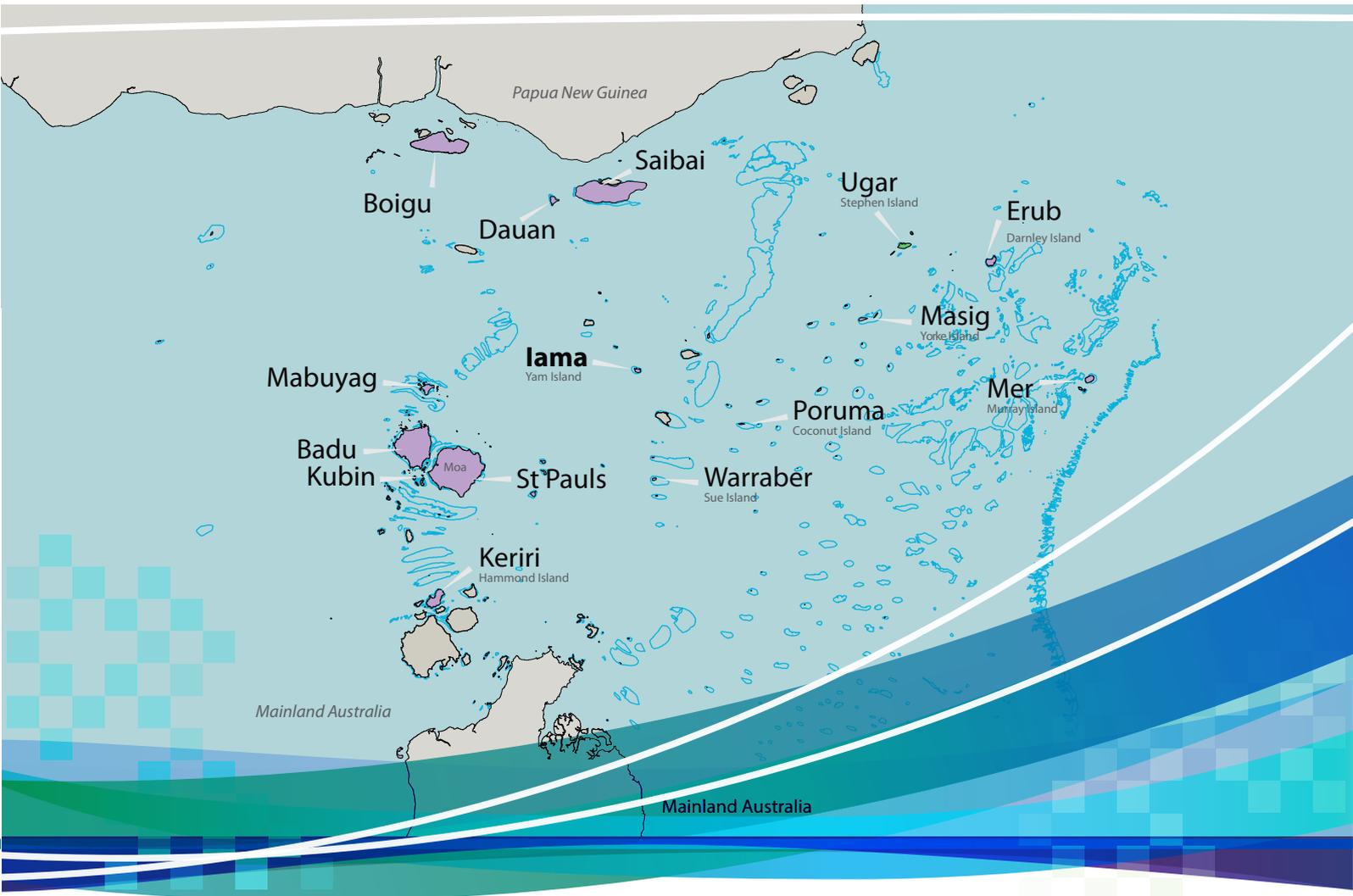




lama (Yam) Island







Editor's Note –

Community Snapshot

Location

- lama Island is part of the Torres Strait central group of islands. The island is positioned roughly in the centre of the region, approximately 93km north east of Horn Island.

Population

- According to the most recent census, there were 315 people living on lama Island in August 2011, however, the population is highly transient and this may not be an accurate estimate.

Natural Hazards

- The township, along with the airstrip, telecommunications and waste infrastructure, is located on a flat section of land near the coast, making it susceptible to inundation from the sea.
- Coastal hazards, including erosion and storm tide inundation, currently have an impact on the low lying parts of lama Island and it is likely that flooding may become more regular and significant in the future due to climate change.
- Due to the topography and vegetation cover over lama Island, natural hazards such as catchment flooding and landslide are potential threats to the lama Island community and need to be managed to varying degrees.

Topography and Environment

- lama Island is a vegetated granite island fringed with coral sand flats. The island landforms are distinguished by three distinct types: vegetated, steep and hilly land; plateau areas at the top of the slope; and flat areas around the coastline.
- Dominant habitat types include mangrove forests, vine forests and the coastal environment. The mangroves and coastal habitats in particular are of very high quality, with the latter providing habitat for rare and threatened bird species. In addition, the sea grasses in surrounding waters provide important dugong habitat.
- There are many watercourses on lama Island, many that only flow during the wet season.
- As with all Torres Strait Islanders, the lama 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).
- Further investigation may be undertaken to supplement water supply by establishment of a dam/lagoon.





Township

- Iama Island is approximately 2.2km long by 1.5km wide. The main township is located at the north-western end of the island covering an area of approximately 300m by 300m.

Community Aspirations ¹

- Aspirations for built community and sporting facilities include the establishment of a child care facility, dental services, indoor sporting facilities (such as a stadium), community hall, arts and craft centre, helipad, safe house, healing centre and upgrades to the health care centre.
- Possible enterprise opportunities include tourism ventures (such as fishing, diving, island hopping), aquaculture (such as tropical rock lobster, oyster and clams), live crayfish and bêche-de-mer processing, internet café, resort accommodation and environmental education / recreational opportunities based around the mangroves.

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

Long ago a man named Mokaan lived at the foot of Tura, the hill at the northern tip of Yam Island. He had no wife.

Every day at low water, Mokaan walked about on the reef shooting fish with his bow and arrows. When he had enough for his needs, he came ashore and cooked them in an earth-oven. After his meal he went to the well called Babud for a drink.

One year kuki, the north-west wind, failed to bring rain, and Babud began to dry up. The day came when there was not a single drop of water left in it, as Mokaan found after he had eaten a very big meal of fish. He had a raging thirst, so he set out to look for water in other parts of the island.

He walked to many places and had almost resigned himself to dying of thirst when he found a beautiful pool of clear water on a ridge in the centre of the island. He drank

from it and wallowed in it and drank again, and then he floated on top of it—he was as fat as a dugong with all the water that he had drunk. And as he lay there, belly down, he sang a song:

Mokaan wazider buzar kot buzar (e) dangal
wazider (e),
Mokanan nguki taraikq koi gab.

(Here lies Mokaan, his belly as big as a dugong's.

Mokaan is filled to overflowing with water.
With water from Mokaan's well.)

At last Mokaan dragged himself out of the water-hole and lay down beside it to rest and gloat. After a while he swept the ground clean around it, and then he walked back to his home.

At this time, there also lived near Tura a woman named Geinau and her daughter Wiba, and they, too, were tortured by thirst. The girl begged her mother for water. "Mother," she moaned, "I am dying for want of water." And Geinau, herself parched and weak, yet found strength to sling *kusul* over her shoulders and go in search of it. At length she stumbled upon Mokaan's pool. She drank from it, filled the *kusul*, and hurried back to her daughter.

When Mokan arrived at his pool the following morning, he noticed Geinau's footprints. He was furious at the thought of anyone but himself drinking this water and, as soon as he had quenched his thirst, hid behind some bushes in order to catch the thief. Presently Geinau appeared, and while she was drinking, he shot an arrow at her and killed her. He hid her body, swept around his pool, and went off singing, happy again because once more he alone knew about the beautiful water.

Wiba was desolate when Geinau failed to return by dark and, as soon as it was light enough to see next morning, found her mother's footprints and followed them. Thus, she in turn discovered Mokan's pool and, seeing the ground swept clean around it, immediately guessed that her mother had been killed and the reason why. Shortly afterwards, she found Geinau's body in some bushes. Wiba determined to avenge her mother, so she swept away all traces of her own visit and hid in nearby undergrowth to wait for the murderer.

Before long, Mokan came striding towards his pool. "Mokan wazider," he was singing, "buzar koi buzar." He laid down his bow and arrows and entered the water, drank his fill, and then floated contentedly. He thought of Gelam who had called at lama on his way to Mer. Was he, Mokan, not like Gelam, the boy who became a dugong? "Mokanan nguki taraika koi gab," he warbled.

Wiba crept from her hiding place, snatched up Mokan's bow and arrows and shot him as he lay face down in his pool. Then she filled her kusul and walked home to Tura.

Mokan, mortally wounded, clambered from the water and turned to stone.

Source:

Myths & Legends of Torres Strait, Lawrie, 1970

[Told by Asou Thaiday at Yam Island, 8 July 1966]



7.2.5

lama (Yam) Island - local plan code

7.2.5.1 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.

7.2.5.2 Purpose

- (1) The purpose of the lama Island local plan code is to guide development on lama Island in a way that best meets the needs of the community.
- (2) The purpose of the lama 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 are not compromised by development. These areas include rare wading bird habitat; mangrove forest habitat; sea grasses in surrounding waters; coastal habitat and vine forests.
- (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 waterways and wetlands, including the Sand Spit wetland, are maintained. This includes sea grass and other important recreational and commercial fishing areas within the marine environment surrounding lama 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) Avoiding –
 - (i) Coastal hazard areas are kept free of essential community infrastructure, community facilities and accommodation activities, unless involving coastal dependent development; or temporary or readily relocatable development; or the upgrade or replacement of existing buildings or infrastructure; or a house or dual occupancy on an existing lot within the township zone;
 - (ii) New lots are not created within a coastal hazard area unless the purpose of the subdivision is to create a lot over a lease area or house site established before the planning scheme was adopted; or the lots are within a designated expansion area and the requirements of (c) and (d) are met;
 - (iii) Development does not worsen the severity or impact to people and property caused by coastal hazards.
 - (b) Retreating –
 - (i) When in need of upgrading or replacement, essential community infrastructure, community facilities and accommodation activities within a coastal hazard area are relocated outside of this area, wherever possible.
 - (c) Accommodating –
 - (i) Unless coastal dependent or temporary or readily relocatable, development within a coastal hazard area is:
 - (A) sited to lessen the potential risk of erosion and storm tide inundation;
 - (B) designed to withstand the erosion and storm tide inundation hazard; and
 - (C) 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) Community facilities, accommodation activities and coastal dependent development provide 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.

- (d) 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 and mitigates risks to people and property caused by flooding and landslide
 - (3) Development does not worsen the severity or impact to people and property caused by flooding and landslide.
 - (4) Essential community infrastructure is able to function effectively during and immediately after a flood or landslide.

 **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 2.54m + 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 – Coastal dependent development is defined in the State Planning Policy.

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 bufer category.



Torres Strait People and Townships

- (1) Economic and employment opportunities are critical for the long term sustainability and self-determination of the lama community and opportunities are taken for development to support these objectives. Opportunities may include enterprises such as tourism ventures, aquaculture, crayfish and beach de mere processing, internet café, resort accommodation and environmental education / recreational opportunities.
- (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 lama Island is able to respond to demand from 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 existing township core of Lama Island is located within the northern section of the township zone between the IBIS store and the TSIRC building. Given this part of the township is under threat from storm tides and catchment flooding, the location of the township core may shift over time as the township retreats to a location that provides greater protection from natural hazards. This is a decision that will take time for the community to discuss and decide and therefore should be addressed in future iterations of this planning scheme.

 **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 lama Island airstrip, helicopter landing pad, barge ramp, finger pier and associated facilities are critical pieces of transport infrastructure for the lama 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.
- (3) Roads and associated culverts do not increase the concentration and flow of water through the township zone and contribute to problems of coastal erosion.

 **Editor's Note** – Development below the high water mark and within tidal areas is not assessable against this planning scheme. However, development in this area 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*.

This planning scheme may, however, include requirements for development that is partly located on land above high water mark if made assessable under section 5 of this planning scheme.

 **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 impact on the future ability to:
 - (a) expand the existing cemetery or develop a new cemetery in a location yet to be determined by Council; or
 - (b) develop a new waste facility in a location yet to be determined by Council.
- (4) The use of ground water for water supply does not impact on waterways and wetlands fed from these sources.
- (5) New development is adequately separated from major drainage channels.

 **Editor's Note** – The existing cemetery and waste facility are nearing capacity and may need to be expanded, or an alternative site found, if population growth occurs on lama Island. 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.

7.2.5.3 Criteria for assessment

Table 7.2.5.3 — Assessable development

Performance outcomes	Acceptable outcomes
Gogobithiay (land, sea and sky)	
<p>PO1 In limited circumstances, land within the environmental management and conservation zone can be developed for urban purposes provided that the development:</p> <ul 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: #d3d3d3; 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 Development does not occur within the environmental management and conservation zone unless it:</p> <ul 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 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: #d3d3d3; padding: 5px; margin-top: 10px;"> <p> Editor's Note – The maps provided in schedule 2 show the locations of all known waterways. It should be noted that other waterways may exist that are not shown on these maps.</p> </div>	<p>A03.1 Development:</p> <ul style="list-style-type: none"> (1) provides a minimum buffer of 30m to high value waterways, low value waterways and wetlands, and 40m to marine habitats such as mangroves; or (2) is no closer to these areas than existing buildings on the site. <hr/> <p>A03.2 Within these buffer areas, vegetation is retained, no infrastructure is established and no earthworks are carried out.</p>

Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>Development does not introduce or spread known or potential pest or weed species by:</p> <p>(1) removing existing weed or pest infestations; and</p> <p>(2) adopting measures to control the introduction of new pests and weeds.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO5</p> <p>Development does not encroach any closer to rare wading bird habitat and when existing buildings along the spit are abandoned, opportunities are taken to remove existing structures and revegetate this area to return it to a more natural state.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO6</p> <p>All landscaping and revegetation is done using plants native to Iama Island, such as cardwell lily and native honeysuckle.</p>	<p>No acceptable outcome is nominated.</p>
<p>Natural Hazards – Coastal Hazards</p>	
<p>PO7</p> <p>Essential community infrastructure, community facilities and accommodation activities (excluding dwelling houses and dual occupancies) are located outside of the coastal hazard area unless involving:</p> <p>(1) coastal-dependent development; or</p> <p>(2) development that is temporary or readily relocatable; or</p> <p>(3) the upgrade or replacement of existing essential community infrastructure, community facilities or accommodation activities.</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>	<p>No acceptable outcome is nominated.</p>
<p>PO8</p> <p>New lots are not created within a coastal hazard area unless the purpose of the subdivision is to create a lot over a lease area or house site established before the planning scheme was adopted.</p>	<p>AO8.1</p> <p>New lots are not created within the erosion prone area or storm tide inundation area.</p>



Performance outcomes	Acceptable outcomes
<p>PO9 Unless development is coastal dependent development, temporary or readily relocatable, development within a coastal hazard area is:</p> <ol style="list-style-type: none"> (1) sited to lessen potential risk of erosion and storm tide inundation by locating in a landward position of adjacent buildings or, where there are no adjacent buildings, the most landward position on the lot; (2) designed to withstand the erosion and storm tide inundation hazard; and (3) designed to minimise susceptibility to erosion and storm tide inundation by ensuring floor levels are above the defined flood level. <div style="background-color: #e0e0e0; 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> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p> Editor's Note – For the purpose of this PO, storage sheds and storage buildings associated with barge ramps, marinas and piers are considered to be coastal-dependent development.</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>
<p>PO11 Community facilities, accommodation activities and coastal dependent development provide for an evacuation route that is available at all times.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO12 Development involving hazardous materials manufactured or stored in bulk is not located on land subject to coastal hazard.</p>	<p>AO12.1 The manufacture or storage of hazardous materials in bulk does not occur within the erosion prone area or storm tide inundation area.</p>

Performance outcomes	Acceptable outcomes
<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>	No acceptable outcome is nominated.
<p>PO14 Development does not result in a worsening of coastal hazards outside of the development site.</p>	No acceptable outcome is nominated.
Natural Hazards – Flooding	
<p>PO15 Essential community infrastructure, community facilities and accommodation activities (excluding dwelling houses and dual occupancies) are located outside of a flood hazard area unless involving:</p> <p>(1) development that is temporary or readily relocatable; or</p> <p>(2) the upgrade or replacement of existing essential community infrastructure, community facilities or accommodation activities.</p> <div style="background-color: #e0e0e0; 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>	<p>AO15.1 Essential community infrastructure and community facilities are not established or expanded within a flood hazard area.</p>
<p>PO16 Essential community infrastructure is able to function effectively during and immediately after a flood.</p>	<p>AO16.1 Essential community infrastructure and community facilities are not established or expanded within a flood hazard area.</p>
<p>PO17 Development involving hazardous materials manufactured or stored in bulk is not located on land subject to flood hazard.</p>	<p>AO17.1 The manufacture or storage of hazardous material in bulk does not occur in the flood hazard area.</p>
<p>PO18 Community facilities and accommodation activities provide for an evacuation route that is available at all times.</p>	No acceptable outcome is nominated.



Performance outcomes	Acceptable outcomes
<p>PO19 Development for an urban purpose within a flood hazard area is designed to minimise susceptibility to flood impacts by ensuring floor levels are above the defined flood level.</p> <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>PO20 The extent of filling utilised to achieve the necessary floor levels, evacuation routes and flood immunity for infrastructure is minimised.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO21 Development does not change flooding characteristics outside of the site in a manner that results in:</p> <ol style="list-style-type: none"> (1) loss of flood storage; (2) loss of, or changes to, flow paths; (3) acceleration or retardation of flows; (4) increase in the depth, duration or velocity of flood waters; (5) any reduction in flood warning times; or (6) any other worsening of flood hazards on other properties or town infrastructure. <p> Editor's Note – To demonstrate achievement with this PO, a flood assessment and hydraulic report prepared by a suitably qualified professional may be required.</p> <p> Editor's Note – This PO applies to all flood water whether or not the flooding is caused by is caused by storm tides or heavy rainfall.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO22 Town infrastructure is designed to prevent the intrusion of flood waters.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO23 In areas other than the township expansion area, subdivision does not intensify the number of people living or working within a flood hazard area.</p>	<p>AO23.1 New lots are not created within the flood hazard area.</p>
<p>PO24 Development contributes to effective and efficient disaster management response and recovery capabilities.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Natural Hazards – Landslide	
<p>PO25 Development does not result in an increase in risk to people and buildings from landslide hazard.</p> <p> Editor's Note – To demonstrate compliance with this PO, a geotechnical engineering report prepared by an experienced geotechnical professional may be required.</p>	No acceptable outcome is nominated.
<p>PO26 Access is available to the site during and after a landslide.</p>	No acceptable outcome is nominated.
<p>PO27 Landslide control structures or works are contained wholly within the development site.</p>	No acceptable outcome is nominated.
<p>PO28 Landslide risk mitigation treatments do not have a significant impacts are area of high environmental value and medium environmental value.</p>	No acceptable outcome is nominated.
<p>PO29 Development involving hazardous materials manufactured or stored in bulk is not located on land subject to landslide hazard.</p>	<p>AO29.1 The manufacture or storage of hazardous material in bulk does not occur in the landslide hazard area.</p>
<p>PO30 Essential community infrastructure and community facilities are able to function effectively during and immediately after a landslide.</p>	<p>AO30.1 Essential community infrastructure and community facilities are not established or expanded within a landslide hazard area.</p>
Torres Strait People and Townships	
<p>PO31 Industrial activities minimise noise, odour or other emissions and do not impact on the community's ability to enjoy their lifestyle.</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO32 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>PO33 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>AO33.1 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>PO34 Development within the township expansion precinct:</p> <ol style="list-style-type: none"> (1) is sited and designed to minimise impacts to areas of high environmental value and to retain existing vegetation to the extent possible; (2) is primarily for the purpose of accommodation activities; (3) connects to surrounding streets and parks to allow easy movement for pedestrians and vehicles between older and newer parts of town; (4) 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; (5) provides for building orientation that maximises access to cooling breezes; (6) 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; (7) is sequenced to allow efficient connections or upgrades to town infrastructure such as roads, water, waste water, drainage and electricity; and (8) includes landscaping in streets and public areas. 	<p>No acceptable solution is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO35 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>PO36 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>PO37 The continued practice of Ailan Kastom is facilitated and not impeded by development.</p>	No acceptable solution is nominated.
<p>PO38 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; border: 1px solid #ccc;"> <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>	No acceptable solution is nominated.
Getting Around	
<p>PO39 Development does not impact on Iama 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>	No acceptable solution is nominated.



Performance outcomes	Acceptable outcomes
<p>PO40 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>	No acceptable solution is nominated.
<p>PO41 Roads and associated culverts do not increase the concentration and flow of water through the township zone and contribute to problems of coastal erosion.</p>	No acceptable outcome is nominated.
Town Infrastructure	
<p>PO42 Any new development or intensification of existing development does not utilise groundwater resources.</p>	No acceptable solution is nominated.
<p>PO43 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>PO44 The visual impact of town infrastructure is minimised.</p>	No acceptable solution is nominated.
<p>PO45 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>PO46 New development increases or maintain separation to major drainage channels.</p>	No acceptable outcome is nominated.