



TORRES SHIRE COUNCIL

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

P.O Box 171
THURSDAY ISLAND 4875

Telephone (07) 4069 1336
Facsimile (07) 4069 1845

Email: admin@torres.gld.gov.au
ABN 34 108 162 398

DATE: 31 January 2025

Our Ref: IDAS24/18
Enquire to: Ed Kulpa
Telephone: (07) 4069 1336

Babcock Mission Critical Services Australasia
c/- McPeake Town Planning Qld Pty Ltd
PO Box 5829
CAIRNS QLD 4870

Email: approvals@jamesmcpeake.com.au

Dear Sir/Madam

Decision Notice – Approval

Given under section 63 of the Planning Act 2016

I wish to advise that Council has approved the development application in full.

Details of the decision are as follows:

DATE OF DECISION

Council approved the Development Application at the Council meeting on 28 January 2025.

APPLICATION DETAILS

Application No:	IDAS24/18
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development	Air Service (Hangar)
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>

LOCATION DETAILS

Street Address:	Airport Road, Horn Island
Real Property Description:	Lot 1 SP142709 (Lease F SP211686)

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for Air Service (Hangar)

CURRENCY PERIOD

The use of the subject land must be commenced within a period of six (6) years from the date, unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

PROPERLY MADE SUBMISSIONS

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

REFERRAL AGENCIES

There were no referral agencies as part of this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Plumbing and Drainage Work
- Development Permit for Building Work.

OTHER REQUIRMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017

Not Applicable

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice (Attachment 2).

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached (Attachment 4).

OTHER DETAILS

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Torres Shire Council on (07) 4069 1336.

DELEGATED PERSON

Name: Dalassa Yorkston

Signature: 

Enc. **Attachment 1** – Conditions imposed by the Assessment Manager
Attachment 2 – Approved Plans
Attachment 3 – Notice about a Decision Notice
Attachment 4 – Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

NO.	CONDITIONS	CONDITION TIMING
1.0	Parameters of Approval	
1.1	The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the Developer at all times unless otherwise stated.	At all times.
1.2	Where these conditions refer to "TSC" in relation to requiring Torres Shire Council to approve or be satisfied as to any matter, or conferring on the TSC a function, power or discretion, that role of the TSC may be fulfilled in whole or in part by a delegate appointed for that purpose by TSC.	At all times.
1.3	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.
1.4	The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
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.

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																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Drawing No.</th> <th style="text-align: center;">Document Name</th> <th style="text-align: center;">Revision</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A101</td> <td style="text-align: center;">Plan & Elevation</td> <td style="text-align: center;">01/23/07</td> <td style="text-align: center;">Domeshelther Australia</td> </tr> <tr> <td style="text-align: center;">A100</td> <td style="text-align: center;">Site Plan</td> <td style="text-align: center;">01/23/07</td> <td style="text-align: center;">Domeshelther Australia</td> </tr> <tr> <td style="text-align: center;">A102</td> <td style="text-align: center;">Elevations</td> <td style="text-align: center;">01/23/07</td> <td style="text-align: center;">Domeshelther Australia</td> </tr> <tr> <td style="text-align: center;">A103</td> <td style="text-align: center;">3D Views</td> <td style="text-align: center;">01/23/07</td> <td style="text-align: center;">Domeshelther Australia</td> </tr> </tbody> </table>	Drawing No.	Document Name	Revision	Date	A101	Plan & Elevation	01/23/07	Domeshelther Australia	A100	Site Plan	01/23/07	Domeshelther Australia	A102	Elevations	01/23/07	Domeshelther Australia	A103	3D Views	01/23/07	Domeshelther Australia	
Drawing No.	Document Name	Revision	Date																			
A101	Plan & Elevation	01/23/07	Domeshelther Australia																			
A100	Site Plan	01/23/07	Domeshelther Australia																			
A102	Elevations	01/23/07	Domeshelther Australia																			
A103	3D Views	01/23/07	Domeshelther Australia																			
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	Finish of shipping containers	
3.1	Provide details on the treatment of the external walls of the shipping containers for approval by Council's delegated officer. The external walls must be finished to a high standard to minimise the adverse visual impact from the temporary structures.	Prior to issue of development approval for Building Work.
4.0	Lease boundary encroachment	
4.1	Prior to the issue of a development approval for Building Work, the encroachment outside the existing Lease F boundary must be resolved to the satisfaction of Council's delegated officer.	Prior to issue of development approval for Building Work.
5.0	Stormwater Drainage	
5.1	Stormwater drainage must be directed to a lawful point of discharge.	At all times.
5.2	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.
6.0	Water and Sewerage	
6.1	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.
6.2	Connect the development to Council's reticulated sewerage network.	Prior to the commencement of use and at all times thereafter.
7.0	Lighting – Airport	
7.1	The development must not include outdoor flood lighting, or emit a light source that exceeds 0 candela.	At all times.
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.

B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES

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. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements, including applicable Aviation regulations.
4. 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.
5. 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.
6. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.
7. The *Environmental Protection Act 1994* states a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities, involved in civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.
8. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council.
9. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.
10. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* applies to action that has, will have or is likely to have a significant impact on matters of national environmental significance. Further information on the EPBC Act can be obtained from the Department of Agricultural, Water and the Environment website <https://www.environment.gov.au/epbc/about>

APPROVED PLANS

Attached under separate cover (this page has been intentionally left blank)

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	IDAS24/18
Applicant:	Babcock Mission Critical Services Australasia c/ McPeake Town Planning QLD Pty Ltd
Proposal:	Development Permit for Material Change of Use
Description of the Development:	Air Service (Hangar)
Street Address:	Airport Road, Horn Island
Real Property Description:	Lot 1 SP142709 – Lease F SP211686
Planning Scheme:	Torres Shire Council Planning Scheme 2022 (Version 1)
Land Zoning:	Community Facilities Zone, Air Services Precinct
Assessment Type:	Code

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use for Air Service (Hangar)
Date of Decision:	28 January 2025

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2017*)

This application did not trigger any matters prescribed by the regulation

Categorising Instrument (*State Planning Policy - July 2017*)

Local Categorising Instrument (*Torres Shire Council Planning Scheme 2022*):

Standard Outcomes

- Airport Environs Overlay

- Potential and Actual Acid Sulfate Soils Overlay
- Coastal Hazards Overlay
- Heritage Overlay

Merit Outcomes

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

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

PUBLIC NOTIFICATION

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

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

- (a) The proposal is compliant with the assessment benchmarks and consistent with the Torres Shire Council Planning Scheme 2022.
- (b) The Lease and development will facilitate ongoing aviation activities associated with the airport.
- (c) The Lease area is not subject to identified natural risks or hazards.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not applicable.

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not applicable.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to Council's webpage at <https://www.torres.qld.gov.au/development-applications-1>

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

Attached under separate cover (this page has been intentionally left blank)

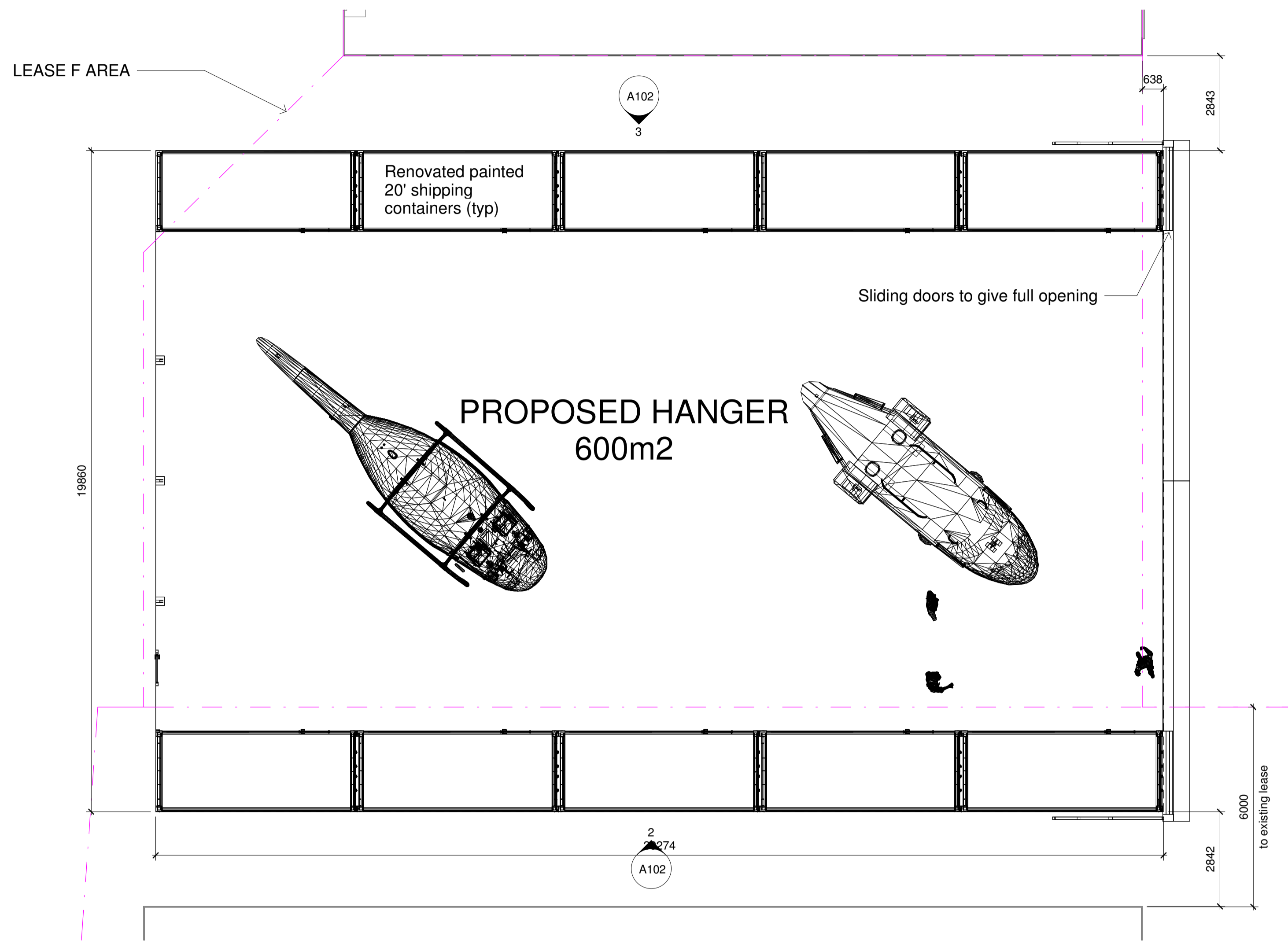
TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use (Air Service—Hangar)

Lot details: Lot 1 SP142709 (Lease F SP211686)

Referred to in Council's Decision Notice

Approval Date: 28 January 2025
Application Number: IDAS 24/18



2 PLAN
1 : 100

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION

STATUS	PURPOSE OF ISSUE



PROJECT
HORN ISLAND AIRPORT HANGER

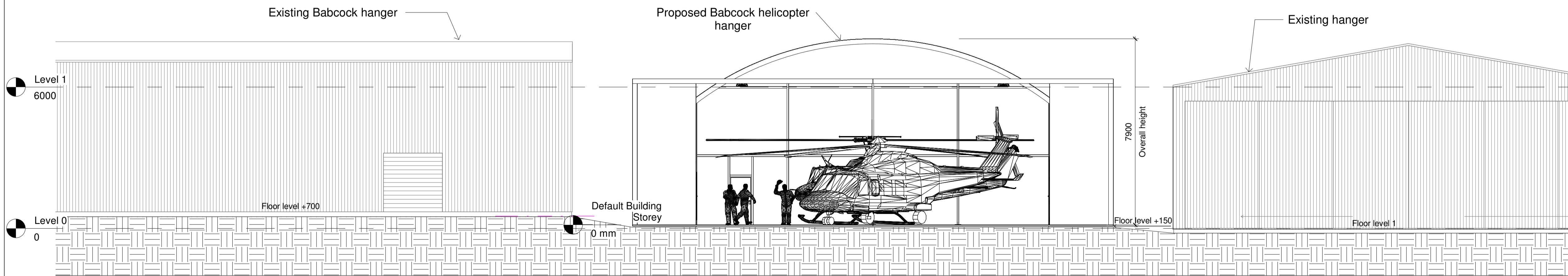
TITLE
PLAN & ELEVATION

CLIENT
BABCOCK AUSTRALASIA

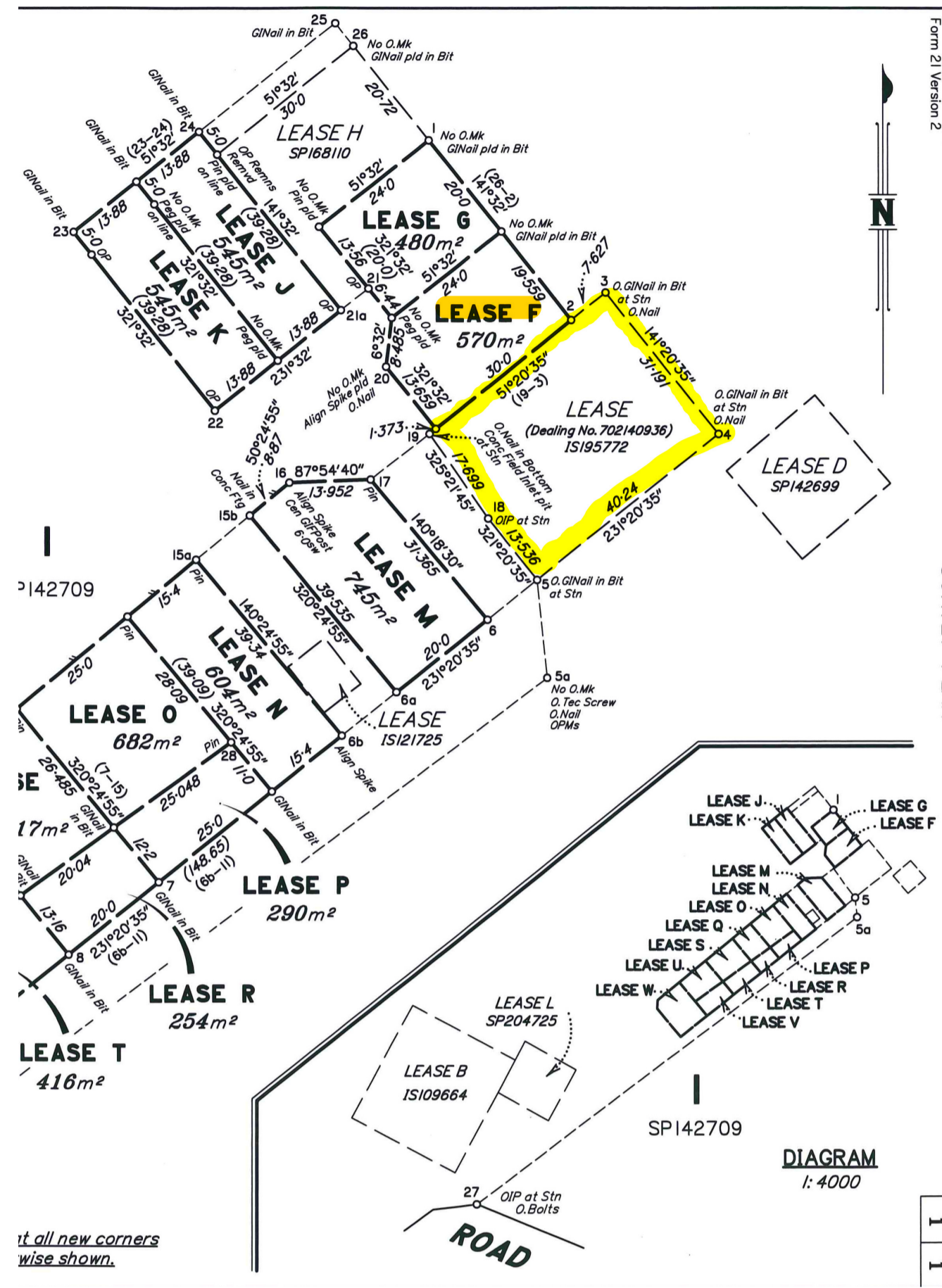
DRAWN BY: WRU
 CHECKED BY: Checker
 DATE: 01/23/07

SCALE (@ A1): 1 : 100
 PROJECT NUMBER: 1001

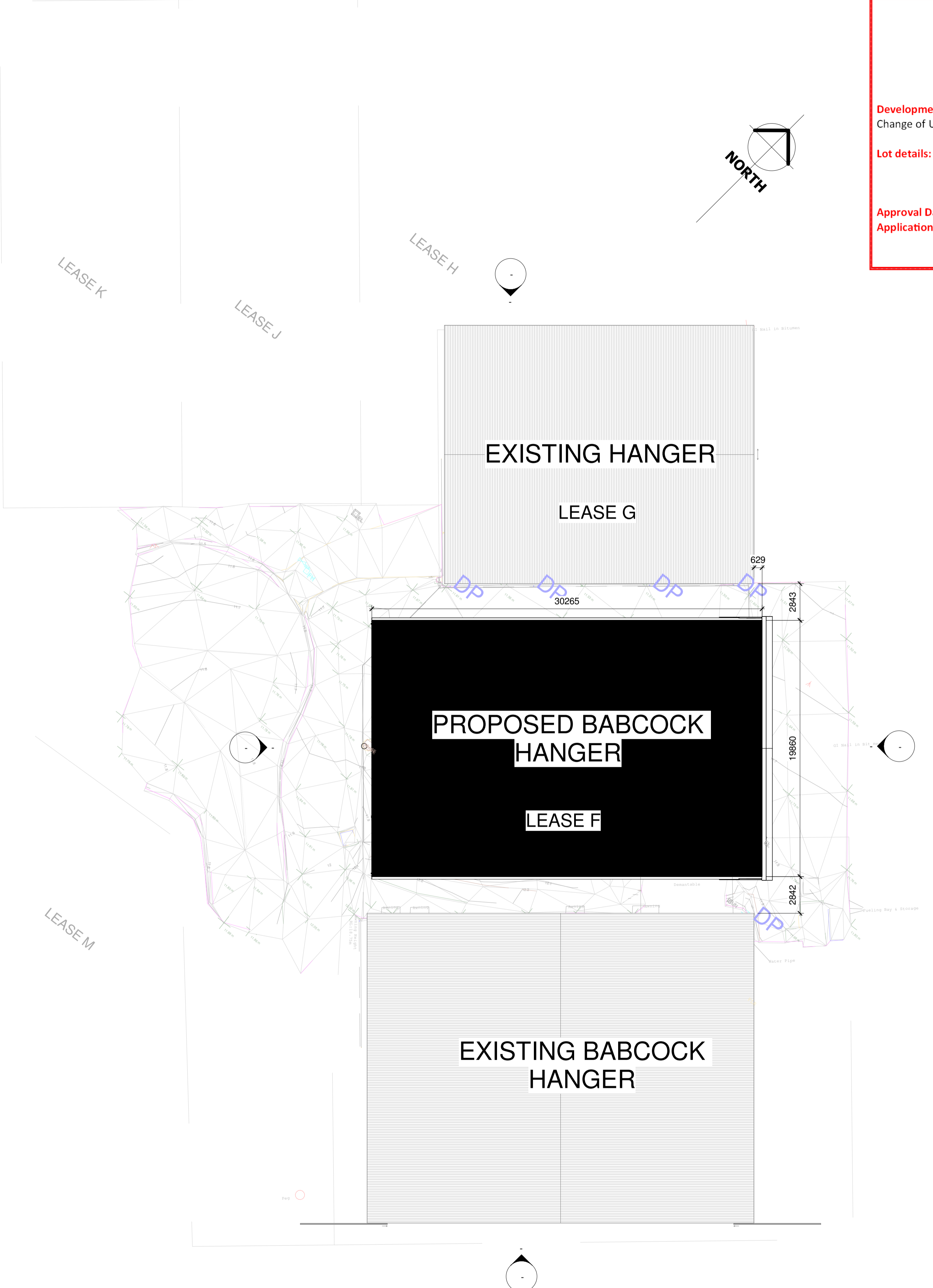
DRAWING NUMBER: A101
 REV:



1 East
1 : 100



1 Lease
1:100



2 Site
1:200

TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use (Air Service—Hangar)
Lot details: Lot 1 SP142709 (Lease F SP211686)
Referred to in Council's Decision Notice

Approval Date: 28 January 2025
Application Number: IDAS 24/18

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE



PROJECT
HORN ISLAND AIRPORT HANGER

TITLE
SITE PLAN

CLIENT
BABCOCK AUSTRALASIA

DRAWN BY WRU	CHECKED BY Checker	DATE 01/23/07
SCALE (@ A1) As indicated	PROJECT NUMBER 1001	
DRAWING NUMBER A100	REV	

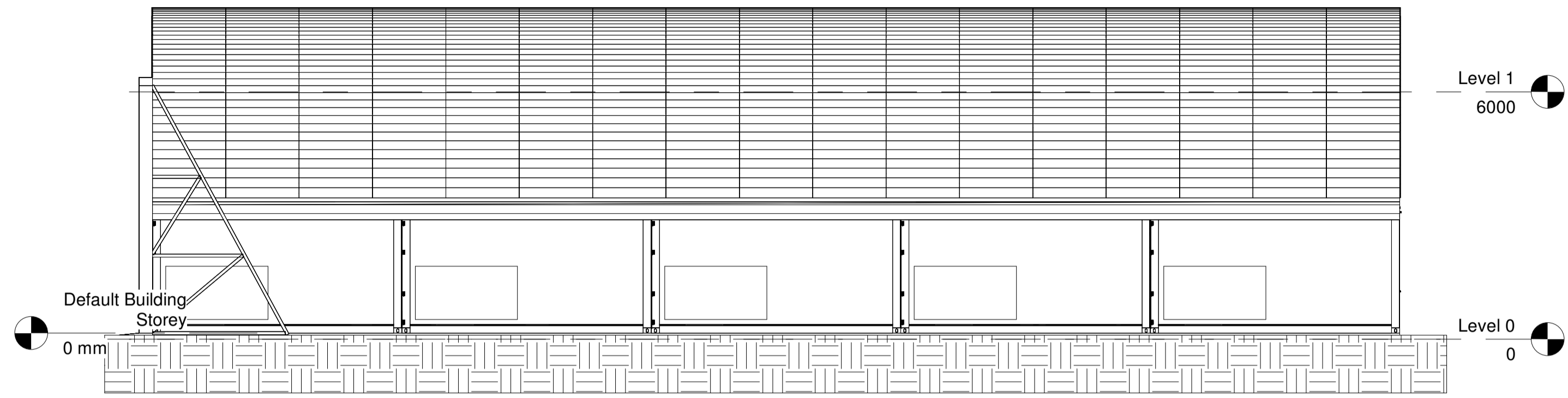
TORRES SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use (Air Service—Hangar)

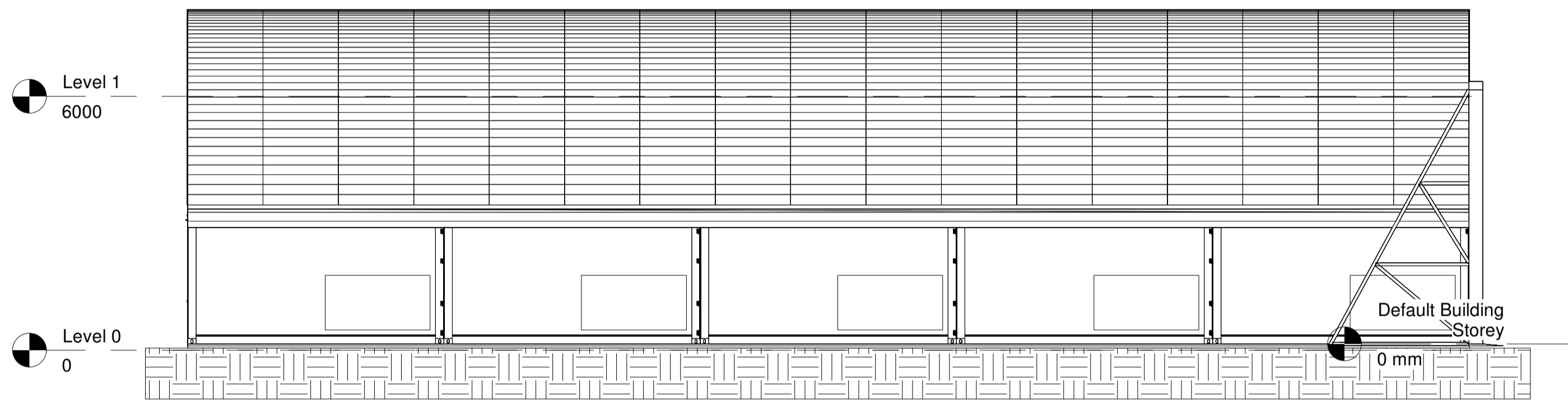
Lot details: Lot 1 SP142709 (Lease F SP211686)

Referred to in Council's Decision Notice

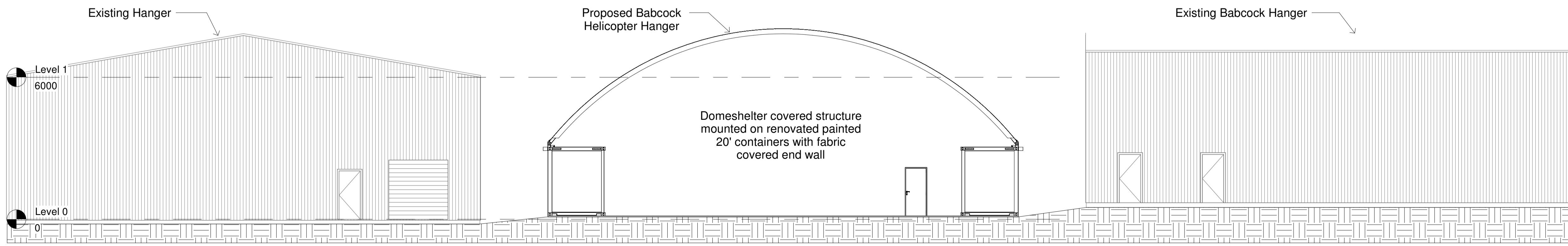
Approval Date: 28 January 2025
Application Number: IDAS 24/18



3 NORTH
1 : 100



2 SOUTH
1 : 100



1 WEST
1 : 100

Rev	Description	Date

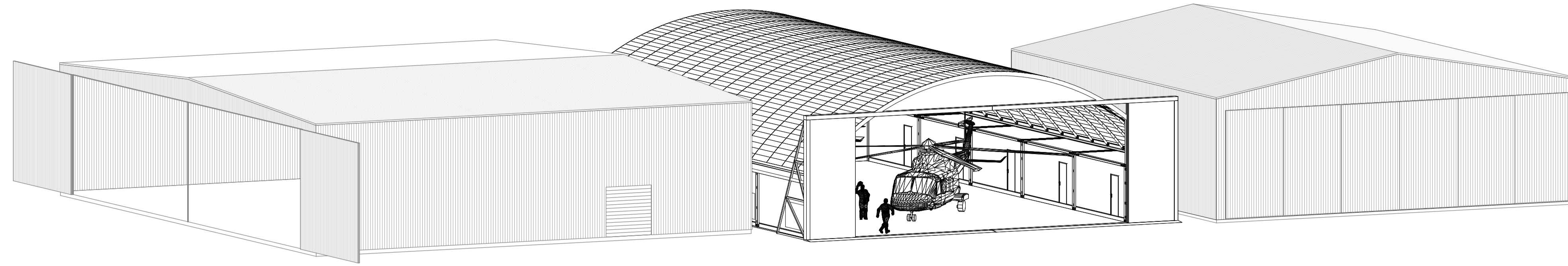
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE



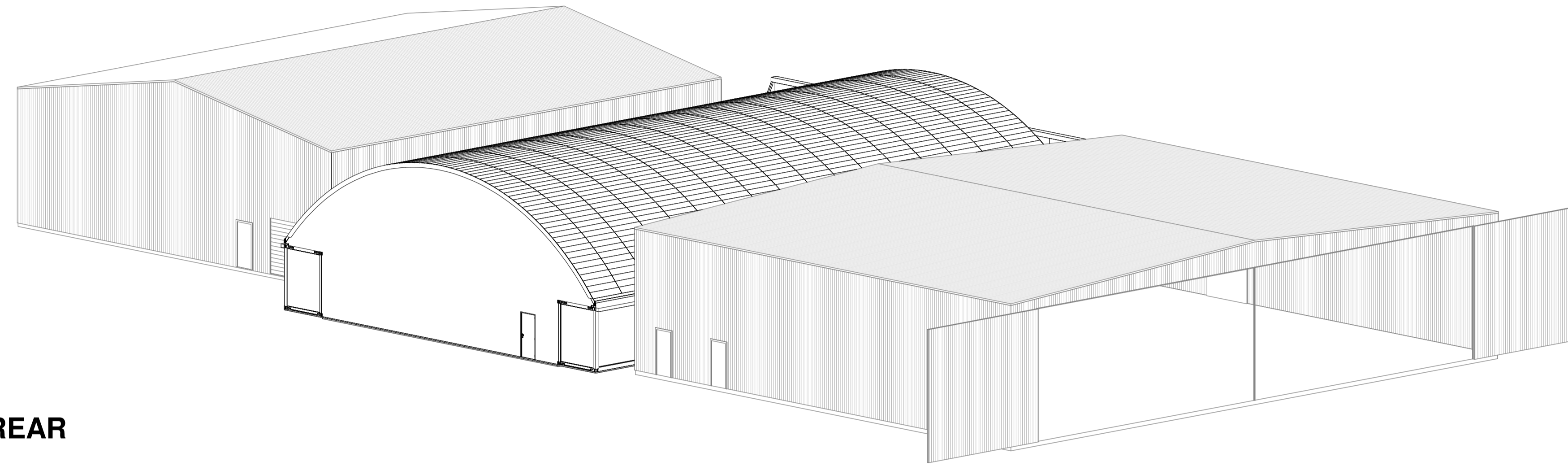
PROJECT
HORN ISLAND AIRPORT HANGER

TITLE
ELEVATIONS

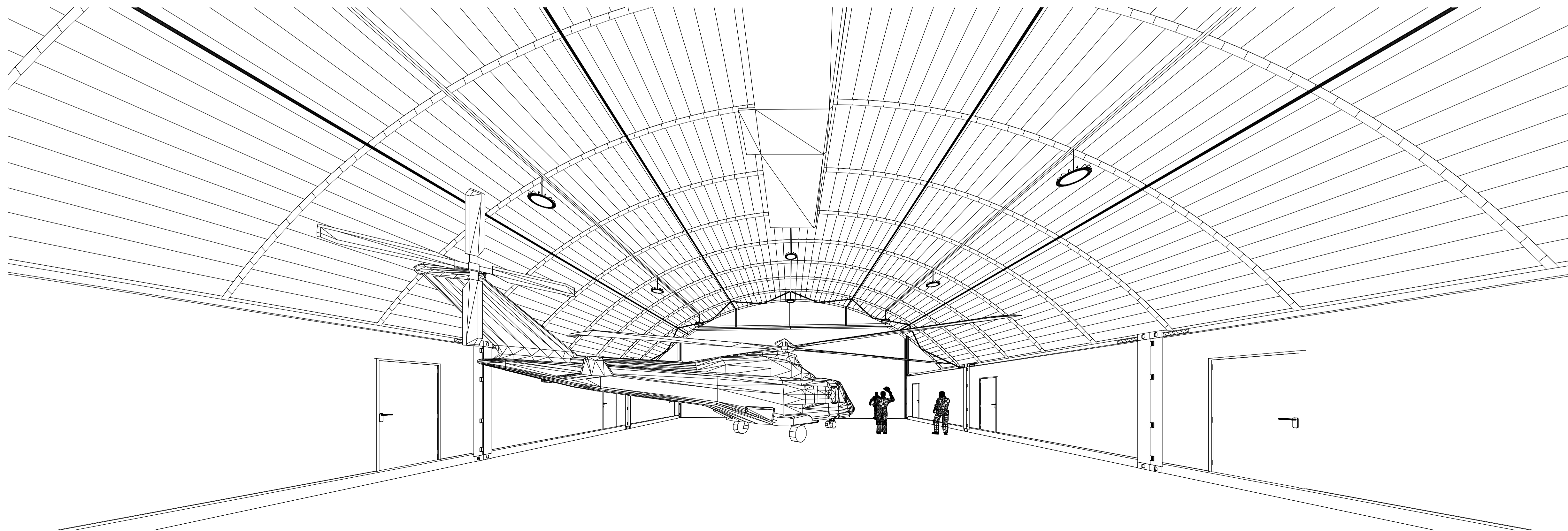
CLIENT BABCOCK AUSTRALASIA		
DRAWN BY WRU	CHECKED BY Checker	DATE 01/23/07
SCALE (@ A1) 1 : 100	PROJECT NUMBER 1001	
DRAWING NUMBER A102		REV



1 3D FRONT



2 3D REAR



3 INTERNAL PERSPECTIVE

TORRES SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use (Air Service—Hangar)

Lot details: Lot 1 SP142709 (Lease F SP211686)

Referred to in Council's Decision Notice

Approval Date: 28 January 2025

Application Number: IDAS 24/18

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE



PROJECT
**HORN ISLAND
AIRPORT HANGER**

TITLE
3D VIEWS

CLIENT
**BABCOCK
AUSTRALASIA**

DRAWN BY WRU	CHECKED BY Checker	DATE 01/23/07
SCALE (@ A1)		PROJECT NUMBER 1001

DRAWING NUMBER A103	REV
------------------------	-----