – QRA MILMAN/JOHN/DOUGLAS CONCRETE ROAD PROJECT

RECOMMENDATION Min. 26/9/23

Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

RECOMMENDATION

It is recommended that Council;

1) Award Contract 02-2026 to T.I. Concrete Works the Milman/John/Douglas Intersection Concrete Road for the sum of $949,632 excluding GST,

2) delegates authority to the Chief Executive Officer, under section 257 of the Local Government Act 2009 (QLD), the ability to execute the contract, approve payments, negotiate and approve any variations.

CARRIED

12.2 IN COMMITTEE – QRA VICTORIA PDE CONCRETE ROAD PROJECT

RECOMMENDATION Min. 26/9/24

Moved: Mayor Elsie Seriat
Seconded: Cr Gabriel Bani

RECOMMENDATION

It is recommended that Council;

1) Award Contract 01-2026 to T.I. Concrete Works the Victoria Parade Concrete Road for the sum of $2,281,455 excluding GST,

2) delegates authority to the Chief Executive Officer, under section 257 of the Local Government Act 2009 (QLD), the ability to execute the contract, approve payments, negotiate and approve any variations.

CARRIED

12.3 IN COMMITTEE – KEN BROWN OVAL LIGHTING UPGRADE

RECOMMENDATION Min. 26/9/25

Moved: Cr Thomas Loban
Seconded: Cr Thomas Fujii

That Council:

1. Receives and endorses the report titled Ken Brown Oval Lighting Upgrade; and

2. Approves the engagement of Gap Industries for the supply, installation, testing and commissioning of the new LED lighting system at Ken Brown Oval for the tendered amount of $275,356.28 (excl. GST); and

3. Authorises the Chief Executive Officer, to finalise and execute the relevant contract documentation with Gap Industries.

CARRIED

12.4 IN COMMITTEE – COMPREHENSIVE WATER AND SEWERAGE VALUATION REPORT 2025/26

RECOMMENDATION Min. 26/9/26

Moved: Mayor Elsie Seriat
Seconded: Cr Thomas Fujii

That Council:

1) Note the Water and Sewerage infrastructure comprehensive valuation report for financial reporting purposes as of 30 June 2026.

2) Endorse the application of the updated fair values for the water and sewerage infrastructure assets effective 30 June 2026, including the treatment of the Milman Hill Dam as a correction of a prior period error with the fair value of the dam being credited to retained earnings instead of the asset revaluation account.

CARRIED

12.5 INDEXATION REVIEW REPORT 2025/26

RECOMMENDATION Min. 26/9/27

Moved: Cr Gabriel Bani
Seconded: Cr Thomas Loban

That Council:

1) Note the TSC Indexation Report for financial reporting purposes as of 30 June 2026

2) Endorse the application of the updated fair values via indexation is applied to the following asset classes for the year ending 30 June 2026

- o Land and improvements
- o Buildings
- o Other structures
- o Airport infrastructure
- o Roads and Drainage, including stormwater

CARRIED

12.6 AIRPORT LEASES

RECOMMENDATION Min. 26/9/28

Moved: Cr Thomas Fujii
Seconded: Cr Gabriel Bani

That Council:

1. notes the verbal report provided about the occupancy arrangements between Council and McGilvray Aviation Pty Ltd (the Occupant) at Horn Island Airport;

2. delegates to the Chief Executive Officer the power to take any step on behalf of Council in relation to, and under, the following documents:

(a) the Lease with the Occupant over part of Lot 1 on SP 142709 which expired on 31

July 2026;

(b) the Licence Agreement with the Occupant over Counter Area K/L

CARRIED

13 GENERAL BUSINESS

NILL

DATE OF NEXT MEETING: Tuesday, 27 October 2026

CLOSURE: The meeting closed with a prayer by Cr Gabriel Bani at 3:42pm.

Confirmed this day of 2026

MAYOR