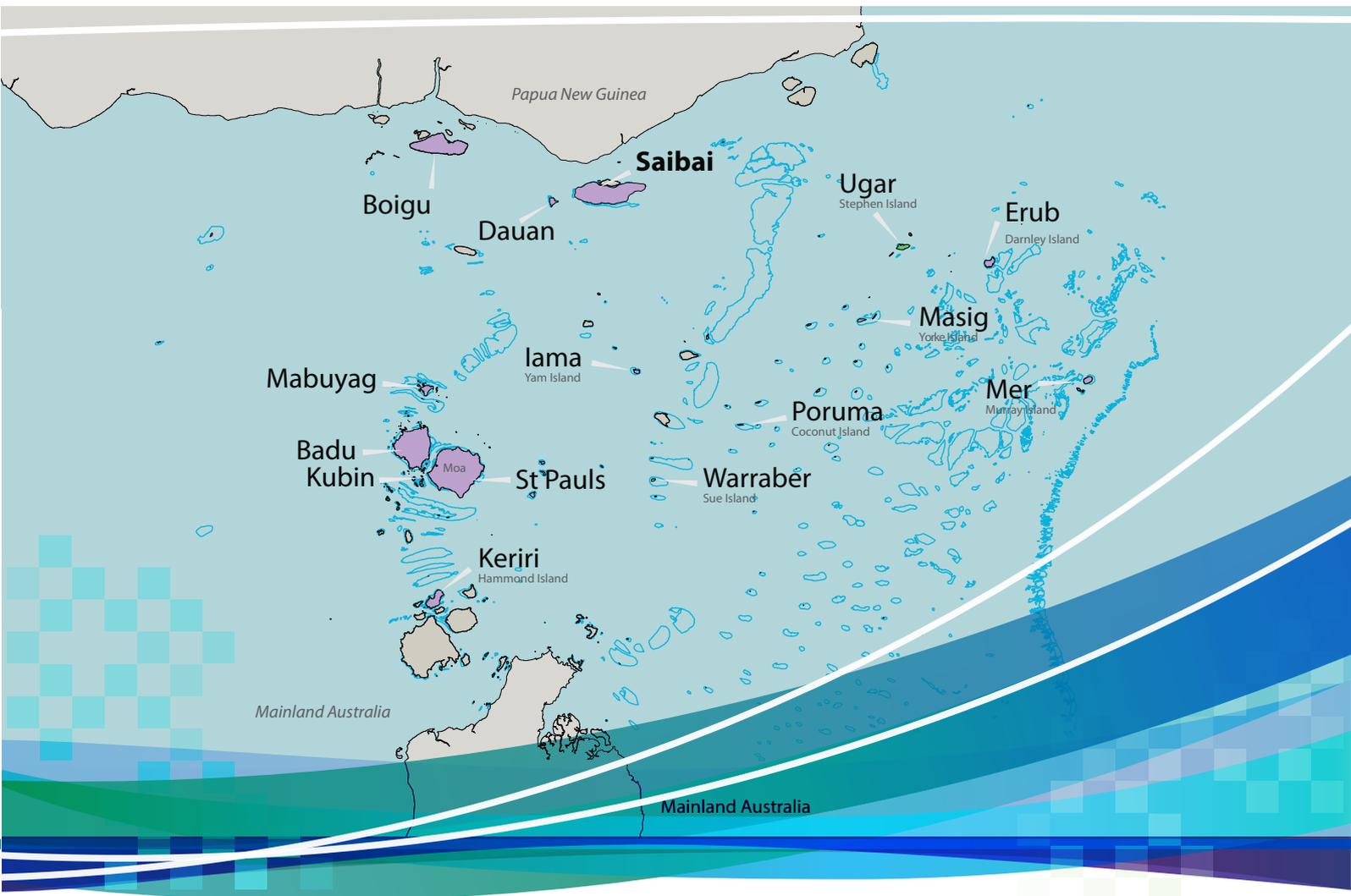
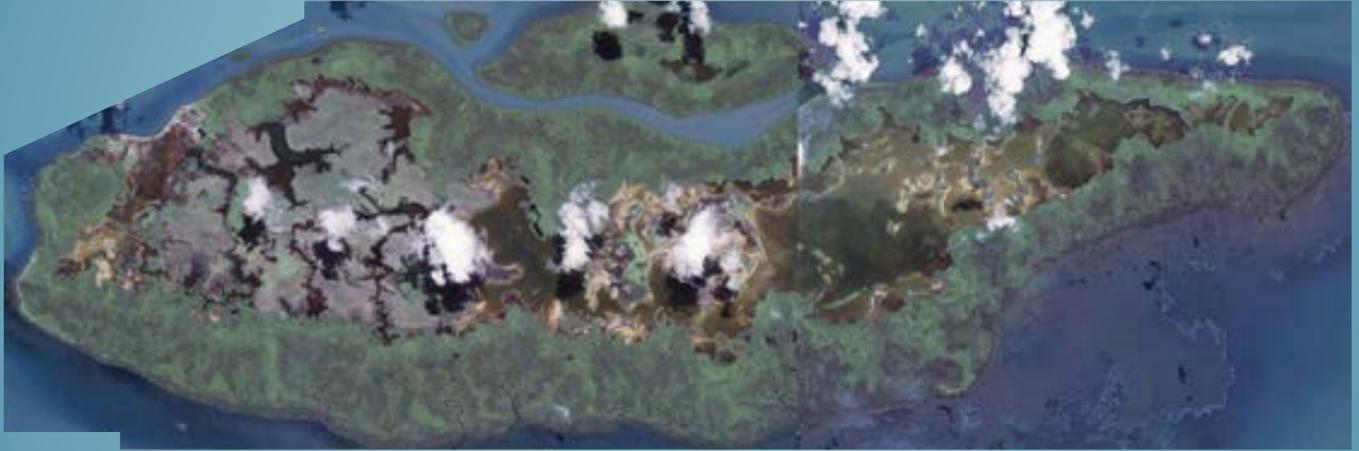




Saibai Island







Editor's Note –

Community Snapshot

Location

- Saibai Island is part of the Torres Strait top western group of islands. Located approximately 3km south of Papua New Guinea and 138km north of Horn Island, Saibai is the second most northern point of Australia. As such, it plays a significant role in national border security and serves as an early detection zone for the transmission of exotic pests and diseases into mainland Australia.

Population

- According to the most recent census, there were 480 people living on Saibai Island in August 2011, however, the population is highly transient and this may not be an accurate estimate. Saibai Island in particular hosts a large number of stayovers from Papua New Guinea who come to visit family and friends, trade with islanders, shop and access medical services.

Natural Hazards

- In relation to coastal hazards, Saibai Island is currently subject to frequent inundation over parts of the community during highest tides. The extent and frequency of these events are likely to increase in the future with climate change.
- Work is planned to increase the height of the sea wall and create additional bund walls to provide some additional protection for the community.

- Due to the topography and low lying nature of the island, other hazards such as catchment flooding and landslide do not present a significant threat to the Saibai Island community.
- Most of the larger vegetated areas are identified as a potential bushfire risk.

Topography and Environment

- Saibai is a flat, mud island with large interior swamps filled with brackish water. Its origins stem from the presence of the Fly River that discharges vast quantities of silt and sediment into nearby coastal waters.
- Covering an area of 10,400 hectares, it is one of the largest islands in the Torres Strait.
- Dominant habitat types include mangroves habitat, sand and mudflat habitat, savannah grassland and salt pans. Sand and mudflat habitats provide a 'stepping stone' for wading birds as they migrate through the region.
- Native flora and fauna that have been identified on Saibai Island include false water rat, foreshore skink and emerald monitor.
- As Saibai has large inundated areas that are tidally influenced, the island has limited waterway values other than those associated with marine drainage paths from mangroves and other inland areas. The extensive wetlands and other mangrove areas are significant environmentally and recreationally.



- As with all Torres Strait Islanders, the Saibai Island community has close connections to land, sea and sky and consider themselves as part of Gogobithiay (a local word for land, sea and sky). The community plans to remain on their island and adapt to their changing environment.

Township

- The township is located on a narrow embankment along the north western shoreline and is approximately 22km long by 2.75km wide.
- There are seven clan groups on Saibai Island which include Saibai Koedal, Dhoeybaw, Thabu-Burm / Katbay, Sui / Saydam, Umay, Aitkoedal and Samu.

Community Aspirations ¹

- Aspirations for built community and sporting facilities include the establishment of a child care centre, an interagency building (to accommodate commonwealth and state agencies as well as NGOs), a second community store (such as an Island and Cape), commercial freezer, recording studio / BRACS service, space for training, women's shelter, local gym, SES, community garden / hydroponics and arts centre.

- Possible enterprise opportunities include aquaculture, pearl farming, barramundi farming, seafood industries (such as crab and crayfish), ferry services, taxi service, boat repairs, funeral services, guest house and enterprises based on local arts and culture.

1. Many of the community aspirations listed here are taken from the Saibai Community Booklet 2012, which identifies community priorities relating to the National Indigenous Reform Agreement (NIRA) building blocks of early childhood, schooling, health, economic participation, healthy homes, safe communities, governance and leadership. Priorities that have a development implication are summarised here to provide an indication of the needs of the community. This is supplemented with information gained from community members during community consultation.

Local Story

The first man at Saibai was Mesea. He is usually called Melewal, because his home was a big bailer shell of the kind called Melewal. Melewal and Budia are called Muruig because they were the first people, no one else lived at Saibai before them. Budia arrived first when he saw Melewal crawl from the sea with an Alup shell (Bailer shell) on his back. Budia said to the new comer, "Who are you? If you are man, answer me."

Upon learning that the stranger was indeed a man he invited him to live at Saibai. Before Melewal came, Budia lived in a hole in the ground, now he said, "Henceforth, now I shall live above ground, my home will be a Bugle shell."

Both men used to leave their shell (home) and go for a walk. Melewal as a man, Budia as a Willy-wagtail bird (Seseku).

Two brothers, Nima and Poipoi and their sister Ereu lived at Magadaramkuiki, one day Ereu obtained permission from her brothers to hunt for crabs on the reef. A man named Gamai who was sailing back to his home Maiad, a village on the Papuan mainland asked Ereu to go with him. She agreed and the pair then travelled together in the canoe, hugging the eastern coast of Daudai to Gamai's home Maiad. When Ereu failed to return from the reef by the morning, Nima and Poipoi set out in search for their sister.

They walked across the swamp, then a short distance further they saw lying on the ground a piece of Bamboo such as that used to make a bow and arrow. Each said to the other, "Someone must live here," so they called out, "Koimega (friend) are you here?"

Melewal left his shell and greeted them and asked, "Where are you going?"

"We are looking for our sister, have you seen her?", they asked.

"No", said Melewal and asked, "Where is your canoe?"

“Our canoe Binibin is our topi iana”, said Nima and Poipoi.

The canoe, Binibin, was a magical one. Nima and Poipoi had a half coconut shell in their topi iana. When they wanted to travel by sea, they removed the half coconut shell from the topi iana and stuck a magic feather in it, the shell then transformed itself into the canoe, Binibin.

Budia and Melewal invited Nima and Poipoi to spend the night with them. The brothers refused and Budia said to them, “After you go I shall return to my former home under the ground, never to be seen again. Tell my people who come after me that I will leave two remembrances of myself to them. A hole which will sometime appear in the ground at the spot I live and the bird Seseku into which I changed.”

Nima and Poipoi sailed on and reached Daudai. They sailed along the coast and named every place they saw. They continued to sail east and finally saw a light of the village Maiad, where their sister Ereu had gone with Gamia.

Ereu and Gamia married at Maiad, with Ereu’s brother’s permission and stayed there and lived happily ever after. Nima and Poipoi continued to sail on. Melewal stayed at Saibai in his Bailer shell home. Budia as promised now and then appears in a Willy Wagtail (Seseku) bird form when a hole appears in the ground.

Source:

Museum, Horn Island, April 2008

7.2.12

Saibai Island - local plan code

7.2.12.1 Application

The code applies where identified in the assessment criteria column of tables 5.5.1, 5.5.2, 5.6.1 or 5.8.1, in part 5 of this planning scheme.

When using this code, reference should be made to section 5.3.

7.2.12.2 Purpose

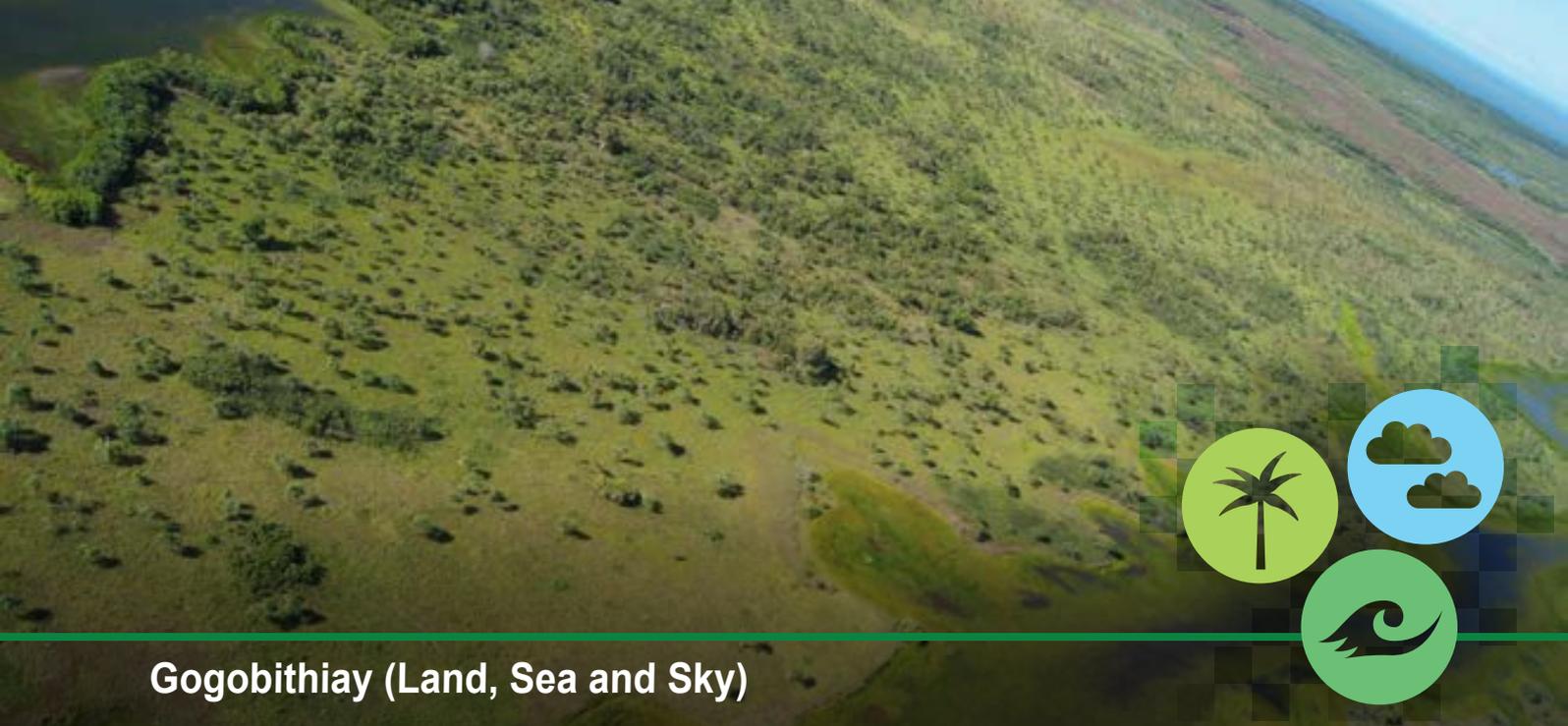
- (1) The purpose of the Saibai Island local plan code is to guide development on Saibai Island in a way that best meets the needs of the community.
- (2) The purpose of the Saibai Island local plan code will be achieved through the overall outcomes listed on the following pages under the headings of:
 - (a) Gogobithiay (land, sea and sky)
 - (b) Natural hazards
 - (c) Torres Strait people and townships
 - (d) Ailan kastom and cultural heritage
 - (e) Getting around
 - (f) Town infrastructure.

Note – For the purposes of this local plan code, the strategic framework maps in schedule 2 form part of the local plan maps. They contain information referred to in this code.



Editor's note – To identify where the zones and precincts apply across the local plan area, refer to the maps in schedule 2.





Gogobithiay (Land, Sea and Sky)

- (1) Development minimises and mitigates impacts on areas of high and moderate environmental value within the environmental management and conservation zone.
- (2) All development within the environmental management and conservation zone:
 - (a) avoids areas of high and moderate environmental value, wherever possible; and
 - (b) where areas of high and moderate environmental value can not be avoided, is located, designed and operated in a way that minimises and mitigates impacts to areas of environment value.
- (3) Within the township zone, development is designed to avoid or minimise impacts on environmental values, including existing vegetation, waterways, natural drainage lines and fauna movement corridors, wherever practical. Development should not occur within waterways.
- (4) The water quality and natural ecological and hydrological processes of the island's drainage systems are maintained. This includes important recreational and commercial fishing areas within the marine environment surrounding Saibai Island.

 **Editor's Note** – To identify areas of high environmental value and moderate environmental value or subject to natural hazards, refer to the maps in schedule 2.



Natural Hazards

- (1) Risks to people and property caused by coastal hazards, including erosion, storm tide inundation and the impacts of projected sea level rise, are minimised to the greatest extent possible by:
 - (a) Accommodating –
 - (i) Development within a coastal hazard area is:
 - (A) designed to withstand the erosion and storm tide inundation hazard; and
 - (B) designed to minimise susceptibility to erosion and storm tide inundation.
 - (ii) Essential community infrastructure is able to function effectively during and immediately after a coastal hazard.
 - (iii) Development provides for an evacuation route that is available at all times.
 - (iv) Development involving the manufacture or storage of hazardous materials does not increase risk to public safety or the environment caused by erosion and storm tide inundation.
 - (b) Protecting –
 - (i) To the greatest extent possible, development maintains environmental features and physical characteristics that provide protective functions for existing development against the risk of erosion and storm tide inundation;
 - (ii) As a last resort, coastal protection works may be considered to protect existing development.
- (2) Development avoids, minimises and mitigates risks to people and property caused by bushfire.
- (3) Development does not worsen the severity or impact to people and property caused by bushfire.
- (4) Essential community infrastructure and community facilities are accessible and able to function effectively during and immediately after a bushfire.

 **Editor's Note** – It is critical that future development in the Torres Strait takes into account potential risks associated with coastal hazards such as erosion and storm tide inundation, both now and in the future as sea levels rise. Planning responses will vary from island to island depending on the geomorphology of the island; the location of the township and township expansion area in relation to coastal hazards; the nature and severity of the risk; and the desires and aspirations held by the local community. In many cases, decisions about how to respond to coastal hazards will take time for local communities to thoroughly consider and decide.

This planning scheme takes coastal hazards into account using the best available data (at the time of writing). It is anticipated that, over time, the communities of the Torres Strait will continue to discuss these issues and develop an agreed position on the most appropriate responses at the local level. The outcome of these decisions will need to be incorporated into future amendments or revisions to this planning scheme.

While the best available data has been used in this planning scheme, projections about climate change may alter over time. In addition, circumstances may change which means that previous projections about coastal hazards are no longer valid (for example, if a sea wall is constructed to protect a township, calculations about where sea levels may extend to as a consequence of storm tide inundation and sea level rise will no longer be accurate). These circumstances will be taken into account either through development application processes or through planning scheme amendments.

Note – For the purpose of section 13 of the Building Regulations 2006:

- (1) land shown as flood hazard areas and storm tide inundation areas on the maps in schedule 2 is designated as the flood hazard area; and
- (2) the defined flood level in both areas is declared to be 2.26m + 0.8m relative to 2010 MSL datum.

 **Editor's Note** – Dwelling houses and dual occupancies are not made assessable in the township zone under section 5 of this planning scheme. However, building works approval will be required. The declaration of flood hazard areas under the planning scheme trigger various requirements under the Building Codes of Australia.

 **Editor's Note** – Essential community infrastructure is used in this document to describe infrastructure that is critical during and after an emergency and includes land uses such as emergency services, hospitals, health care services, renewable energy facilities, telecommunications facilities, utility installations, substations and major electricity infrastructure (see the land use definitions in schedule 1.1).

This is different to the term community facilities, which is used in this document to describe facilities which provide important social services to the community. Land use examples of community facilities include cemeteries, child care centres, clubs, community care centres, community residences, community uses, crematoriums, detention facilities, educational establishments, emergency services, health care services, hospitals, places of worship, retirement facilities, residential care facilities and rooming accommodation (see the land use definitions in schedule 1.1).

Note – Land shown as bushfire hazard area on the maps in schedule 2 is designated as the bushfire prone area for the purposes of section 12 of the Building Regulation 2006. The bushfire hazard area (bushfire prone area) includes land covered by very high, high and medium hazard areas as well as the potential impact buffer category.



Torres Strait People and Townships

- (1) Economic and employment opportunities are critical for the long term sustainability and self-determination of the Saibai community and opportunities are taken for development to support these objectives. Opportunities may include enterprises such as aquaculture, pearl farming, barramundi farming, seafood industries, ferry services, taxi service, boat repairs, funeral services, guest house and enterprises based on local arts and culture.
- (2) Development facilitates access to affordable, fresh and healthy foods, including community gardens, fresh food markets and home food gardens.
- (3) New development contributes to the creation of pleasant, safe attractive living environments and the health and wellbeing of Torres Strait Islanders.
- (4) A range of accommodation activities is provided within the township zone that responds to the needs of the community, including larger dwellings suitable for large families and smaller dwellings suitable for singles, young couples, older couples and small families.
- (5) New accommodation activities make efficient use of available unconstrained land within the township zone.
- (6) The township expansion precinct is developed primarily for the purpose of accommodation activities, well connected to the existing township, creates a pleasant living environment for internal and surrounding residents and able to be efficiently serviced by town infrastructure.
- (7) Outstations and camping areas are generally located within the environmental management and conservation zone and are an important part of Torres Strait Islander life, helping to keep communities connected to their traditional lands.
- (8) Development that requires connections to town services is located so that electricity, water supply and sewerage infrastructure can be provided in a cost effective and efficient way.
- (9) Safe and convenient access to community, sport and recreation facilities is available to meet the needs of the community, including people with special needs, older people, children, low income earners and people with disabilities.
- (10) Town infrastructure and short term accommodation capacity on Saibai Island is able to respond to demand from the large number of visitors from PNG and other communities in the Torres Strait.
- (11) New industrial activities are located where they will not unduly impact on the people's amenity, health or safety.

 **Editor's Note** – The terms 'garden', 'community garden' and 'food garden' are used in this planning scheme to describe traditional gardens and home food production, which may be conducted by individuals, households or clan/family groups within a house lot or elsewhere in the community on traditional land. These terms are not the same as 'cropping', which is done for commercial purposes and defined elsewhere in this planning scheme (see the land use definitions in schedule 1.1).



Ailan Kastom and Cultural Heritage

- (1) Communities are developed based on Ailan Kastom. In particular, access to the sea and the natural environment is maintained, and important places and events used for traditional practices are protected from any impacts of development.
- (2) Places and items of heritage significance for cultural, historical or archaeological reasons are identified and protected for the benefit of current and future generations.

 **Editor's Note** – Places shown as sacred sites and significant trees on the maps in schedule 2 are potential locations of cultural heritage value. Other locations of cultural heritage will exist that are not shown on the maps and in some cases, locations are not recorded due to reasons of confidentiality.

It is important that all land users are aware of their obligations under the *Torres Strait Islander Cultural Heritage Act 2003*.

The Act recognises that Torres Strait Islander people are the guardians, keepers and knowledge holders of their cultural heritage. Importantly, the Act recognises that significant areas do not necessarily have markings or other physical evidence indicating occupation or denoting its significance. For example, geographical places of importance may such as places that are part of myths or legends (commonly referred to as 'storyplaces') are significant under the Act.

The most important part of the Act is the Duty of Care provisions that require those conducting activities in areas of significance to take all reasonable and practical measures to avoid harming cultural heritage.

In addition, historical cultural heritage that are not Indigenous in origin are protected under the *Queensland Heritage Act 1992*. These places are recorded in this planning scheme.



Getting Around

- (1) The Saibai Island airstrip, helicopter landing pad, barge ramp, finger pier and associated facilities are critical pieces of transport infrastructure for the Saibai Island community. Development does not impact on the integrity of these facilities or the efficient and safe operation of air and sea transport services.
- (2) Transport infrastructure is designed to minimise noise, lighting or other disturbances to residents and users of surrounding accommodation activities and community facilities.

 **Editor's Note** – Development within tidal areas may be assessable against Schedule 4A of the Coastal Protection and Management Regulation 2003 if defined as 'prescribed tidal works'. For a definition of 'prescribed tidal works' refer to the *Coastal Protection and Management Act 2003*.

 **Editor's Note** – Transport infrastructure is used in this document to describe infrastructure required to move people around. Examples include roads, jetties, barge ramps, airports, helipads and walkways.

It includes land use definitions such as air services, transport depot and landing (see the land use definitions in schedule 1.1).



Town Infrastructure

- (1) Reliance on local waste facilities for the disposal of construction waste is minimised to the extent possible.
- (2) Town infrastructure is located and designed to avoid or minimise negative impacts on the community including negative visual impacts.
- (3) Development does not impede the future ability to:

 **Editor's Note** – the existing sewage treatment plant, waste facility and water supply infrastructure are nearing capacity (partly due to additional demand placed in infrastructure by PNG nationals) and may need to be expanded, or an alternative site found. As an investigation into potential sites had not yet occurred at the time this planning scheme was written, applicants will need to consult with TSIRC to determine if a suitable site for these facilities has been identified at the time a development application is being lodged.

 **Editor's Note** – Town infrastructure is used in this document to describe infrastructure required to provide a basic range of town services. Examples include water supply, sewage treatment, waste collection and disposal, stormwater management, electricity and telecommunications. It includes land uses such as major electricity infrastructure, renewable energy facilities, sub-stations, telecommunication facilities and utility installation facilities (see the land use definitions in schedule 1.1).

Services provided by town infrastructure may or may not be available within the township zone but typically are not available outside of the township zone. For further information about the existing and planned infrastructure (water supply, sewerage, stormwater, transport, parks and land for community facilities) refer to the local government infrastructure plans (LGIPs) in part 4 of this planning scheme.

As noted in the LGIPs, it is difficult to predict future demand for town infrastructure in TSIRC communities due to the way development processes and funding takes place in the region. Therefore, decisions about infrastructure provision are likely to be made on a case by case basis, depending on funding availability and a range of other factors.

7.2.12.3 Criteria for assessment

Table 7.2.12.3 — Assessable development

Performance outcomes	Acceptable outcomes
Gogobithiay (land, sea and sky)	
<p>PO1</p> <p>In limited circumstances, land within the environmental management and conservation zone can be developed for urban purposes provided that the development:</p> <ol style="list-style-type: none"> (1) needs to be separated from where people live; or (2) needs to be located in a particular place or near a particular resource to be able to function; or (3) requires a large area of land that can not physically fit within the township zone; or (4) is for the purpose of town infrastructure; or (5) is required to support ailan kastom or traditional practices. <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – Urban purposes is used in this document to describe all of the defined activity groups other than rural activities in schedule 1.1.1 in this planning scheme. An exception to this is part 4 of the planning scheme where urban purposes is defined as per the administrative definitions in schedule 1.2 of this planning scheme.</p> </div>	<p>No acceptable outcome is nominated.</p>
<p>PO2</p> <p>Development does not occur within the environmental management and conservation zone unless it:</p> <ol style="list-style-type: none"> (1) minimises and mitigates impacts to areas of high and moderate environmental value; (2) maintains connectivity of habitat and fauna movement corridors; and (3) connects tracts of fragmented habitat by vegetating rehabilitation areas where possible. 	<p>No acceptable outcome is nominated.</p>
<p>PO3</p> <p>Development is separated from waterways and wetlands to help maintain habitat values, water quality and natural ecological and hydrological processes.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – There are no discernable waterways on Saibai Island, however, there are marine drainage systems and extensive wetlands. These areas are not identified on the maps in schedule 2.</p> </div>	<p>A03.1</p> <p>Development:</p> <ol style="list-style-type: none"> (1) provides a minimum buffer of 30m to any localised natural drainage systems, and 40m to marine habitats; or (2) is no closer to these areas than existing buildings on the site. <hr/> <p>A03.2</p> <p>Within these buffer areas, vegetation is retained, no infrastructure is established and no earthworks are carried out.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 All landscaping and revegetation is done using plants native to Saibai Island.</p>	No acceptable outcome is nominated.
Natural Hazards – Coastal Hazards	
<p>PO5 Development within a coastal hazard area is:</p> <ol style="list-style-type: none"> (1) designed to withstand the erosion and storm tide inundation hazard; and (2) designed to minimise susceptibility to erosion and storm tide inundation by ensuring floor levels are above the defined flood level. <div style="background-color: #d3d3d3; padding: 5px; margin-top: 10px;"> <p> Editor's Note – To demonstrate achievement with this PO, a report prepared by a suitably qualified RPEQ (Registered Professional Engineer of Queensland) with coastal engineering experience may be required.</p> </div>	No acceptable outcome is nominated.
<p>PO6 Essential community infrastructure is able to function effectively during and immediately after a coastal hazard.</p>	No acceptable outcome is nominated.
<p>PO7 Development provides for an evacuation route that is available at all times.</p> <div style="background-color: #d3d3d3; padding: 5px; margin-top: 10px;"> <p> Editor's Note – Dwelling houses and dual occupancies are not made assessable under section 5 of this planning scheme, therefore, the planning scheme provisions do not apply to these land uses. However, building works approval will be required.</p> </div>	No acceptable outcome is nominated.
<p>PO8 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO8.1.1 Materials manufactured or stored on-site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged during a coastal hazard.</p> <p>OR</p> <p>AO8.1.2 Structures used for the manufacture or storage of hazardous materials are:</p> <ol style="list-style-type: none"> (1) located above the defined flood level; or (2) designed to prevent the intrusion of floodwaters.

Performance outcomes	Acceptable outcomes
<p>PO9 Development:</p> <p>(1) maintains vegetation on coastal landforms where its removal or damage may:</p> <p>(a) destabilise the area and increase the potential for erosion; or</p> <p>(b) interrupt natural sediment trapping processes or sand dune or land building processes; and</p> <p>(2) maintains the sediment volumes of sand dunes and near-shore coastal landforms; and</p> <p>(3) maintains physical coastal processes outside the development, including longshore transport of sediment along the coast.</p>	<p>No acceptable outcome is nominated.</p>
<p>Natural Hazards – Bushfire (Material Change of Use)</p>	
<p>PO10 Essential community infrastructure and community facilities are not established within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p>	<p>AO10.1 Essential community infrastructure and community facilities are not established or expanded within a bushfire hazard area.</p>
<p>PO11 Essential community infrastructure are able to function effectively during and immediately after a bushfire.</p>	<p>AO11.1 Essential community infrastructure is not established or expanded within a bushfire hazard area (bushfire prone area) unless underground.</p>
<p>PO12 Development involving hazardous materials manufactured or stored in bulk is not located within a bushfire hazard area (bushfire prone area).</p>	<p>AO12.1 The manufacture or storage of hazardous material in bulk does not occur within the bushfire hazard area (bushfire prone area).</p>
<p>PO13 Development is located and designed to ensure proposed buildings achieve a radiant heat flux level at any point on the building of:</p> <p>(1) 10kW/sqm where involving essential community infrastructure or community facilities; or</p> <p>(2) 29kW/sqm for all other uses.</p> <div data-bbox="164 1592 783 1731" style="background-color: #d9d9d9; padding: 5px;"> <p> Editor's Note – The radiant heat flux level is to be achieved by separation unless this is not practically achievable.</p> </div> <div data-bbox="164 1753 783 1921" style="background-color: #d9d9d9; padding: 5px;"> <p> Editor's Note – The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> </div>	<p>AO13.1 Buildings are separated from hazardous vegetation by a distance that:</p> <p>(1) achieves a radiant heat flux level at any point on the building of 10kW/sqm, where involving essential community infrastructure or community facilities, or 29kW/sqm for all other uses; and</p> <p>(2) is contained wholly within the development site.</p> <div data-bbox="807 1630 1426 1865" style="background-color: #d9d9d9; padding: 5px;"> <p> Editor's Note – Where a separation distance is to be achieved utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> </div>
<p>PO14 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO15</p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO15.1</p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ol style="list-style-type: none"> (1) is either below ground level or of non-flammable construction; (2) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ol style="list-style-type: none"> (a) 10,000L for residential buildings; (b) 45,000L for industrial buildings; and (c) 20,000L for other buildings; and (3) is provided with fire brigade tank fittings - 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
<p>PO16</p> <p>Landscaping uses species that are less likely to exacerbate a bushfire and does not increase fuel loads within separation areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17</p> <p>Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality.</p>	<p>No acceptable outcome is nominated.</p>
Natural Hazards – Bushfire (Reconfiguration of a Lot)	
<p>PO18</p> <p>Where subdivision is being undertaken for an urban purpose or within the township zone, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/sqm at the boundary of the proposed lots.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – Urban purposes is used in this document to describe all of the defined activity groups other than rural activities in schedule 1.1.1 in this planning scheme. An exception to this is part 4 of the planning scheme where urban purposes is defined as per the administrative definitions in schedule 1.2 of this planning scheme.</p> </div> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> </div>	<p>AO18.1.1</p> <p>No new lots are created within a bushfire hazard area (bushfire prone area).</p> <p>OR</p> <p>AO18.1.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <ol style="list-style-type: none"> (1) achieves a radiant heat flux level of 29kW/sqm at all lot boundaries; and (2) is contained wholly within the development site. <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – Where a separation distance is to be achieved utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> </div>

Performance outcomes	Acceptable outcomes
<p>PO19</p> <p>Where subdivision is undertaken for a purpose other than an urban purpose, a building envelope of reasonable dimensions is provided on each lot which achieves a radiant heat flux level of 29kW/sqm at any point.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people, by:</p> <ol style="list-style-type: none"> (1) minimising the length of the development perimeter exposed to, or adjoining hazardous vegetation; (2) avoiding the creation of potential bottle-neck points in the movement network; (3) establishing direct access to a safe assembly/evacuation area in the event of an approaching bushfire; and (4) ensuring roads likely to be used in the event of a fire are designed to minimise traffic congestion. 	<p>No acceptable outcome is nominated.</p>
<p>Torres Strait People and Townships</p>	
<p>PO21</p> <p>Industrial activities minimise any noise, odour or other emissions and do not impact on the community's ability to enjoy their lifestyle.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22</p> <p>Multiple dwellings occur within the township zone and are located, designed and oriented to create pleasant, safe and attractive living environments, including through:</p> <ol style="list-style-type: none"> (1) provision of generous outdoor open space suited to tenant needs; (2) creation of privacy within individual dwellings; (3) provision of an attractive outlook from individual dwellings; (4) optimum access to cooling breezes to dwellings; (5) provision of main building entrances, verandahs and windows that allow overlooking of the street; and (6) screening along site boundaries or dwelling openings to obscure any undesirable views. 	<p>No acceptable solution is nominated.</p>
<p>PO23</p> <p>Accommodation activities and community facilities are located and sited so that visual, lighting, noise and other impacts do not unduly affect residents and visitors to the site.</p>	<p>AO23.1</p> <p>Accommodation activities and community facilities are separated from:</p> <ol style="list-style-type: none"> (1) existing and future substations by a minimum distance of 50m; and (2) existing and future sea and air transport infrastructure by a minimum distance of 100m.

Performance outcomes	Acceptable outcomes
<p>PO24 Development within the township expansion precinct:</p> <ul style="list-style-type: none"> (1) connects to surrounding streets and parks to allow easy movement for pedestrians and vehicles between older and newer parts of town; (2) minimises runoff, wastage of water and negative impacts on water quality by retaining natural drainage lines, maximising permeable surfaces and, where possible, maximising opportunities for reuse of water; (3) provides for building orientation that maximises access to cooling breezes; (4) is sequenced to allow efficient connections or upgrades to town infrastructure such as roads, water, waste water, drainage and electricity; and (5) includes landscaping in streets and public areas. 	No acceptable solution is nominated.
<p>PO25 Community facilities, particularly those accommodating child care, educational, training and health services are located within the township zone.</p>	No acceptable solution is nominated.
<p>PO26 Development that may be incompatible with or compromise the ongoing operation or expansion of community facilities does not occur near these uses.</p>	No acceptable solution is nominated.
<p>PO27 Where possible, community facilities are co-located, multi-purpose and flexible to be able to respond to the changing needs of the community over time.</p>	No acceptable solution is nominated.
Ailan Kastom and Cultural Heritage	
<p>PO28 The continued practice of Ailan Kastom is facilitated and not impeded by development.</p>	No acceptable solution is nominated.

Performance outcomes	Acceptable outcomes
<p>PO29 Development does not cause run off, soil erosion or other impacts that may lessen the significance or use of nearby cultural heritage places and sacred sites.</p> <p> Editor's Note – Places shown as sacred sites and significant trees are potential locations of cultural heritage value. Other locations of cultural heritage value will exist that are not shown on the maps in schedule 2.</p> <p>It is recommended that, prior to the commencement of new development:</p> <ul style="list-style-type: none"> • consultation with Traditional Owners, the relevant native title prescribed body corporates and TSIRC and is undertaken to identify potential cultural heritage values and where these exist, appropriate responses; • cultural heritage surveys are undertaken prior to the ground disturbing activities taking place; and • a local Torres Strait Islander Traditional Owner is employed as a cultural heritage manager and monitor throughout construction works. 	<p>No acceptable solution is nominated.</p>
<p>Getting Around</p>	
<p>PO30 Development does not impact on Saibai Island's air and sea transport infrastructure, including the airstrip, helicopter landing pad, barge ramp, finger pier and associated facilities, or the efficient and safe operation of services from these facilities.</p>	<p>No acceptable solution is nominated.</p>
<p>PO31 Where upgrading existing, or establishing new, barge ramps or piers, development:</p> <p>(1) is designed to minimise noise, lighting and other disturbances to residents and users of accommodation activities and community facilities; and</p> <p>(2) provides for nearby set down or storage areas to avoid congestion around the facility.</p> <p> Editor's Note – Only development above high water mark is assessable against this planning scheme.</p>	<p>No acceptable solution is nominated.</p>

Performance outcomes	Acceptable outcomes
Town Infrastructure	
<p>PO32 Waste materials generated from construction activities are reused or recycled, wherever possible, to minimise reliance on local waste facilities.</p>	No acceptable solution is nominated.
<p>PO33 The visual impact of town infrastructure is minimised.</p>	No acceptable solution is nominated.
<p>PO34 Town infrastructure is located and designed to avoid or minimise impacts on the community resulting from noise, odour and other emissions.</p>	No acceptable outcome is nominated.
<p>PO35 Development is separated from land identified for a waste facility or for the expansion of the existing waste facility.</p>	No acceptable outcome is nominated.
<p>PO36 Development is separated from land identified for the expansion of the sewerage treatment plant.</p>	No acceptable outcome is nominated.
<p>PO37 Development is separated from land identified for water supply infrastructure or for the expansion of the existing water supply infrastructure.</p>	No acceptable outcome is nominated.

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