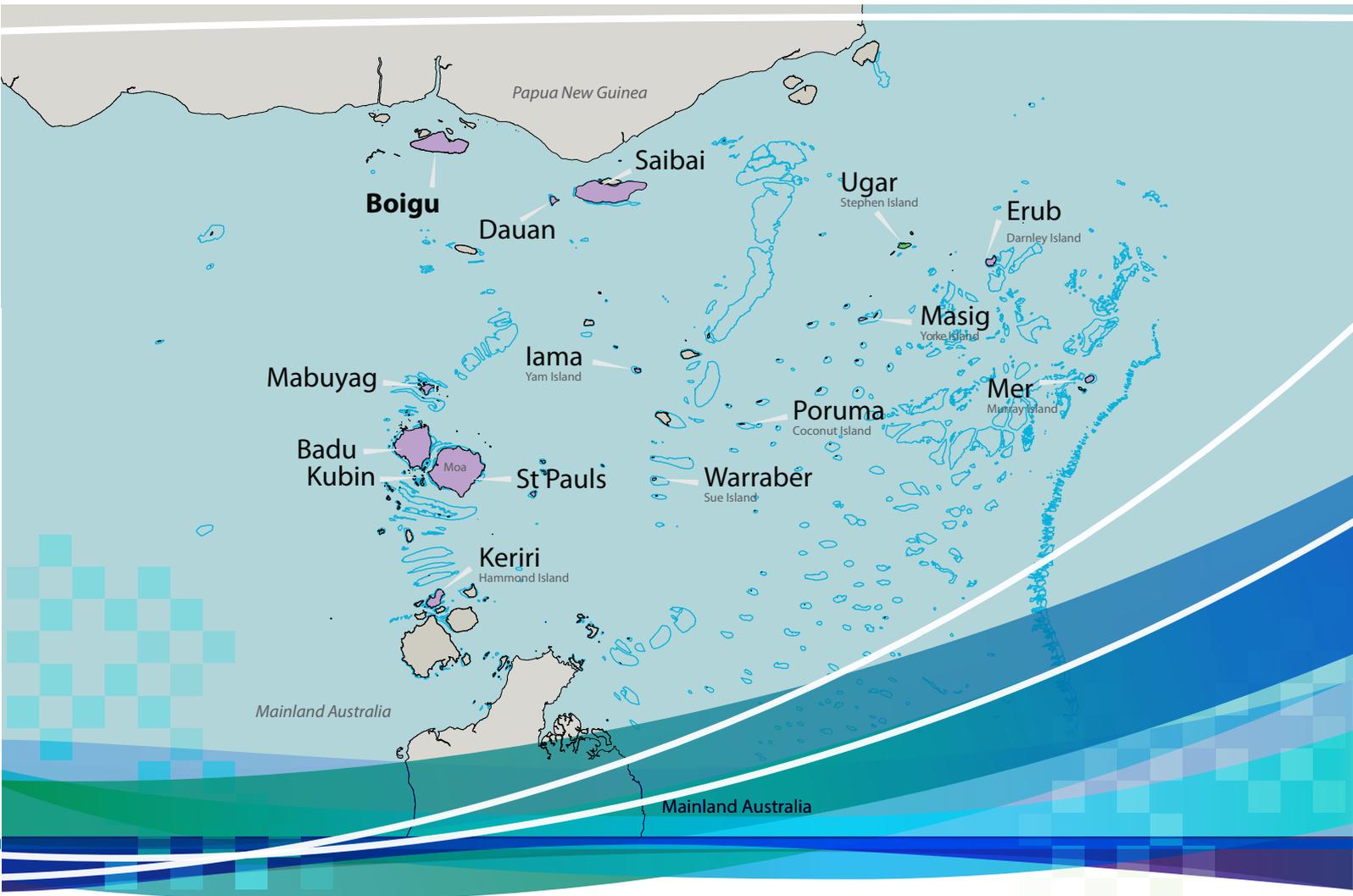
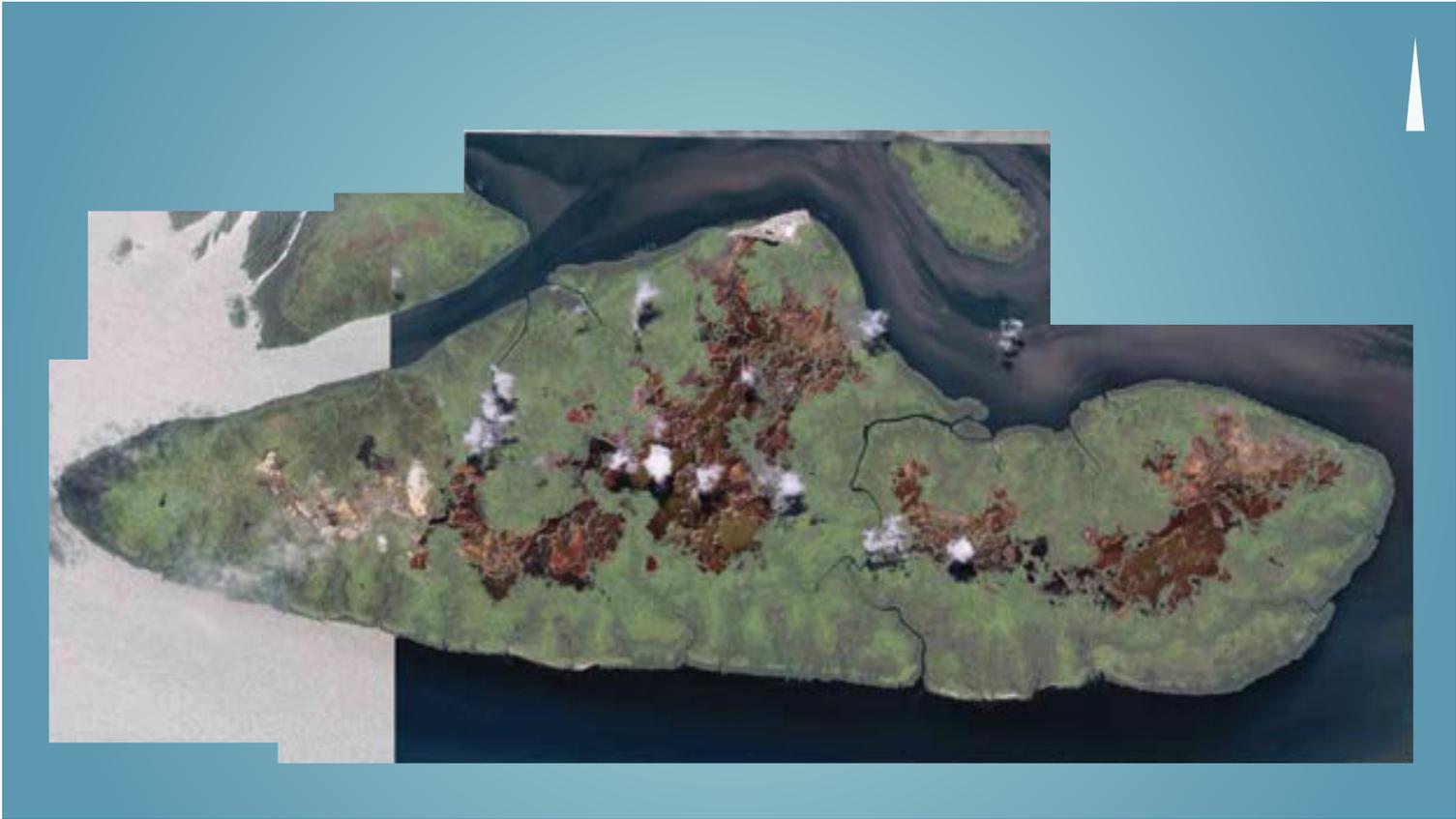




Boigu Island









Editor's Note –

Community Snapshot

Location

- Boigu Island is part of the Torres Strait top western group of islands. Located approximately 6km south of Papua New Guinea, Boigu is the north most point of Australia.
- Covering an area of 6,630 hectares, it is one of the largest islands in the Torres Strait.

Population

- According to the most recent census, there were 208 people living on Boigu Island in August 2011, however, the population is highly transient and this may not be an accurate estimate.
- Boigu hosts a large number of stayovers from Papua New Guinea who come to visit family and friends, trade with islanders, shop, access medical services and participate in festivals and feasts.

Natural Hazards

- In relation to coastal hazards, Boigu 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.
- A sea wall provides some protection and is planned to be raised in the future.

Topography and Environment

- Boigu Island is a flat mud island with large interior swamps filled with brackish water.
- The island is almost exclusively covered in salt pans, tidal flats and mangrove forests which line the shoreline over most parts of the island with the exception of the township.
- Native flora and fauna that have been identified on Boigu Island include the emerald monitor and false water rat.
- As a predominantly tidally influenced island, Boigu has few watercourses other than those associated with localised drainage of mangrove and swamp areas.
- The Boigu Island community have close connections to land, sea and sky and plan to remain on the island and adapt to their changing environment.

Township

- The township is located on the island's northern shoreline and covers an area of approximately 800m by 400m.
- Over the next 10 years, housing is expected to expand to the south east once the land is filled to a level that will protect people and property from storm tides and sea level rise.



- Some of the biggest challenges on Boigu Island are housing availability, lack of employment opportunities and poor telecommunications. Development that supports the construction of new housing, facilitates employment opportunities and provides for better mobile and internet connection is a high priority.
- The availability of water and efficient operation of water infrastructure is another important issue for the community.

Community Aspirations ¹

- Aspirations for built community and sporting facilities include the establishment of a child care centre, sporting fields, swimming pool, canteen, playgrounds for children, public parks, an expanded health centre, arts and craft centre and community hall.
- Possible enterprise opportunities include seafood industries, boat repairs (including fibreglassing and welding), hydroponics, a kiosk or coffee shop, restaurant, community freezer, crab farming, ferry tours and aquaculture ponds (prawn, crayfish and crab).

- There are aspirations for a new government and office precinct on Boigu Island that would accommodate local and state government offices including a space for mypathways. The preferred location for the immigration office is near the water front to improve surveillance of the ocean.

1. Many of the community aspirations listed here are taken from the Boigu 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.

Other

- As the northern most point of Australia, Boigu plays a significant role in national border security and defence and serves as an early detection zone for the transmission of exotic pests and diseases into mainland Australia.



Local Story

The first people on the island of Boigu were two men, from whom the island got its name, and a woman named Met.

For some time the men lived not far from each other on the northern side of the island, but, because each was effectively screened from the other by dense scrub, neither knew of the other's presence. Nor did the two men know of the woman Met who lived at Padin on the southern side of the island.

One man lived at Kadal Bupur¹; the other lived at Boibil Gizu – close to the garden land worked by him near Mai².

One night, the man who lived at Boibil Gizu walked through the scrub to Kadal Bupur – to learn that someone lived there. He returned again the following night, taking with him a gift of the biggest yams that grew in his garden.

Now the man who lived by himself at Kadal Bupur had noticed the tracks made by his visitor and had decided to keep watch in case he should come again. So it was that the man from Boibil Gizu was greeted upon his arrival at Kadal Bupur the second night with the words: "Who are you?"

When he replied, "My name is Boigu," the man of Kadal Bupur said: "My name is Boigu, too."

Boigu of Kadal Bupur then invited Boigu of Boibil Gizu to come and live with him. The other agreed, but said that Boigu of Kadal Bupur must make his gardens near his at Mai where the soil was very fertile. So the two men lived together from that time, and every day they went to their gardens at Mai.

One day, Met decided to walk across the island. When she reached Kawatag after making her way through the swamp, she went down to the beach and followed it until she came to Kadal Bupur. She saw a house, but there was no one in sight. She returned to Padin.

The next day she crossed the swamp again. This time she took notice of the gardens and the coconut palms between Kawatag and Mai. Again she found no one at home at Kadal Bupur – the two men were away working in their gardens. So once again she returned to

Padin, still without having learned who was living on the island besides herself. When Boigu of Kadal Bupur and Boigu of Boibil Gizu arrived back from their gardens at the end of the day they saw the footprints – footprints made by a woman – and began to argue about who should have her.

Met came a third time from Padin, and was seen by Boigu of Kadal Bupur as she was walking across the clearing to Kawatag after she left the cover of the mangroves at the edge of the swamp.

Boigu of Kadal Bupur went to her and then they went to his home. After that, the man and woman went together to the gardens daily, and Boigu of Boibil Gizu decided to live by himself again.

Back at his former home the night after he left them, he made a plan to go to Kadal Bupur and kill the other man.

Armed with his gabagaba, he set out from Boibil Gizu at dawn next morning, walked to the beach, entered the water, and swam to Kadal Bupur, reaching that place just as Boigu of Kadal Bupur threw in his line to catch fish for the morning meal. Boigu of Boibil Gizu, who had timed his arrival for that moment, grabbed the line, pulled it under the water, and allowed himself to be hauled ashore like a fish. Once there, he stood up, struck Boigu of Kadal Bupur a killing blow with his gabagaba, and immediately afterwards swam back to his home. He landed on the beach at

Gerwai³ and walked from there to Boibil Gizu.

Met, who had not gone down to the edge of the water with her husband to fish but had remained behind to stoke up the coals of the cooking fire (as Boigu of Boibil Gizu had known she would), knew nothing of what had happened. It was not until some time later that she went to look for him and found his dead body on the beach.

She was still crying that afternoon when Boigu of Boibil Gizu walked through the scrub to Kadal Bupur. He asked her the reason for her tears. She told him that her husband was dead. She also told him to go away, but he refused to leave and after a while was able to persuade her to place her husband's body on a sara. When that had been done, she consented to go and live at Boibil Gizu.

Now all the gardens belonged to Boigu of Boibil Gizu and Met.

Source:

Myths & Legends of Torres Strait, Lawrie, 1970
[Told by Moses Dau at Boigu, 9 October 1968]

1. The church is at Kadal Bupur.
2. Mai, a well. This is the well from which Boigu village obtains its water supply.
3. The school is at Gerwai.



7.2.2

Boigu Island - local plan code

7.2.2.1 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.

7.2.2.2 Purpose

- (1) The purpose of the Boigu Island local plan code is to guide development on Boigu Island in a way that best meets the needs of the community.
- (2) The purpose of the Boigu 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 habitat values, water quality and natural ecological and hydrological processes of marine habitats, including lagoons, streams and drainage pathways are maintained. This includes important recreational and commercial fishing areas within the marine environment surrounding Boigu 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 occurs to protect existing development.
- (2) Development avoids, minimises or mitigates risks to people and property caused by flooding.
- (3) Development does not worsen the severity or impact to people and property caused by flooding.
- (4) Essential community infrastructure is able to function effectively during and immediately after a flood.

 **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 tides or sea level rise will not 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 2.62m + 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 Boigu community and opportunities are taken for development to support these objectives. Opportunities may include enterprises such as seafood industries, hydroponics, a kiosk, restaurant, community freezer, crab farming, ferry tours and aquaculture ponds (prawn, crayfish and crab).
- (2) New commercial and government uses are consolidated within the township centre core to reinforce this area as the focal point for business activity within the community.
- (3) Development facilitates access to affordable, fresh and healthy foods, including community gardens, fresh food markets and home food gardens.
- (4) New development contributes to the creation of pleasant, safe attractive living environments and the health and wellbeing of Torres Strait Islanders.
- (5) 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. Family homes are situated on land that is large enough for a zarzar.
- (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) Industrial activities and town infrastructure are generally located within the industry core to allow separation from accommodation activities and community facilities.
- (8) 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. Structures such as sheds and water tanks are provided in these areas to support access to traditional land.
- (9) 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.
- (10) 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.
- (11) Town infrastructure and short term accommodation capacity on Boigu Island is able to respond to demand from the large number of visitors from Papua New Guinea.
- (12) Development required to support national border security activities, which may include space for government offices with good access to tidal waters, is prioritised over other development in the event where there are

competing uses and located within the township zone wherever practical and possible.

- (13) 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).

 **Editor's Note** – Zarzar is the traditional name for an outdoor kitchen. Zarzars are used for outdoor fires and feasting with family and community members. The structures are often temporary and therefore do not require building approval.





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 'story places') 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 Boigu Island airstrip, helicopter landing pad, barge ramp, finger pier and associated facilities are critical pieces of transport infrastructure for the Boigu 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) Development does not impede the future ability to expand the existing cemetery or develop a new cemetery in a location to be determined by Council.
- (3) Town infrastructure is located and designed to avoid or minimise negative impacts on the community including negative visual impacts.
- (4) The construction of a telecommunications facility on Boigu Island is a matter of priority in order to improve internet and mobile coverage within the township and support economic activity.

 **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.

7.2.2.3 Criteria for assessment

Table 7.2.2.3 — 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. <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>	<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> <p> Editor's Note – There are no discernable waterways on Boigu Island, however, there may be localised natural drainage systems or areas where water ponds during heavy rainfall. These areas are not identified on the maps in schedule 2.</p>	<p>A03.1</p> <p>Development:</p> <ol style="list-style-type: none"> (1) provides a minimum buffer of 30m to marine habitats; or (2) is no closer to these areas than existing buildings on the site. <p>A03.2</p> <p>Within these buffer areas, vegetation is retained, no infrastructure is established and no earthworks are carried out.</p>
<p>PO4</p> <p>Development is not located any closer to the Radjah Shelduck habitat than the existing airstrip.</p>	<p>No acceptable outcome is nominated.</p>



Performance outcomes	Acceptable outcomes
<p>PO5 Aquaculture does not negatively impact on local fish species.</p>	<p>AO5.1 Lagoons are only stocked with native fish species and not exotic fish species.</p>
<p>PO6 Development does not introduce or spread known or potential pest or weed species, such as Lantana and Baleria, by:</p> <p>(1) removing existing weed or pest infestations; and (2) adopting measures to control the introduction of new pests and weeds.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO7 All landscaping and revegetation is done using plants native to Boigu Island.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO8 Development which may result in the loss of the man-made lagoon near the airstrip provides for:</p> <p>(1) its habitat values to be offset by reinstating or enhancing similar habitat values elsewhere; and (2) the habitat to be stocked with native fish and aquatic fish and invertebrates to control disease breeding vectors such a mosquitos and midges.</p>	<p>No acceptable outcome is nominated.</p>
<p>Natural Hazards – Coastal Hazards</p>	
<p>PO9 Development within a coastal hazard area is:</p> <p>(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.</p> <div style="background-color: #d9d9d9; 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>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Essential community infrastructure is able to function effectively during and immediately after a coastal hazard.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO11 Development provides for an evacuation route that is available at all times.</p> <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>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO12.1.1 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>AO12.1.2 Structures used for the manufacture or storage of hazardous materials are:</p> <p>(1) located above the defined flood level; or (2) designed to prevent the intrusion of floodwaters.</p>
<p>PO13 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>Torres Strait People and Townships</p>	
<p>PO14 New commercial and government uses, other than home based businesses, industrial activities, community facilities and waterfront activities, are consolidated within the township centre core area.</p>	<p>No acceptable solution is nominated.</p>
<p>PO15 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>



Performance outcomes	Acceptable outcomes
<p>PO16</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) interspersing with lower density forms of accommodation activities; (2) provision of generous outdoor open space suited to tenant needs; (3) creation of privacy within individual dwellings; (4) provision of an attractive outlook from individual dwellings; (5) optimum access to cooling breezes to dwellings; (6) provision of main building entrances, verandahs and windows that allow overlooking of the street; and (7) screening along site boundaries or dwelling openings to obscure any undesirable views. 	<p>No acceptable solution is nominated.</p>
<p>PO17</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>AO17.1</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.
<p>PO18</p> <p>Development within the township expansion precinct:</p> <ol style="list-style-type: none"> (1) is primarily for the purpose of accommodation activities and includes a mix of higher density building forms such as dual occupancies and multiple dwellings; (2) connects to surrounding streets and parks to allow easy movement for pedestrians and vehicles between older and newer parts of town; (3) 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; (4) provides for building orientation that maximises access to cooling breezes; (5) includes a local park in a central location that caters to the needs of future residents of the new development and can be easily seen from residential areas; (6) is sequenced to allow efficient connections or upgrades to town infrastructure such as roads, water, waste water, drainage and electricity; and (7) includes landscaping in streets and public areas. 	<p>No acceptable solution is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO19</p> <p>Industrial activities and town infrastructure are generally located within the industry core to allow separation from accommodation activities and community facilities.</p>	<p>No acceptable solution is nominated.</p>
<p>PO20</p> <p>Community facilities, particularly those accommodating child care, educational, training and health services are located within the township zone.</p>	<p>No acceptable solution is nominated.</p>
<p>PO21</p> <p>Development that may be incompatible with or compromise the ongoing operation or expansion of community facilities does not occur near these uses.</p>	<p>No acceptable solution is nominated.</p>
<p>PO22</p> <p>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>	<p>No acceptable solution is nominated.</p>
<p>Ailan Kastom and Cultural Heritage</p>	
<p>PO23</p> <p>The continued practice of Ailan Kastom is facilitated and not impeded by development.</p>	<p>No acceptable solution is nominated.</p>
<p>PO24</p> <p>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> <div style="background-color: #D3D3D3; padding: 10px;"> <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. </div>	<p>No acceptable solution is nominated.</p>



Performance outcomes	Acceptable outcomes
Getting Around	
<p>PO25 Development does not impact on Boigu Island's airstrip, helicopter landing pad, barge ramp, finger pier and associated facilities or the efficient and safe operation of services from these facilities.</p>	No acceptable solution is nominated.
<p>PO26 Where upgrading existing, or establishing new, barge ramps or piers, development:</p> <ol style="list-style-type: none"> (1) is designed to minimise noise, lighting and other disturbances to residents and users of accommodation activities and community facilities; (2) provides for nearby set down or storage areas to avoid congestion around the facility and minimise damage to local roads; and (3) provides for an inspection point where biosecurity officers can check goods for plant material, insects and soil. <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – Only development above high water mark is assessable against this planning scheme.</p> </div>	No acceptable solution is nominated.
<p>PO27 Accommodation activities and community facilities adjoining, or in proximity to, an airstrip are designed to minimise the impact of aircraft noise on residents.</p>	No acceptable outcome is nominated.
<p>PO28 Lighting of the airstrip is designed so that nuisance to nearby accommodation activities and</p>	No acceptable outcome is nominated.
Town Infrastructure	
<p>PO29 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>PO30 The visual impact of town infrastructure is minimised.</p>	No acceptable solution is nominated.
<p>PO31 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>PO32 Development is separated from land identified for a new cemetery or for the expansion of the existing cemetery.</p>	No acceptable outcome is nominated.
<p>PO33 The construction of a telecommunications facility on Boigu Island is a matter of priority in order to improve internet and mobile coverage within the township and support economic activity.</p>	No acceptable outcome is nominated.