



Notice is given that an Ordinary Meeting of Council of the Shire of Christmas Island is to be held at the Council Chambers on **Tuesday 18 November 2025 commencing at 7.00pm**

David Price
Chief Executive Officer

AGENDA

- 1 Declaration of Opening of Meeting/Announcement of Visitor**
- 2 Record of Attendance/Apologies/Leave of Absence/Declaration of Financial/Proximity/Impartiality Interests**
 - 2.1 Attendance
 - 2.2 Leave of Absence
 - 2.3 Apologies
 - 2.4 Declaration of Interests
- 3 Response to Previous Public Questions Taken on Notice**
- 4 Public Question Time**
- 5 Applications for Leave of Absence**
- 6 Petitions/Deputations/Presentations**
- 7 Confirmation of Minutes of Previous Meetings/Business arising from the Minutes of Previous Meetings**
 - 7.1 Minutes of Ordinary Council Meeting held on 21 October 2025 (pg 1 - 7)
 - 7.2 Business Arising from the Minutes of Previous Meetings
- 8 Announcements by Presiding Member Without Discussion**
- 9 Reports of Committees**
- 10 Reports of Officers**
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 - 10.2.3 Taman Sweetland Reserve (POS) Trust (pg 153 - 163)
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 - 10.4 Director Works, Services & Waste**
 - 10.5 Director Planning, Governance & Policy**
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- 13 Behind Closed Doors**
 - 13.1 2025 CEO Performance Review (pg 174 - 197)
- 14 Closure of Meeting**
- 15 Date of the next Ordinary Meeting**
9 December 2025



UNCONFIRMED MINUTES

Ordinary Meeting of the Shire of Christmas Island held at the George Fam Chambers at 7.00pm on Tuesday 21 October 2025

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

- 1.1 The Shire President declared the meeting open at 7.00pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE/DECLARATIONS OF FINANCIAL INTEREST

- 1.2 Record of Attendance
Shire President
Deputy President
Councillors

Cr Steven **PEREIRA**
Cr Swee **TUNG**
Cr Tracey **KREPP**
Cr Gordon **THOMSON**
Cr Azmi **YON**
Cr Kelvin Kok Bin **LEE**

Chief Executive Officer
Director Planning, Governance & Policy/Minute Taker
Director Community/Recreation Services
Director Works, Services & Waste
Director of Finance & Corporate Services
Assistant Director of Finance & Corporate Services

David **PRICE**
Chris **SU**
Olivier **LINES**
Troy **DAVIS**
Kevin **WILSON**
Wei **HO**

2.2 Leave of Absence

- 2.3 **Apologies**
Councillor

Cr Stephanie **LAI**

2.4 Declarations of Financial/Impartiality/Proximity Interest

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

- 4.1 Cr KREPP raised a question on behalf of Local café at the Poon Saan Shopping Complex regarding the possibility of an ACROD bay being painted in their car park.

Director of Works Troy DAVIS advised challenges in legal enforcement for an ACROD bay should it not meet the standards for one; liability obligations on the landowner and possibly Council are taken on when an ACROD bay is created that does not meet standards.

Cr THOMSON put forward that although the Poon Saan Shopping Complex was not council property, that it was a good idea to contribute resources to an ACROD bay.

CEO PRICE advised that the PSSC owners may be canvassed for their views. Consensus in discussion that there was an expectation of courtesy from community members to not utilise blue marked disability bays. Councillors discussed opportunity to create additional blue bays elsewhere on island, noting enforcement is grey but the overall expectation of courtesy from community members.

5 APPLICATIONS FOR LEAVE OF ABSENCE

6 PETITIONS/DEPUTATIONS/PRESENTATIONS

7 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS/BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

7.1 Minutes of Ordinary Council Meeting held on 16 September 2025

Members considered the unconfirmed minutes.

Council Resolution

Moved: Cr LEE **Seconded: Cr THOMSON** **Res. No: 83/25**

That Council adopt the unconfirmed minutes of the 16 September 2025 Council Meeting.

Carried: 6/0

For: **Cr PEREIRA** **Cr TUNG** **Cr YON**
Cr THOMSON **Cr LEE** **Cr KREPP**

Against:

7.2 Minutes of Special Council Meeting held on 20 October 2025

Members considered the unconfirmed minutes.

Council Resolution

Moved: Cr **Seconded: Cr** **Res. No: 84/25**

That Council adopt the unconfirmed minutes of the 20 October 2025 Special Council Meeting.

Carried: 6/0

For: **Cr PEREIRA** **Cr TUNG** **Cr YON**
Cr THOMSON **Cr LEE** **Cr KREPP**

7.3 Business Arising from the Minutes of Previous Meetings

8 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

9 REPORTS OF COMMITTEES

10 REPORTS OF OFFICERS

10.1 Chief Executive Officer

10.1.1 Review of Council Committees – Community Consultative Committee

Council Resolution

Moved: Cr THOMSON

Seconded: Cr TUNG

Res. No: 85/25

That Council resolves to appoint councillors to the following Committees and Concept Forums:

1. Community Consultative Committee **
 - a) Retain the Community Consultative Committee with the functions, membership and powers as established and shown in Attachment 1.*
 - b) Appoint the Shire President, Cr LAI and Cr LEE as the Councillor representatives on the Community Consultative Committee. *
 - c) Invite nominations representative from the member organisations of the Community Consultative Committee.

Carried: 6/0

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

10.1.2 Review of Council Committees – Community Welfare Fund Committee

Council Resolution

Moved: Cr THOMSON

Seconded: Cr LEE

Res. No: 86/25

That Council resolves to appoint councillors to the following Committees and Concept Forums:

Community Welfare Fund Management Committee *

- a) The Community Welfare Fund Management Committee with the functions, membership and powers as established and shown in Attachment 1.*
- b) Appoint Cr KREPP and Cr YON as the Councillor representatives on the Community Welfare Fund Management Committee.*
- c) Elect Cr YON as the Chairperson by absolute majority.

Carried: 6/0 ABSOLUTE MAJORITY

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

10.1.3 Review of Committees – *The Islander* Editorial Group

Council Resolution

Moved: Cr YON

Seconded: Cr KREPP

Res. No: 87/25

That Council resolves to appoint councillors to the following Committees and Concept Forums:

The Islander Editorial Group

- a) Appoint the Shire President and Cr THOMSON as Councillor representatives on The Islander Editorial Group.

Carried: 6/0

For:	Cr PEREIRA	Cr TUNG	Cr YON
	Cr THOMSON	Cr LEE	Cr KREPP

10.1.4 Review of Committees – Cemeteries Management Reference Group

Council Resolution			
Moved: Cr YON	Seconded: Cr THOMSON	Res. No:	88/25
4. Cemeteries Management Reference Group			
a) Appoint Cr LEE, Cr THOMSON and Cr KREPP as the Councillor representatives on the Cemeteries Management Reference Group.			
b) Invite nominations for a serving representative from the member organisations of the Cemeteries Management Reference Group.			
Carried:	6/0		
For:	Cr PEREIRA	Cr TUNG	Cr YON
	Cr THOMSON	Cr LEE	Cr KREPP

10.1.5 Review of Committees – Community Cultural Planning & Heritage Reference Group

Council Resolution			
Moved: Cr KREPP	Seconded: Cr THOMSON	Res. No:	89/25
Community Cultural Planning & Heritage Reference Group			
a) Appoint Cr TUNG as the Councillor representative on the Cultural Planning & Heritage Committee			
Carried:	6/0		
For:	Cr PEREIRA	Cr TUNG	Cr YON
	Cr THOMSON	Cr LEE	Cr KREPP

10.1.6 Review of Committees – Audit, Risk and Improvement Committee

Council Resolution			
Moved: Cr THOMSON	Seconded: Cr YON	Res. No:	90/25
a) That all current councillors be appointed to the Audit Committee in accordance with section 7.1A of the Local Government Act (CI) 1995.*			
b) Retain the powers and functions as prescribed by section 7.1A of the Local Government Act (CI) 1995 and,			
c) That the Director Finance and Administration attend the Audit Committee meetings in the capacity as ex – officio.			
Carried:	6/0 – ABSOLUTE MAJORITY		
For:	Cr PEREIRA	Cr TUNG	Cr YON
	Cr THOMSON	Cr LEE	Cr KREPP

10.1.7 Review of Committees – Senior Citizens Centre Advisory Committee

Council Resolution

Moved: Cr LEE

Seconded: Cr THOMSON

Res. No: 91/25

The Senior Citizens Centre Advisory Committee with the functions, membership and powers as established and shown in Attachment 1.**

- a) Appoint Cr TUNG and Director of Recreation Services and Training as the Council representatives on the Senior Citizens Centre Advisory Committee. *
- b) Invite nominations for serving representative from the member organisation of the Christmas Island Seniors Association.
- c) At the November Council Meeting endorse the Senior Citizens Centre Advisory Committee membership and elect the Chairperson by absolute majority.

Carried: 6/0 – ABSOLUTE MAJORITY

For:

**Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

10.1.8 Review of Committees – Fisheries Management Committee

Council Resolution

Moved: Cr KREPP

Seconded: Cr YON

Res. No: 92/25

The composition of the committee is:

- a) Cr LEE, Cr YON and Cr THOMSON as the Councillor representatives, the CEO and Director for Planning, Governance and Policy as the employee representatives,
- b) That Council and seeking applications from members of the public to join the Shire of Christmas Island Fisheries Management Committee.
- c) At the November Council Meeting endorse the Fisheries Management Committee membership and elect the Chairperson by absolute majority.

The Terms of Reference of the Shire of Christmas Island Fisheries Management Committee is:

"To inform and advise the Shire and the Christmas Island Community on Fishery Management issues, direction, policy and where appropriate alternative direction to the Christmas Island Applied Laws Amendment (Fish Resources Management) Ordinance 2022."

Carried: 6/0 – ABSOLUTE MAJORITY

For:

**Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

10.2 Director Finance & Administration

10.2.1 Schedule of Accounts – September 2025

Council Resolution

Moved: Cr THOMSON

Seconded: Cr KREPP

Res. No: 93/25

That Council receive the expenditure totalling \$1,005,036.97 as presented in September 2025 Schedule of Accounts.

Carried: 6/0

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

10.2.2 Financial Statements – September 2025

Council Resolution

Moved: Cr THOMSON

Seconded: Cr YON

Res. No: 94/25

That Council receives the Financial Statements of September 2025.

Carried: 6/0

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

10.3 Director Community/Recreation Services & Training

10.4 Director Works, Services & Waste

10.5 Director Planning, Governance & Policy

11 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

13 BEHIND CLOSED DOORS

Council Resolution

Moved: Cr YON

Seconded: Cr THOMSON

Res. No: 95/25

The meeting be closed to members of the public in accordance with section 5.23(2) of the Local Government Act 1995 for council to discuss matter of a confidential nature.

Carried: 6/0

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

Against

13.1 CEO Performance Appraisal

Council Resolution

Moved: Cr LEE

Seconded: Cr KREPP

Res. No: 96/25

That Council –

1. Commence the performance review of the CEO, in accordance with Clause 4 of the Contract of Employment between the Shire of Christmas Island and the CEO, to be completed prior to the Ordinary Council Meeting scheduled for 18th November 2025.
2. That the Shire President write to the CEO formally advising of such in accordance with Clause 4 of the Contract of Employment between the Shire of Christmas Island and the CEO and;
3. That the CEO provides approved performance review documentation to Council in accordance with the procedure detailed in Clause 4 of the Contract of Employment between the Shire of Christmas Island and the CEO.
4. A CEO interview committee consisting of the President, Cr LAI and Cr THOMSON be established to review the CEO's performance review documentation once the CEO has returned it to the President. The review committee is to report to the Ordinary Meeting of Council on 18th November 2025 on the outcome of the CEO's review including any recommendations for the consideration of Council.

Carried: 6/0

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

Against:

13.2 Reopening the Meeting

Council Resolution

Moved: Cr KREPP

Seconded: Cr TUNG

Res. No: 97/25

The meeting be reopened to members of the public.

Carried: 6/0

**For: Cr PEREIRA
Cr THOMSON**

**Cr TUNG
Cr LEE**

**Cr YON
Cr KREPP**

Against:

14 CLOSURE OF MEETING

The Shire President closed the meeting at 7.39 pm

15 DATE OF NEXT MEETING: 18 November 2025



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	10.1.1
SUBJECT	Dates for Ordinary Council Meetings 2026
LOCATION/ADDRESS/APPLICANT	George Fam Centre
FILE REFERENCE	2.3.3
INTEREST DISCLOSURE	Nil
DATE OF REPORT	12 November 2025
AUTHOR	David Price, CEO
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council adopts the following schedule of Ordinary Meetings for 2026 in accordance with section 5.25 (1) (g) of the Local Government Act (CI) 1995 and the Local Government Administration Regulations 1996 commencing at 7.00pm at the George Fam Centre Council Chambers on the fourth Tuesday of each month with the exceptions of:

- **3 February 2026 Ordinary Meeting due to the long period of no meetings between 9 December 2025 and 3 February 2026.**
- **17 March 2026**
- *** The June and September dates may need changing once the 2026 ALGA National Assembly and 2026 WALGA Conference dates are known.**
- **The December 2026 Ordinary Meeting is scheduled for the 8th December 2026 being the 2nd Tuesday due to the Christmas close down period in December 2026.**

3 February 2026
17 March 2026
28 April 2026
26 May 2026
***23 June 2026**
28 July 2026
25 August 2026
***22 September 2026**
27 October 2026
17 November 2026
8 December 2026

BACKGROUND

Council is required to set and publicly advertise (by notice) its annual Ordinary Council Meetings for 2026 in accordance with section 5.25 (1) (g) of the Local Government Act (CI) 1995 and Regulation 12 of the Local Government Administration Regulations 1996.

COMMENT

The above schedule is set at approximately monthly intervals on the fourth Tuesday of each month for 11 months of the year in accordance with Council policy. A

meeting is not set for January 2026 as per Council policy and due to the holiday period. Also, the 3 February 2026 Ordinary Meeting has been recommended that will shorten the long break period between the 9 December 2025 and 3 February 2026 meetings.

The schedule listed in the recommendation above is a continuation of monthly meetings with approximately 4 weeks separation and meetings continuing to be held on Tuesday evenings.

STATUTORY ENVIRONMENT

The applicable legislation is the Local Government Act 1995 (WA)(CI) Section 5.25 (1) (g) as follows –

5.25.Regulations about council and committee meetings and committees

(1) Without limiting the generality of section 9.59, regulations may make provision in relation to —

(g) the giving of public notice of the date and agenda for council or committee meetings;

and Regulation 12 (1) of the Local Government Administration Regulations 1996 as follows –

12. Public notice of council or committee meetings — s. 5.25(1)(g)

(1) At least once each year a local government is to give local public notice of the dates on which and the time and place at which —

(a) the ordinary council meetings; and

(b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public,

are to be held in the next 12 months.

POLICY IMPLICATIONS

In accordance with Council Policy.

FINANCIAL IMPLICATIONS

There are no significant financial implications arising from this matter.

STRATEGIC IMPLICATIONS & MILESTONES

There are no significant strategic implications arising from this matter.

VOTING REQUIREMENTS

A simple majority is required.

ATTACHMENTS

Nil



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Meeting of Council 18 November 2025
AGENDA REFERENCE	10.1.2
SUBJECT	Draft Local Planning Strategy – Part 1
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	6.4.1
INTEREST DISCLOSURE	
Declaration of Interest:	None
Nature of Interest:	
DATE OF REPORT	31 October 2025
AUTHOR	David Price
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

Council endorses the *November 2025 Draft Local Planning Strategy - Part 1* and its release to the Department of Infrastructure, Transport, Regional Development, Communication, Sports and the Arts (DITRDCSA) for consultation and comments with respect to proposed changes in land uses affecting Crown Land under the DITRDSA's responsibility.

BACKGROUND

The Christmas Island Strategic Assessment (CISA) under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC) was initiated in February 2019 through agreement between the Federal Ministers for the External Territories and the Environment.

From the outset the SOCI and the then Department of Infrastructure Regional Development and Communications came to the understanding that the CISA Land Use Plan would be best to coincide with the proposed land uses depicted in a new draft Local Planning Strategy (LPS) already under preparation at the time.

COVID 19 interfered with the process whilst the Australian Government paused the CISA indefinitely in June 2023. The Council resolved at its 21 November 2023 Ordinary Meeting of Council to submit to the Western Australian Planning Commission (WAPC) the *October 2023 Draft Local Planning Strategy - Part 1* and the *November 2023 Part 2* for compliance and certification.

The Department of Planning, Heritage and Land (DPLH) advised in January 2024 that the preliminary assessment of the draft LPS had identified inconsistencies with the mapping, manner and form prescribed under the new *March 2023 WAPC/DPLH Local Planning Strategy Guidelines* and that a newly formatted Draft LPS should be resubmitted for certification.

The SOCI was granted Commonwealth funding under the Housing Support Program to prepare two Structure Plans at Silver City and Phosphate Hill in October 2024.

The DPLH advised the SOCI on the 25 November 2024 to pause the draft LPS to allow incorporation, at the appropriate time, of the key planning components of these structure plans into the Draft LPS. The *November 2025 Draft Local Planning Strategy - Part 1* reflects such expectation.

COMMENT

The WAPC/DPLH Local Planning Strategy template is divided into two parts:

Part 1 Strategy consisting of: introduction; vision; issues/opportunities; planning areas; strategy map(s) planning area map(s); implementation and review.

Part 2 Background information and analysis consisting of: introduction; State and regional planning context; local planning framework and local government profile.

The SOCI seeks comments and agreement from the DITRDCSA on Part 1 with a particular focus on the planning actions implicating Crown Land prior to the finalization of the planning rationales that are to be inserted in Part 2 local government profile.

Any planning actions proposing change of zoning, change of land use permissibility and or modification of development requirements will require amendments to the local planning scheme and its likely elevation to LPS No.3

STATUTORY ENVIRONMENT

Mandatory review of the local planning strategy and scheme under **Part 6 Division 1 of the Planning and Development Act 2005 - Planning and Development (Local Planning Schemes) Regulations 2015**.

Preparation of the local planning strategy in the manner and form prescribed under **Part 3 Section 11(2) of the Regulations 2015** and the DPLH/WAPC **Local Planning Strategy Guidelines March 2023**.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter.

FINANCIAL IMPLICATIONS

There are no significant financial implications arising from this matter.

STRATEGIC IMPLICATIONS AND INDICATIVE MILESTONES

1. November/December 2025: Receive comment and possible change requests to Part 1 from the DITRDCSA;
2. December/January 2026: Finalisation of Part 2 planning rationales;
3. February 2026: Adoption by the Council of the Draft LPS (Part 1 & Part 2) and submission to the WAPC for certification;
4. March 2026: The WAPC must, *“as soon as reasonably practicable, assess the strategy for compliance with regulation 11(2)”*;
5. April 2026 (Subject to the outcome of point 4 above): The SOCI issue notice and advertise the Draft LPS for public comments for 21 days (or a longer period approved by the WAPC) and
6. May: 2026: Subsequent to the public comments the SOCI *“must submit to the WAPC (a) a copy of the advertised local planning strategy; and (b) a schedule of the submissions received; and (c) particulars of any modifications to the advertised local planning strategy proposed by the local government.”*
7. June 2026 onwards: Preparation and adoption of the Local Planning Scheme 3 (part 4 Divisions 1 & 2 of the Regulations) inclusive of referrals to agencies, advertising and ultimate ministerial approvals at State and Commonwealth level.

VOTING REQUIREMENTS

Simple majority.

ATTACHMENT

10.1.2.1 November 2025 Draft Local Planning Strategy - Part 1

DRAFT LOCAL PLANNING STRATEGY



SHIRE OF
CHRISTMAS ISLAND

November 2025

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Abbreviations

ABS	Australian Bureau of Statistics	IOTRDO	Indian Ocean Territories Regional Development Organisation
ASCSP	Australia-Singapore Comprehensive Strategic Partnership	LB7	Loading Bay 7
BRM	Basic Raw Materials	LIA	Light Industrial Area
CASA	Civil Aviation Safety Authority	LPS	Local Planning Strategy
CDS	Correctional and Detention Services	LPS No.2	Local Planning Scheme No.2
CI	Christmas Island	MT	Metric Ton
CIP	Christmas Island Phosphates	MW	Mega Watt
CISA	Christmas Island Strategic Assessment	ODP	Outline Development Plan
CISS	Christmas Island – Singapore Strategy	OLS	Obstacle Limitation Surface
CITA	Christmas Island Tourist Association	PA	Planning Area
CKI	Cocos (Keeling) Islands	PRL	Phosphate Resources Limited
DC	Development Control	RESA	Runway End Safety Areas
DITRDCSA	Department of Transport, Regional Development, Communication, Sports and the Arts	SCP	Strategic Community Plan
DPLH	Department of Planning Land & Heritage	SDA	Service Delivery Arrangements
DWER	Department of Water and Environment Regulation	SFA	Singapore Food Agency
EPBC	Environment Protection and Biodiversity Conservation	SOCI	Shire of Christmas Island
GML	Godden Mackay Logan	SPP	State Planning Policy
ICAO	International Civil Aviation Organisation	SSH	Settlement Sports Hall
IDC	Immigration Detention Centre	STRA	Short Term Rental Accommodation
IOGTA	Indian Ocean Group Training Association	UCIW	Union of Christmas Island Workers
IOT	Indian Ocean Territories	UDMP	Urban Design Master Plan
IOTHS	Indian Ocean Territories Health Service	VAWT	Vertical Axis Wind Turbine
IOTPS	Indian Ocean Territories Power Service		

DISCLAIMER

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(not included in this document)

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4.4 Environment

- a) Climate
- b) Climate Change
- c) Geology and groundwater hydrology
- d) Landform
- e) Flora
- f) Fauna
- g) EPBC Act 1999

4.5 Infrastructure

- a) Roads
- b) Port
- c) Airport
- d) Water
- e) Wastewater
- f) Power
- g) Solid Waste
- h) Construction materials
- i) Telecommunication

Figure 1 – Kampong relocation Planning Response Map

Figure 2 – Geomorphology of Christmas Island

Figure 3 – Topographic landform

Figure 4 – Slope Analysis

Figure 5 – Priority 1 and Priority 2 vegetation

Figure 6 – Recorded mining activities

Figure 7 – Runway extension investigative scenario

Figure 8 – Indicative groundwater extent

Part 1 - Strategy

1. Introduction

Regulatory Context and Purpose

The Shire of Christmas Island Local Planning Strategy (the Strategy) comprises:

- Part I – Strategy and
- Part II – Background Information and Analysis.

Part I sets out the long-term planning directions for Christmas Island (CI), through identification of the planning opportunities and issues affecting the local government area, and provide the rationale for appropriate planning directions and targeted planning actions.

Part II provides the relevant background to the Strategy, including analysis of the key issues and the rationale for the Strategy. It includes the relevant State of WA, regional and local planning context within which this Strategy has been prepared, the method of its preparation, and analysis of community, economic and environmental profiles that form the basis for the recommended strategies and actions in Part I.

The Strategy applies to all areas of Christmas Island shown in the [Local Planning Strategy Maps at pages 110, 11 and 112](#).

This Local Planning Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes the Shire's preceding local planning strategy, endorsed by the WAPC in May 2015.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (as amended 15 Feb.2021)*, the purpose of the Strategy is to:

- a) set out the long-term planning directions for the local government;
- b) apply any State or regional planning policy that is relevant to the local planning strategy and

- c) provide the rationale for any zoning or classification of land under the local planning scheme (the Scheme).

The Strategy forms the strategic basis for the preparation, implementation and review of the Shire of Christmas Island Local Planning Scheme No. 2 (LPS 2).

Relationship to the Local Planning Scheme

The Strategy is the guiding document for the preparation and review of the Scheme as the legal basis for governing land use and development within the local government area.

For planning proposals, the Scheme is the primary means by which the Shire Council can ensure that new land uses, and development, contribute towards fulfilling the aims and objectives of the Strategy.

Local Government Context

The Strategy provides the long-term planning directions and actions to manage the land use change and development of CI in the context of the *2023 SOCI Strategic Community Plan 2023–2033 'Our Island, Our Responsibility'* that sets out our vision, aspirations and objectives for our Island over the next 10 years and is our principal strategic document for our local government.

2. Vision

The vision of the local planning strategy (the Strategy) outlines the 15-year vision for how land use change and development will occur within the Shire of Christmas Island.

The vision has regard to the Shire's [strategic community plan](#) but recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy.

The local planning strategy will provide for the expression of how broader WA State planning requirements can apply and ultimately be implemented at the level of the Shire.

The vision of the Strategy is articulated around the following primary objectives:

- a) Maintain the 5000 permanent residents' population target, in conformity with the **2015 local planning strategy** as the core guide to inform land use needs in the context of the identified population decline (refer to section X of Part 2);
- b) Ensure that the location of structure plans within and or outside the urban development zones are identified and the alignment of future neighbourhood connectors are established to facilitate their orderly preparation;
- c) Preserve the integrity of the existing rural zone initially established to coincide with the mining lease and provide additional rural zones in strategic locations closer to the township;
- d) Promote the establishment of a new environmental conservation zoning over unallocated crown land in strategic locations across the island whilst maintaining the crown reserve zone unique to Christmas Island's governance;
- e) Continue to develop a land-based approach to relocate over time the flying fish cove community subject to significant climate induced risks and ensure its ultimate resilience into the future;
- f) Establish the protection of land outside the airfield reserve that may be required for the orderly extension of the runway northward and the expansion of the airport infrastructure and operations (refer to section X of Part 2);
- g) Incorporate in the strategy the layout of the *June 2021 Proposed Amendments of the Light Industrial Area* inclusive of an effective buffer with the hospital and provision for a reconfigured hospital reserve allowing for its adequate extension and direct access from the port and coastal settlements in the future;
- h) Foster the establishment of new residential opportunities with the township in close proximity to established essential services through the re-zoning of crown land and increasing RCode density within established residential zoning;
- i) Foster the expansion of the tourism zone in new strategically located areas to encourage investment in this recognised long term economic driver;
- j) Ensure zoning consistency with existing land uses and the conferring of appropriate re-zoning to eliminate non-conforming land uses where necessary;
- k) Provide protection of public utilities infrastructure by conferring a public purpose reserve status to existing infrastructure currently located in other zones;
- l) Propose the rationalisation of cadastral boundaries to ensure that as-built road and public parking infrastructure are contained within the public road reserve system.
- m) Investigate land with potential attribute to capture and store wind and solar energy for public purposes.

The vision of the Strategy and consequential land use changes is summarised in the following table of areas expressed in hectares:

Zone	TPS2	Draft LPS	Change
Commercial	2.91	7.41	+ 4.5
Crown Reserve (unallocated)	2498.63	2223.76	- 274.87
Environmental Conservation	0	357.98	+ 357.98
Industrial	24.05	52.57	+ 28.52
Mixed Use	6.87	1.94	- 4.93
Regional Parks and Recreation	8765.55	8765.55	0
Public Open Space	67.97	98.49	+ 30.52
Public Purposes	448.16	482.98	+ 34.82
Residential	43.34	47.2	+ 3.86
Rural	1584.23	1406.37	- 177.86
Tourism	49.2	190.79	+ 141.59
Urban Development	237.8	90.03	- 147.77

NOTE: The National Park is situated within the Shire boundary. For the purpose of planning implementation by the SOCI, the National Park sits within the Regional Parks and Recreation zone. The SOCI maintains planning jurisdiction over the non-National Park land assets located within the National Park itself and currently zoned Rural.

An essential element of the Strategy's vision is to reach out to the Commonwealth with respect to the Crown Reserve and its future within the Scheme.

The vision's main changes in terms of zone areas are:

- An increase of the commercial zone mainly due to the commercial zoning rationalisation at the planning area B - Gaze Road;
- Provision for more than 357 Ha. allocated to environmental conservation, a first on Christmas Island;
- An increase of the industrial zone mainly due to the incorporation of the *2021 Amendment to the Light Industrial Area*;
- The reduction of the mixed use zone mainly due to the commercial zoning rationalisation at the planning area B - Gaze Road;
- Provision for some 30 Ha. of additional public open space to mainly achieve continuity and guarantee public accessibility along the townsite coastal area;
- Provision for some 34 Ha. of additional reserve public purposes to ensure increased protection of utilities, public infrastructure and public amenities;
- A modest increase of the residential zone including the provision of increased densities in strategic locations;
- The reduction of some 177 Ha of the rural zone mainly due to environmental conservation allocation in well forested areas and unsuitable for rural activities;
- An increase of 141 Ha. of the tourism zone to provide greater diversity of locations across the island and
- The reduction of 147 Ha. to the urban development zone due to the major rezoning to tourism at the planning area J – Golf Course / Resort.

3. Issues/Opportunities

3.1 Overview

Consistent with the WA State Planning Framework, planning issues of relevance to the Shire of Christmas Island are presented under the following themes:

- Community, urban growth and settlement
- Economy and employment
- Environment
- Infrastructure

Each theme is presented in the following sections and depicted in a table format (tables 1 to 4) where specific planning issue/opportunity have been identified and where planning directions, actions and corresponding rationale have been outlined.

Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity, contribute to the achievement of the vision and be relevant to land use planning.

Each planning direction is supported by an action(s) that clearly and concisely outlines what is proposed and how it is to be undertaken. The planning actions are referenced and numbered sequentially for each planning area (PA)

Each action is underpinned by a succinct rationale statement most of the time referenced and elaborated upon in Part 2 where warranted.

The timing for achieving an action is one of the following:

- Immediate (less than a year)
- Short Term (1-5 years)
- Medium Term (5-10 years) and
- Ongoing being throughout the life of the Strategy and requiring regular review.

The issues and or opportunities pertaining to the well-being of the CI community, the function of the urban growth, the adequacy of public facilities in the settled areas, the economy, employment, the environment and the appropriate level of infrastructure required are all responding to the primary objective of the Strategy and its long-standing aim of reaching 5000 permanent residents within a 30 years perspective.

3.2 Community, urban growth and settlement

Issues and opportunities affecting the community and its well-being, the prospect of addressing housing stress, supply and affordability, the outlook to increase public safety and higher level of certainty for development are summarised as follows:

- a) non-conforming land use rationalisation;
- b) threats within the township caused by climate change risks including wave undercutting or overspill, storm surges and rockfall;
- c) formulation of structure plans in the urban development zones to address housing affordability; youth housing stress and the resilience of the kampong community;
- d) density increase in existing and future residential areas to a maximum of R80;
- e) new infill residential zoning within the settled areas of the township;
- f) development restrictions at the flying fish cove climate risk area;
- g) consolidation of future sports facilities around the existing oval and recreation centre area;
- h) reconfiguration of the hospital reserve inclusive of increased buffer with the light industrial area, future expansion and additional vehicular accessibility;
- i) creation of a seniors' precinct close to the hospital and integrated within the community at Taman Sweetland;
- j) consolidation of the foreshore as a continuous public open space from Gaze Road to the Resort;
- k) protection of places of worship by conferring public reserve zoning where required;

Table 1 in the following pages provides a detailed inventory of land use issues and opportunities addressing the needs of CI existing and future communities.

Table 1 – Community, Urban Growth and Settlement

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Tourism zone inappropriate over this small never developed residential subdivision.	To ensure zoning consistency with existing land uses.	PA-A Settlement - Action 1 Amend the planning scheme map by rezoning tourism to R20 to match neighbouring residential sites.	The SOCI recognises the need to normalise this small undeveloped residential subdivision inadequate for tourism in its current form.	Immediate
Non-conforming land use Permanent residences not permitted within the tourism zone.	To ensure zoning consistency with existing land uses.	PA-A Settlement - Action 2 Amend the planning scheme map by rezoning tourism to R10 to match adjacent residential density	The SOCI recognises that the two properties have been used as permanent residences since construction and support the rezoning also acceptable to the residents	Immediate
Identifying/defining potential further threats caused by wave undercutting.	To evaluate areas prone to damages caused by wave actions during extreme storm events.	PA-B Gaze Road - Action 11 Illustrate within the planning strategy the extent of the areas prone to wave undercutting and requiring future investigation.	Section X of Part 2 recognises the risks and potential effects due to wave undercutting on development and infrastructure and also defines the terms of reference of the investigation.	Short-term
Identifying/defining potential further threats caused by wave overspill.	To evaluate areas prone to damages caused by wave actions during extreme storm events.	PA-B Gaze Road - Action 12 Illustrate within the planning strategy the extent of the areas prone to wave overspill and requiring future investigation.	Section X of Part 2 recognises the risks and potential effects due to wave overspill on development and infrastructure and also defines the terms of reference of the investigation.	Short-term
Formulation of a Structure Plan at Silver City to assist with the resilience of the Kampong community and address housing stress and affordability.	To develop structure plans within the urban development zones of the scheme.	PA-C Silver City – Action 1 Illustrate within the planning strategy the extent of the Silver City draft structure plan.	Section X of Part 2 presents the case and articulates the socio-economic benefits in developing a structure plan at Silver City.	Immediate
Opportunity to prosecute the <i>2010 Silver City ODP</i> that provides advanced planning and the ability to expedite residential development.	To encourage new residential developments within the township settled areas	PA-C Silver City – Action 3 Submit the subdivision initially drafted in the SOCI endorsed <i>2010 Outline Development Plan</i> .	Section X of Part 2 provides a synopsis illustrating the planning, environmental and engineering characteristics associated with the <i>2010 Outline Development Plan</i> .	Immediate

Table 1 – Community, Urban Growth and Settlement

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Opportunity to foster infill residential development at Silver City through higher density zoning	To encourage new residential developments within the township settled areas	PA-C Silver City – Action 4 Amend the planning scheme map by increasing densities from R17.5 to R40.	The SOCI recognises the potential to increase densities on Silver City largest blocks adjacent to existing R40 densities and POS in the Poon Saan planning area and support an increase of density in that location.	Immediate
Opportunity to foster infill residential development at Poon Saan through higher density zoning	To encourage higher residential density developments within the township settled areas.	PA-D Poon Saan – Action 1 Amend the planning scheme map by increasing densities from R40 to R60.	The SOCI acknowledges, supports and validates the partial density increase on this large single ownership lot with the acceptance of the party with freehold interest in the land.	Immediate
Non-conforming land use The old technical school has ceased to operate as a teaching facility.	To ensure zoning consistency with existing land uses.	PA-D Poon Saan – Action 3 Amend the planning scheme map by replacing Public Purpose School (SC) denomination with Public Purpose Community (CO).	The SOCI recognises that the old Christmas Island technical school buildings have been repurposed to accommodate a range of public and community functions and activities for more than a decade.	Immediate
Non-conforming zoning The POS adjacent to the Poon Saan Community Hall has been developed as a fully sealed public carpark.	To ensure zoning consistency with existing land uses.	PA-D Poon Saan – Action 4 Amend the planning scheme map by replacing POS zoning with Public Purpose Community (CO).	The original POS has been repurposed and developed into public parking associated with the SOCI's construction of the adjacent seniors' community facility.	Immediate
Promote infill development on this prime site accessible at the rear via Kong Wai Loh Lane.	To encourage new residential developments within the township settled areas.	PA-D Poon Saan – Action 7 Amend the planning scheme map by conferring a R60 zone over part of the POS zone.	The SOCI acknowledges and supports a medium density residential development on this easy to service site with no POS usage, little impact on the adjoining residential area, exceptional ocean views and immediate proximity to public transport.	Immediate

Table 1 – Community, Urban Growth and Settlement

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Minimise climate induced risks to the community by impeding new residential and or tourism development at the Kampong.	To prevent future housing development within areas at risk from severe climate events	PA-E Kampong/SP – Action 1 Amend the planning scheme map by illustrating the limit/extent of the area at risk from severe climate events at the Kampong. Make reference to the development restrictions affecting the area at risk in the scheme text.	Section X of Part 2 identifies the types of severe climate events that have and will continue to occur and affect the Kampong residents. It also refers to the kind of restrictions to be applied to future developments as well as planning measures required to ensure the long-term resilience of the community.	Immediate
Re-utilisation of public land and building assets within the former CI Club precinct.	To encourage the development within the township of community facilities on underdeveloped public reserves.	PA-E Kampong/SP – Action 2 Investigate the redevelopment potential of land accessible from Club Road with a specific focus on community interests.	Section X of Part 2 Identifies the opportunities and benefits to redevelop the CI Club area from a community perspective and defines the terms of reference of the investigation.	Short-term
Formulation of a Structure Plan at Phosphate Hill to assist with the resilience of the Kampong community and address housing stress and affordability.	To develop structure plans within the urban development zones of the scheme.	PA-F Phosphate Hill – Action 1 Illustrate within the planning strategy the extent of the Phosphate Hill draft structure plan.	Section X of Part 2 presents the case and articulates the socio-economic benefits in developing a structure plan at Phosphate Hill.	Immediate
Consolidation of the island's sole sports and recreation precinct, taking advantage of the gentle topography of the Phosphate Hill plateau and the immediate proximity of essential services.	To secure adequate land supply dedicated to the island wide sports and recreation needs.	PA-F Phosphate Hill – Action 4 Amend the planning scheme map by rezoning the urban development land around the existing football and cricket oval from urban development to POS - recreation.	The SOCI maintains its support and recognises the benefits associated with the development of additional playing fields around the existing oval and recreation centre as the island's long-term sports and recreation hub. This opportunity was already identified in the 2015 LPS.	Immediate

Table 1 – Community, Urban Growth and Settlement

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Reconfiguration of the Phosphate Hill Urban Development zone by transferring the southern section of that zone into the structure plan area and substitute it with a rural zoning.	To reduce the Phosphate Hill urban development zone surplus to requirement.	PA-F Phosphate Hill – Action 11 Amend the planning scheme map by rezoning the urban development land to rural.	Section X of Part 2 identifies the benefit of repurposing urban development land in light of the residential yield achieved by the draft structure plan and the need to consolidate the rural zoning to promote future urban agri-businesses.	Immediate
Non-conforming land use. The Commonwealth housing development encroaches into the adjacent industrial zone.	To ensure zoning consistency with existing land uses.	PA-G Drumsite – Action 9 Amend the planning scheme map by extending R80 zoning over industrial zoning.	The SOCI recognises that part of the commonwealth housing project is constructed over industrial land and support the rezoning with commonwealth consent.	Immediate
Non-conforming land use. The commonwealth housing development encroaches into the adjacent crown reserve.	To ensure zoning consistency with existing land uses.	PA-G Drumsite – Action 10 Amend the planning scheme map by extending R80 zoning over crown reserve zoning.	The SOCI recognises that part of the commonwealth housing project is constructed over crown reserve land and supports the rezoning with commonwealth consent.	Immediate
Non-conforming land use. The commonwealth housing development encroaches into the adjacent crown reserve.	To ensure zoning consistency with existing land uses.	PA-G Drumsite – Action 11 Amend the planning scheme map by extending R20 zoning over crown reserve zoning.	The SOCI recognises that part of the commonwealth R20 housing project is constructed over crown reserve land and supports the rezoning with commonwealth consent.	Immediate
The development of the commonwealth owned mixed use zone could obstruct visibility on the approach of the Murray Road, Lam Lok Loh and Sung, Miaw Low non-conventional road intersection.	To ensure zoning compatibility in the vicinity of complex road configuration.	PA-G Drumsite – Action 12 Amend the planning scheme map by rezoning mixed use to POS.	Section X of Part 2 recognises that part of this property owned by the commonwealth should remain clear of development to provide unobstructed view to motorists approaching this six-way intersection and acknowledges the concept design for a roundabout prepared by the SOCI.	Immediate

Table 1 – Community, Urban Growth and Settlement

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Facilitation of the orderly expansion of the hospital by taking advantage of the immediate topography to the north of the existing facility.	To ensure adequate supply of appropriately zoned land to meet future hospital needs.	PA-I Taman Sweetland – Action 1 Amend the planning scheme map by rezoning urban development land to public purposes hospital.	Section X of Part 2 Identifies the benefit of expanding the hospital site northward with secondary basement entries accessible from plant Hill Road and Murray Road and acknowledges the associate relevance of the SOCI endorsed layout of the <i>June 2021 Proposed Amendments of the Light Industrial Area</i> .	Immediate
Provision for a variety of medium density residential dwellings close to the hospital and the Poon Saan commercial area.	To encourage new residential developments within the township settled areas.	PA-I Taman Sweetland – Action 3 Amend the planning scheme map by rezoning the urban development zone to R60 residential.	Section X of Part 2 acknowledges and supports a medium density residential development on this site with dual access from Taman Sweetland Crescent and the new neighbourhood connector to the south.	Immediate
Opportunity for early residential development along Murray Road on a well serviced site.	To encourage new residential developments within the township settled areas.	PA-I Taman Sweetland – Action 4 Amend the planning scheme map by rezoning the urban development zone to R60 residential.	The SOCI acknowledges and supports a medium density residential development on this well serviced site in close proximity to community amenities.	Immediate
Opportunity for early residential development along Taman Sweetland Circuit on a well serviced site.	To encourage new residential developments within the township settled areas.	PA-I Taman Sweetland – Action 8 Amend the planning scheme map by rezoning the crown reserve and urban development zones to R40 residential.	The SOCI recognises the merit of expanding residential use around the Taman Sweetland Circuit and take advantage of the existing public open space.	Immediate
Taking advantage of the proximity to the hospital to develop a medium density precinct focusing on the seniors housing needs.	To ensure an adequate supply of appropriately zoned land to meet the residential need of seniors.	PA-I Taman Sweetland – Action 9 Investigate the development potential for a range of old age accommodations.	The SOCI recognises the importance of creating a seniors precinct at Taman Sweetland in close proximity to the hospital but integrated with the community and defines the terms of reference of the investigation.	Short-term

Table 1 – Community, Urban Growth and Settlement

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Opportunity to provide a public purpose religious zoning to an existing Chinese shrine and sacred tree established on the crown reserve.	To ensure zoning consistency with existing land uses.	PA-I Taman Sweetland – Action 10 Amend the planning scheme map by rezoning crown land to public purpose religious.	The SOCI recognises the existence of an active Chinese shrine established on this site and supports the rezoning accordingly.	Immediate
Formalise the vocation of the foreshore as a continuous public open space.	To protect public open space continuity along the foreshore	PA-J Golf Course/Resort – Action 5 Amend the planning scheme map by rezoning the crown land reserve to public open space.	The SOCI recognises the importance of the foreshore area and the need to keep it accessible to the public and supports the rezoning accordingly.	Immediate
Formalise the vocation of the foreshore as a continuous public open space.	To protect public open space continuity along the foreshore	2 PA-K Lily Beach Road – Action 2 Amend the planning scheme map by rezoning the crown land reserve to public open space	The SOCI recognises the importance of the foreshore area and the need to keep it accessible to the public and supports the rezoning accordingly.	Immediate
Maintain public and community access to a unique man-made wonder on the island	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	PA-O Rest of Island – Action 1 Amend the planning scheme map by rezoning public purpose commonwealth to public purpose community.	Section X of Part 2 articulates the merit of making this extraordinary pinnacle mining legacy accessible to the community and visitors alike in the same manner as natural pinnacles in WA.	Immediate
Maintain public and community access to a unique man-made wonder on the island	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	PA-O Rest of Island – Action 2 Investigate the possibility of introducing community and tourism activities within the most formidable pinnacle field on the island.	Section X of Part 2 highlights the benefits of conducting activities such as open-air festivals, special community events, music happenings and miscellaneous artistic endeavours attracting participants from the island and abroad within the backdrop of this extraordinary mining legacy landform and defines the terms of reference of the investigation.	Short-term

3.3 Economy and employment

The future of the Island's economy and the creation of new jobs is the most formidable challenge before the community and in particular the up-coming generation. The inevitable transition from mining and immigration to tourism, higher education, agri-businesses and defence has been well documented through numerous consultations, reports and expert advices over the last decade.

The land use issues and opportunities that can be addressed in the immediate to short term and pertinent to trade, investment, innovation, employment and therefore community betterment are summarised as follows:

- a) non-conforming land use rationalisation and zoning consistency with existing land uses;
- b) potential socio-economic synergies between the tourism bureau, the settlement sports hall and the Chinese Literary Association;
- c) provision of a uniform commercial zoning over the entire Gaze Road planning area;
- d) provide appropriate zoning to newly created commonwealth leases on crown land;
- e) investigate redevelopment possibilities at Tajin House for community activities as well as short stay visitors;
- f) encourage, in the rural zone, the development of controlled environment agri-businesses within historic pinnacle fields where ecological diversity is extremely low;
- g) maximisation of business opportunities at the LIA in line with the SOCI endorsed *June 2021 Proposed Amendment to the Light Industrial Area*;

- h) support tourism development by diversifying offerings with new strategically located sites away from the township to maximise their unique and distinctive features;
- i) Promote the rezoning of environmentally sensitive sites adjacent to the National Park and immediate proximity to the airport from rural to tourism and promote camping and a low footprint living laboratory precinct dedicated to natural science and research for the benefit of the community and visitors;
- j) Support the formalisation of an exploratory trail on the alignment of the old railway line from Drumsite to South Point and investigate the creation of a linear POS corridor for it;
- k) maintain the option of establishing a satellite launching facility and associate infrastructure at South Point and
- l) explore the development of eco- tourism in areas surrounded by the National Park but outside the National Park direct jurisdiction.

Table 2 in the following pages provides a detailed inventory of land use issues and opportunities addressing the needs of CI from an existing and future economic and employment perspective

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Non-conforming land use The petrol station is situated within the coastal POS	To ensure commercial operations are zoned appropriately.	PA-B Gaze Road - Action 3 Amend the planning scheme map by conferring a commercial zoning over the existing the petrol station.	The SOCI identifies and supports the need to remove the non-conforming petrol station from the foreshore POS zone.	Immediate
The business case for the Settlement Sports Hall refurbishment is reliant on commercial activities and involves economic synergies with the nearby Tourist Bureau and the Chinese Literary Association	To provide adequate zoning for public and community held building assets.	PA-B Gaze Road - Action 4 Amend the planning scheme map by rezoning the Settlement Sports Hall, the Chinese Literary Association and the Tourism Bureau from POS to commercial.	The SOCI recognises the need to provide greater economic flexibility by re-purposing these building assets and boost their economic development potential in accordance with the SOCI endorsed <i>May 2023 Settlement Sports Hall Refurbishment – Sustainability Hub Design Concept</i> .	Immediate
A new lease approved by the commonwealth for a café/restaurant linked to the adjacent 3 star Sunset hotel has been created within the foreshore POS.	To provide newly created leases with appropriate zoning.	PA-B Gaze Road - Action 5 Amend the planning scheme map by rezoning the POS to commercial to reflect the newly created lease	The SOCI identifies and supports the need for the new lease to be appropriately zoned commercial and be excised from the POS zone.	Immediate
The opportunity exists to confer a uniform commercial zoning for the entire Gaze Road Planning Area.	To ensure zoning consistency with existing land uses.	PA-B Gaze Road - Action 7 Amend the planning scheme map to eliminate mixed use within the planning area and replace it with commercial zoning. Amend the commercial column within scheme zoning table accordingly: Single House: D; Multiple Dwelling: D Grouped Dwelling: D and Short Stay Accommodation; D	The SOCI recognises the historic land use inconsistencies and divergences, on-going development aspirations as well as current land use non-conformities and recommends a uniform commercial zoning throughout the planning area thus making it the key commercial precinct on the island.	Immediate

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
The opportunity exists to confer a uniform commercial zoning for the Gaze Road Planning Area.	To ensure zoning consistency with existing land uses.	PA-B Gaze Road - Action 8 Amend the planning scheme map to eliminate tourism withing the planning area and replace it with commercial zoning. Amend the commercial column within scheme zoning table accordingly: Single House: D; Multiple Dwelling: D Grouped Dwelling: D, Short Stay Accommodation D, and Tourism Development P.	The SOCI recognises the historic land use inconsistencies and divergences, on-going development aspirations as well as current land use non-conformities and recommends a uniform commercial zoning throughout the planning area thus making it the key commercial precinct on the island.	Immediate
The opportunity exists to confer a uniform commercial zoning for the Gaze Road Planning Area.	To ensure zoning consistency with existing land uses.	PA-B Gaze Road - Action 9 Amend the planning scheme map to eliminate residential withing the planning area and replace it with commercial zoning. Amend the commercial column within scheme zoning table accordingly: Single House: D; Multiple Dwelling: D Grouped Dwelling: D, Short Stay Accommodation D, and Tourism Development P.	The SOCI recognises historic land use discrepancies together with on-going development aspirations, acknowledges current land use non-conformity and conflicts and recommends a uniform commercial zoning throughout the planning area.	Immediate
The opportunity exists to render development on this large block more cost effective with the introduction of shop houses directly accessing the Poon Saan Road commercial area.	To encourage selected mixed use developments within the township settled areas.	PA-D Poon Saan – Action 2 Amend the planning scheme map by rezoning from R40 to mixed use. Amend the mixed use column within scheme zoning table accordingly: Single House: D.	The SOCI acknowledges, supports and validates the partial mixed use rezoning on this large single ownership lot with the acceptance of the party with freehold interest in the land.	Immediate

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
The Tajin House area offers a unique opportunity to increase community activities and develop facility for short stay visitors.	To encourage, within the township, the development of community facilities within underdeveloped public reserves.	PA-E Kampong/SP – Action 3 Investigate the redevelopment potential around Taijin House with a specific focus on history, community interests and possible tourism.	Section X of Part 2 Identifies the opportunities and benefits to redevelop the area from a community perspective and defines the terms of reference of the investigation.	Short-term
Non-conforming land use. The opportunity exists to confer a public purpose zoning for the Commonwealth's Administration Building.	To ensure zoning consistency with existing land uses.	PA-E Kampong/SP – Action 4 Amend the planning scheme map by rezoning the commercial zoned land to public purposes.	The SOCI recognises that the Administration Building does not constitute a commercial operation and that a rezoning to public purposes will be consistent with the surrounding port area.	Immediate
Re-using the major pinnacle field adjacent to the Phosphate Hill plateau for urban agri-business.	To encourage the economic development of pinnacle fields where ecological diversity has been reduced to extremely low levels.	PA-F Phosphate Hill – Action 5 Investigate the development potential of the pinnacle field immediately west of the rubbish tip site.	Section X of Part 2 recognises the opportunities and benefits to redevelop pinnacle fields from a sustainable economic perspective post mining and defines the terms of reference of the investigation.	Short-term
Provision of appropriate zoning for the forthcoming data centre development.	To provide newly created leases with appropriate zoning.	PA-F Phosphate Hill – Action 10 Amend the planning scheme map by rezoning the urban development land to industrial.	The SOCI identifies and supports the need for the new lease site to be appropriately zoned industrial and be excised from the urban development zone.	Immediate
Provision of adequate industrial zoning for the run of mine and associated dryers.	To ensure zoning consistency with existing land uses.	PA-G Drumsite – Action 1 Amend the planning scheme map by replacing rural zoning with industrial zoning.	The SOCI recognises that the run of mine and associated phosphate drying infrastructure precinct as inherently representing an industrial rather than a rural activity and supports the re-zoning to industrial.	Immediate

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Provision of adequate commercial zoning for the mine's office	To ensure zoning consistency with existing land uses.	PA-G Drumsite – Action 2 Amend the planning scheme map by replacing residential zoning with commercial zoning.	The SOCI recognises the mine's main office non-conformity within the residential zone and supports the best fitting commercial rezoning.	Immediate
Provision of adequate commercial zoning for this small mechanical workshop	To ensure zoning consistency with existing land uses.	PA-G Drumsite – Action 3 Amend the planning scheme map by replacing residential zoning with commercial zoning.	The SOCI recognises the established mechanical repairs business non-conformity in the residential zone and supports the best fitting commercial rezoning.	Immediate
Maximisation of business opportunities at the LIA	To provide sufficient industrial land supply in the long term.	PA-H – Light Industrial - Action 1 Amend the planning scheme map by rezoning crown reserve to industrial.	Section X of Part 2 recognises the need to maximise industrial land offerings around the existing light industrial area in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
Space dedicated to container storage at the wharf is limited. Frequent congestion impacts on the efficiency of transitional movements and creates additional economic burden to local businesses.	To assign land for the storage of containers and freight storage.	PA-H – Light Industrial – Action 7 Illustrate in the planning strategy the area purposely dedicated to the storage of public and private containers and freight storage.	Section X of Part 2 recognises the shortage of space at the wharf and the opportunity to create a dedicated area for the storage of containers and freight in that location in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
Opportunity to support tourism development envisaged by the lease holder of this large 99y lease site in lieu of urban development deemed isolated from the township core area.	To ensure an adequate supply of appropriately zoned land to meet future tourism in strategic locations.	PA-J Golf Course/Resort – Action 1 Amend the planning scheme map by rezoning the urban development zone to tourism.	The SOCI does not support the development of new residential settlements away from the township, the community and commercial facilities and endorses the rezoning from urban development to tourism with the agreement of the party with long term interest in the land.	Immediate

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Understanding that this never developed site, remote from the township area and nestled between the National Park and the ocean is best suited for a dedicated tourism development.	To ensure an adequate supply of appropriately zoned land to meet future tourism in strategic locations.	PA-J Golf Course/Resort – Action 3 Amend the planning scheme map by rezoning the mixed use zone to tourism.	The SOCI does not support mixed use development away from the township community and commercial facilities and supports the rezoning to tourism for this site adjoining exceptional environmental attributes.	Immediate
Acknowledge the merit of repurposing this disused mining site with existing vehicular access to agri-business.	To encourage the economic development of pinnacle fields where ecological diversity has been reduced to extremely low levels.	PA-K Lily Beach Road – Action 3 Amend the planning scheme map by rezoning the crown land reserve to rural.	The SOCI recognises the opportunity to promote agri-business on this disused ex-mining site with existing vehicular access and in relative proximity to the township and supports the rezoning from crown land to rural.	Immediate
Opportunity to better appreciate the merit of repurposing this sizeable pinnacle field site with direct access from Lily Beach Road.	To encourage the economic development of pinnacle fields where ecological diversity has been reduced to extremely low levels.	PA-K Lily Beach Road – Action 5 Investigate the development potential of the pinnacle field immediately west of Lily Beach Road.	Section X of Part 2 recognises the opportunities and benefits to redevelop pinnacle fields from a sustainable economic perspective post mining and defines the terms of reference of the investigation.	Short term
Acknowledge the merit of repurposing these two ex-mining sites to low footprint tourism.	To ensure adequate supply of appropriately zoned and strategically located land to meet future tourism demand.	PA-L Airport and Surnds. – Action 10 Amend the planning scheme map by rezoning rural land to tourism.	The SOCI acknowledges the impracticality of developing rural enterprises on these sites due to known environmental approval challenges whilst recognising the importance these two ex-mining areas could offer in terms of low footprint tourism in close proximity to the airport and the National Park and supports the rezoning from rural to tourism.	Immediate

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Explore the concept of a living laboratory for natural science education and research on this site closed to the township and the National Park.	To ensure adequate supply of appropriately zoned and strategically located land to meet future tourism demand.	PA-L Airport and Surnds. – Action 11 Investigate the potential for ecology exploration and research immediately adjacent to the National Park.	Section X of Part 2 articulates the scientific merit and ecological benefits of creating a natural science living laboratory for the local community and visitors and defines the terms of reference of the investigation.	Short-term
Capture the proximity to the airport explore the cost-benefit concept of creating the first camping ground on the island.	To ensure adequate supply of appropriately zoned and strategically located land to meet future tourism demand.	PA-L Airport and Surnds. – Action 12 Investigate the potential for developing a camping ground adjacent to the airport.	Section X of Part 2 articulates the social merit and economic advantage of providing a camping ground for the local community and visiting backpackers and defines the terms of reference of the investigation.	Short-term
Support the formalisation of an exploratory trail on the alignment of the old railway line from Drumsite to South Point.	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	PA-M East Coast – Action 2 Investigate the possibility of creating a linear POS corridor on either side of the historic railway.	Section X of Part 2 articulates the social merit and economic advantage of including within a dedicated POS the historic railway as a discovery trail linking Drumsite to South Point via the National Park for the benefit of the community and visitors and defines the terms of reference of the investigation.	Short-term
Acknowledging recent interest shown for the prospect of launching satellites at South Point and identified in the <i>2015 Local Planning Strategy</i> .	To maintain the option of establishing a space launching infrastructure at South Point.	PA-N South Point – Action 4 Investigate the possibility of establishing a space port at South Point.	Section X of Part 2 recognises the fast-growing satellite launching industry in Australia and globally whilst the technical and economic benefits to launch from South Point remain and defines the terms of reference of the investigation.	Short-term

Table 2 - Economy and Employment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Opportunity to open up tourism development at South Point in line with community long held aspiration.	To ensure an adequate supply of appropriately zoned land to meet future tourism demand in strategic locations.	PA-N South Point – Action 5 Amend the planning scheme map by rezoning the rural zone to tourism.	The SOCI identifies the tourism merit offered by the area of the former mining settlement, with the existing Chinese temple and shrine, the old railway infrastructure and sweeping ocean views towards the sunset.	Immediate
Support the formalisation of an exploratory trail on the alignment of the old railway line from Drumsite to South Point.	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	PA-N South Point – Action 6 Investigate the possibility of creating a linear POS corridor on either side of the historic railway.	Section X of Part 2 articulates the social merit and economic advantage of including within a dedicated POS the historic railway as a discovery trail linking Drumsite to South Point via the National Park for the benefit of the community and visitors and defines the terms of reference of the investigation.	Short-term
Opportunity to explore the development of eco- tourism in areas surrounded by the National Park but outside the National Park direct jurisdiction.	To ensure an adequate supply of appropriately zoned land to meet future tourism demand in strategic locations.	PA-O Rest of Island – Action 3 Investigate the possibility of introducing eco-tourism facilities in areas surrounded by the National Park.	Section X of Part 2 identifies the tourism merit offered by ex-mining areas that could be made accessible to tourism in close consultation with National Park and defines the terms of reference of the investigation.	Short-term

3.4 Environnement

The land use issues and opportunities that can be addressed in the immediate to short term and pertinent to the protection and conservation of natural resources, the avoidance of sensitive areas and the introduction of conservation areas are summarised as follows:

- a) introduction of a new environmental conservation zone to maintain and protect ecological diversity and values in strategic locations outside the National Park;
- b) reinforcement of ecological corridors linking the northern portion of the National Park with its larger southern portion;
- c) provision for a 30m wide green buffer on either side of the airport to Poon Saan route via Irvine Hill and Phosphate Hill road;
- d) protection of known high frequency red crab migration routes within the township;
- e) provision for a 40m buffer between industrial activities and the National Park;
- f) creation of an environmental conservation buffer between the hospital as well as Taman Sweetland and the LIA and improve ecological connectivity between the northern and southern portions of the National Park;
- g) introduction in strategic locations of environmental conservation areas in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping;
- h) environmental as well as social benefit of maintaining and protecting the ecology along the portion of Lily Beach Road on arrival to the Lily Beach and Ethel Beach area;

- i) opportunity to maintain and protect ecological values adjacent to the National Park in the vicinity of the historic Phosphate Hill Chinese cemetery;
- j) Consolidate the National Park ecology by rezoning adjacent non-essential and or impractical rural zoned land to environmental conservation.

Table 3 in the following pages provides a detailed inventory of land use issues and opportunities pertinent to CI's environment and how environmental conservation can play a new role within the local planning framework

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Providing zoning protection to a strategic natural area.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-C Silver City – Action 2 Amend the planning scheme map by conferring an environmental conservation zoning over a portion of the Silver City urban development zone	Section X of Part 2 presents the case and articulates the ecological benefits in introducing an environmental conservation area alongside Murray Road and opposite the National Park at Silver City.	Immediate
Protection and reinforcement of an ecological corridor that links the northern portion of the National Park with the larger southern portion.	To introduce environmental conservation areas and maintain ecological values in strategic locations within the township.	PA-F Phosphate Hill – Action 2 Amend the planning scheme map by conferring an environmental conservation zoning over the crown reserve.	Section X of Part 2 articulates the ecological benefits in introducing environmental conservation areas at Phosphate Hill in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping.	Immediate
Protection and reinforcement of recorded ecological values in the southern portion of the Phosphate Hill planning area.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-F Phosphate Hill – Action 6 Amend the planning scheme map by conferring an environmental conservation zoning over the rural zoning.	The SOCI recognises the ecological benefits identified in the Geoscience Australia vegetation mapping and supports the rezoning from rural to environmental conservation.	Immediate
Opportunity to provide green/leafy continuity on either side of the airport to Poon Saan route via Irvine Hill and Phosphate Hill Road.	To maintain environmental characteristics on either side of Phosphate Hill Road.	PA-F Phosphate Hill – Action 9 Amend the planning scheme map to illustrate a 30m environmental buffer along the length of the Phosphate Hill Road reserve and rezone the buffer from urban development to environmental conservation.	The SOCI recognises Phosphate Hill Road as the main access road to and from the airport for the majority of the settled areas and highlights the importance of its environmental identity to the local community, the merit in creating a visual buffer with existing and future adjoining land uses and the beneficial impact on visitors. For these reasons the SOCI supports the rezoning from urban development to environmental conservation.	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Protection of known patch of closed canopy evergreen forest from future development.	To introduce environmental conservation areas and maintain ecological values in strategic locations within the township.	PA-F Phosphate Hill – Action 12 Amend the planning scheme map by conferring an environmental conservation zoning over the urban development zone.	The SOCI recognises the ecological benefits in introducing environmental conservation areas at Phosphate Hill in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports the rezoning from urban development to environmental conservation.	Immediate
Opportunity to provide green/leafy continuity on either side of the airport to Poon Saan route.	To maintain environmental characteristics on either side of Phosphate Hill Road.	PA-F Phosphate Hill – Action 13 Amend the planning scheme map to illustrate a 30m environmental buffer along the length of Phosphate Hill Road and rezone the buffer from public purpose reserve – rubbish tip to environmental conservation.	The SOCI recognises Phosphate Hill Road as the main access road to and from the airport for the majority of the settled areas and highlights the importance of its environmental identity to the local community, the merit in creating a visual buffer with existing and future adjoining land uses and the beneficial impact on visitors. For these reasons the SOCI supports the rezoning from public purpose reserve to environmental conservation.	Immediate
Protection of known high frequency red crab migration route.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-G Drumsite – Action 4 Amend the planning scheme map by replacing rural zoning with environmental conservation zoning.	The SOCI and the National Parks recognise the high frequency of crab migration in that area and the potential negative impact a rural land use could generate in that location. For this the SOCI supports the rezoning from rural to environmental conservation.	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Protection of known high frequency red crab migration route.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-G Drumsite – Action 5 Amend the planning scheme map by replacing POS zoning with environmental conservation zoning.	The SOCI and the National Parks recognise the high frequency of crab migration in that area and the potential negative impact a rural land use could generate in that location. For this the SOCI supports the rezoning from crown reserve to environmental conservation.	Immediate
Protection of known high frequency red crab migration route.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-G Drumsite – Action 6 Amend the planning scheme map by replacing crown reserve with environmental conservation zoning	The SOCI and the National Parks recognise the high frequency of crab migration in that area and the potential negative impact a rural land use could generate in that location. For this the SOCI supports the rezoning from crown reserve to environmental conservation.	Immediate
Opportunity to provide a 40m buffer between industrial activities and the National Park.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-H – Light Industrial – Action 8 Amend the planning scheme map by rezoning crown reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of setting light industrial activities 40m away from the National Park boundary and supports the rezoning of crown reserve to environmental conservation in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Protection and reinforcement of an ecological continuity between the northern portion of the National Park with the southern portion.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-H – Light Industrial – Action 9 Amend the planning scheme map by rezoning crown reserve and industrial land to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of establishing the historical hand dug deep pinnacle field as a permanent corridor linking the Phosphate Hill area with the National Park to the east in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
Opportunity to maintain a green/leafy character along Phosphate Hill Road and provide a buffer to industrial activities	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-H – Light Industrial – Action 10 Amend the planning scheme map by rezoning crown reserve and industrial land to environmental conservation.	The SOCI identifies the merit of establishing a permanent 30m green buffer between the Phosphate Hill Road reserve and the industrial area itself whilst enhancing the local ecology and supports rezoning the crown reserve to environmental conservation.	Immediate
Create a green/leafy separation between the hospital and the light industrial area. and improve ecological connectivity with the northern portion of the National Park.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-I Taman Sweetland – Action 5 Amend the planning scheme map by rezoning the public purposes hospital reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of creating a buffer between the hospital and the light industrial area and the consolidation of an environmental corridor linking the National Park with the Phosphate Hill corridor to the south in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Creation of a green/leafy separation between the hospital and the light industrial area. and improve ecological connectivity with the northern portion of the National Park.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-I Taman Sweetland – Action 6 Amend the planning scheme map by rezoning the industrial zone and the crown reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of creating a buffer between the hospital and the light industrial area and the consolidation of an environmental corridor linking the National Park with the Phosphate Hill corridor to the south in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
Creation a green/leafy separation between Taman Sweetland residential area and the light industrial area. and improve ecological connectivity with the northern portion of the National Park.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-I Taman Sweetland – Action 7 Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of creating a buffer between the hospital and the light industrial area and the consolidation of an environmental corridor linking the National Park with the Phosphate Hill corridor to the south in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
Opportunity to formalise the protection of this segment of closed canopy evergreen forest at LB7 (within planning action 1 in Planning Area J Map) not affected by mining activities.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-J Golf Course/Resort – Action 4 Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	The SOCI recognises the ecological benefits in introducing environmental conservation areas in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports rezoning the portion of crown reserve to environmental conservation.	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Confirmation that this very small and isolated site at the corner of Lily Beach Road and Headridge View has little to offer in terms of rural land use.	To ensure zoning consistency with adjacent land uses.	PA-J Golf Course/Resort – Action 6 Amend the planning scheme map by rezoning the rural zone to environmental conservation.	The SOCI recognises the importance of land use rationalisation where existing zonings cannot provide the expected outcome and supports the rezoning accordingly.	Immediate
Opportunity to formalise the protection of this segment of closed canopy evergreen forest adjacent to the National Park along Golf Course Road.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-J Golf Course/Resort – Action 7 Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	The SOCI recognises the ecological benefits in introducing environmental conservation areas in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports the rezoning accordingly.	Immediate
Acknowledgement that this closed canopy evergreen forest parcel between Lily Beach and Linkwater Road, initially allocated to the resort, has little development prospect due to extreme topography.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-J Golf Course/Resort – Action 8 Amend the planning scheme map by rezoning tourism to environmental conservation.	The SOCI recognises that the topography west of Linkwater road is far too steep to accommodate any form of tourism development cost effectively and supports the rezoning from tourism to environmental conservation.	Immediate
Protection of ecological continuity along the road leading to Lily beach and Ethel beach.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-K Lily Beach Road – Action 1 Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	The SOCI recognises the environmental as well as social benefit of maintaining and protecting the ecology along this portion of Lily Beach Road that is subject to high local and tourist usage and supports the rezoning from crown reserve to environmental conservation.	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Opportunity to maintain and protect ecological values adjacent to the National Park and around the historic Chinese cemetery	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-K Lily Beach Road – Action 6 Amend the planning scheme map by rezoning crown reserve to Environmental Conservation.	The SOCI recognises the merit of formalising environmental protection around the historic Chinese cemetery and continuity with the adjacent National Park where the topography associated with the major cliff feature to the south could not support development. For these reasons the SOCI support the rezoning from crown reserve to environmental conservation.	Immediate
Protection of known patch of closed canopy evergreen forest along Irvine Hill Road in close proximity to the airport terminal from future development.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township.	PA-L Airport and Surnds. – Action 8 Amend the planning scheme map by rezoning crown reserve to environmental conservation.	The SOCI recognises the ecological benefits in providing environmental protection to this patch of vegetation alongside a proposed 30m buffer and in the vicinity of the airfield in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports the rezoning accordingly.	Immediate
Opportunity to provide green/leafy continuity on either side of the airport to Poon Saan route.	To maintain environmental characteristics on either side of Phosphate Hill Road and Irvine Hill Road.	PA-L Airport and Surnds. – Action 9 Amend the planning scheme map to illustrate a 30m environmental buffer along the length of Phosphate Hill Road and Irvine Hill Road and rezone the buffer from rural to environmental conservation.	The SOCI recognises Phosphate Hill Road as the main access road to and from the airport for the majority of the settled areas and highlights the importance of its environmental identity to the local community, the merit in creating a visual buffer with existing and future adjoining land uses and the beneficial impact on visitors. For these reasons the SOCI supports the rezoning from rural to environmental conservation.	Immediate

Table 3 - Natural Environment

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Abandon the notion of promoting rural pursuits on this block with no legal access onto North-South Baseline Road.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-M East Coast – Action 1 Amend the planning scheme map by rezoning rural to environmental conservation.	The SOCI recognises the impracticality and lack of ecological merit in maintaining the rural zoning for this area entirely surrounded by the National Park with no legal access and supports the rezoning from rural to environmental conservation.	Immediate
Consolidate the National Park ecology with this non-essential rural zoned land asset.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-M East Coast – Action 3 Amend the planning scheme map by rezoning rural to environmental conservation.	The SOCI recognises the impracticality and lack of ecological merit in maintaining the rural zoning on this area largely surrounded by the National Park and supports the rezoning from rural to environmental conservation.	Immediate
Consolidate the National Park ecology with non-essential rural zoned land.	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	PA-N South Point – Action 2 Amend the planning scheme map by rezoning crown reserve and rural to environmental conservation.	The SOCI recognises the impracticality and lack of ecological merit in maintaining the rural zoning to these two areas largely surrounded by the National Park and supports the rezoning from rural to environmental conservation.	Immediate

3.5 Infrastructure

The land use issues and opportunities that can be addressed in the immediate to short term and pertinent to the close integration of land use planning and essential servicing, the protection of key assets and their potential upgrade and expansion and the orderly development of pedestrian, cycling and vehicular connectivity with the township are summarised as follows:

- a) non-conforming land use rationalisation and zoning consistency to ensure public service utilities are zoned appropriately;
- b) rationalisation of road reserve footprint where the reserves are not aligned with the as-built road and or public parking configurations;
- c) increasing vehicular accessibility from the Kampong, the port, Gaze Road and the Settlement to and from Silver City via establishing two new neighbourhood connectors along Murray Road;
- d) opportunity to investigate a road connection linking Murray Road through the old dryers' urban development area to San Chye Loh in Poon Saan and potentially providing legal access to the new Poon Saan telecommunication tower;
- e) increasing vehicular accessibility within and outside the Phosphate Hill urban development zone to improve access to and from the oval/recreation centre precinct to the school, the hospital and the airport via proposed new neighbourhood connectors;
- f) The extent of the area to carry out the earthworks needed for the northward extension of the runway requires investigation and ultimately protection to ensure the long-term orderly expansion of infrastructure and activities at the airfield;
- g) Opportunity to implement in the long term a roundabout concept design to improve traffic movements, cycle and pedestrian safety at the Murray Road, Lam Lok Loh, Sung Miaw Low six-way intersection;

- h) reflect the optimised road layout and rezoning arrangements established in the SOCI endorsed *June 2021 Proposed Amendments to the Light Industrial Area*;
- i) investigate and determine the quantum of additional land required to accommodate the SOCI and IOTPS future operations at the LIA;
- j) establish a new neighbourhood connector between Taman Sweetland's Kong Wai Loh Lane and the light industrial area via the hospital extended reserve north;
- k) abolish the Headridge View road reserve to reflect its private nature as part of the 99 lease from the commonwealth at LB7;
- l) rezoning of portions of the Linkwater Road reserve where the road has been constructed outside the initial road reserve geometry;
- m) investigate the feasibility of extracting chalk from a known deposit alongside Lily Beach road and in relatively close proximity to the township;
- n) provision of additional land dedicated to airfield purposes immediately south of the runway to meet the International Civil Aviation Organisation requirement at class 4 international aerodromes which Christmas Island is;
- o) provision of additional land dedicated to airfield purposes to ultimately increase carpark capacity immediately to the west of the exiting carpark without having to disrupt existing surrounding infrastructure;
- p) the technical requirements associated with the expansion of the runway northward require further investigation and definition;
- q) the long-term road connection between Lily Beach Road and the Phosphate Hill area, that takes into account the northward extension of the runway, should join at the Vagabond Road-Phosphate Hill Road intersection;

- r) Investigate the long-term feasibility of storing dangerous goods and in particular aviation green hydrogen fuel at the airfield;
- s) Investigate the merit of establishing solar arrays and low VAWTs at the airfield to assist with the decarbonisation of the island's energy;
- t) protect, for municipal purposes, a safe backup landfill site outside the groundwater protection area at South Point if required in the future;
- u) explore the feasibility of harvesting wind energy where volant fauna is known not to be abundant.

Table 4 in the following pages provides a detailed inventory of land use issues and opportunities pertinent to CI's public utilities and general infrastructure arrangements.

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Non-conforming land use. The petrol and diesel fuel storage tanks and associated infrastructure along Gaze Road are not aligned with the POS zoning.	To ensure public service utilities are zoned appropriately.	PA-B Gaze Road - Action 1 Amend the planning scheme map by rezoning from POS to reserve public purposes (FS) the lot that covers the existing fuel storage facility.	The SOCI identifies the need to remove the non- conforming fuel storage use from the foreshore POS zone and supports the rezoning to reserve public purposes (FS).	Immediate
Non-conforming land use. The foreshore waste water pumping station infrastructure is built over POS and a crown lease zoned tourism.	To ensure public service utilities are zoned appropriately.	PA-B Gaze Road - Action 2 Amend the planning scheme map by rezoning from POS and tourism to reserve public purposes (W) around the newly created waste water pumping station lot.	The SOCI identifies the need to remove the non- conforming waste water pumping station use from the foreshore POS and tourism zones. At SOCI's request DPLH has created a lot dedicated to the pump station and the SOCI supports its zoning to reserve public purposes (W).	Immediate
This segment of Gaze Road reserve does not cover the as-built road lanes and public parking bays.	To ensure road reserves reflects existing road and parking configurations.	PA-B Gaze Road - Action 6 Amend the planning scheme map to illustrate a reconfigured Gaze Road Reserve that incorporates sections of the adjacent POS.	The SOCI identifies the need to amend the Gaze Road reserve to reflect the as-constructed roadways and public parking footprint, redefine the public realm whilst maintaining legal access to the existing adjacent fuel storage tanks compound. For these reasons the SOCI supports the amendment to POS.	Immediate
Non-conforming land use. This undevelopable linear portion of crown lease adjacent to the Gaze Road reserve and zoned tourism is used as public parking.	To ensure road reserves reflects existing road and parking configurations.	PA-B Gaze Road - Action 10 Amend the planning scheme map by rezoning tourism to road reserve.	The SOCI recognises the designated sliver of land that cannot physically be developed has always been used as carparking and now lays alongside a recently constructed cycle and pedestrian pathway. Consequently, the SOCI supports the amalgamation of the tourism zone into the road reserve.	Immediate

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Protection of public access for bicycles and pedestrians through private land between Tampa View and Gaze Road requires negotiation and ultimate owner's consent.	To maintain continuity of public access in strategic locations	PA-B Gaze Road - Action 13 Illustrate within the planning strategy the extent of the area to investigate the possibility of creating an easement on the subject private property.	Section X of Part 2 recognises the need to protect public through movements at the tip end of the property to ensure continuity of the foreshore shared cycle / pedestrian pathway and also defines the terms of reference of the investigation.	Short-term
Opportunity to increase road accessibility from the Kampong, the port, Gaze Road and the Settlement to and from Silver City.	To secure adequate and practical road connectivity between planning areas within the township	PA-C Silver City – Action 5 Amend the planning scheme map illustrating the future public road reserves.	Section X of Part 2 articulates the purpose and benefits associated with the establishment of two future neighbourhood road connectors directly accessing Murray Road together with the extension of Sunset Place.	Immediate
Opportunity to increase road access from Murray Road through the old dryers' urban development area to San Chye Loh	To facilitate future vehicular movements to and from urban development zones	PA-D Poon Saan – Action 5 Investigate the feasibility of creating a street connection between San Chye Loh and the urban development zone to the east.	Section X of Part 2 recognises the traffic limitations to access and egress the urban development zone (old phosphate dryers complex) from Murray Road and defines the terms of reference of the investigation.	Short term
Non-conforming land use. The newly created lease on crown land has allowed the construction of the Poon Saan telecommunications tower without an appropriate zoning.	To ensure zoning consistency with existing land uses.	PA-D Poon Saan – Action 6 Amend the planning scheme map by conferring a reserve public purpose (T) over crown land that encompasses the existing telecommunications lease.	The SOCI recognises the need to formalise the protection of the telecommunication infrastructure and ultimately provide it with a legal access as per the planning action 5 above and supports the creation of a reserve public purpose (T) over the telecommunications crown lease.	Immediate

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Non-conforming land use. The existing bus stop bay and associated shelter along Murray Road are situated within the POS zone.	To ensure zoning consistency with existing land uses.	PA-D Poon Saan – Action 8 Amend the planning scheme map by replacing the POS zoning with road reserve.	The SOCI recognises the need to integrate the existing bus shelter and bus bay infrastructure to the road reserve and supports the area to be excised from the POS.	Immediate
The opportunity exists within the Phosphate Hill urban development zone to diversify road access to and from the oval/recreation centre precinct to the school, the hospital and the airport.	To secure adequate and practical road connectivity between planning areas within the township.	PA-F Phosphate Hill – Action 3 Amend the planning scheme map illustrating the future public road reserves.	Section X of Part 2 articulates the purpose and benefits associated with the establishment of future neighbourhood road connectors to and from the Phosphate Hill plateau.	Immediate
The extent of the area to carry out the earthworks needed for the northward extension of the runway requires investigation and ultimately protection.	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	PA-F Phosphate Hill – Action 7 Investigate the extent of land required for the earthworks associated with the northward extension of the runway.	Section X of Part 2 recognises the importance of the expansion of the runway, identified in the <i>2015 LPS</i> and echoed in this Strategy, and the need to protect the land required for the earthworks as part of the extension of the runway and defines the terms of reference of the investigation.	Short-term
Non-conforming land use. Noticeable portions of this segment of Phosphate Hill Road have been constructed outside the geometry of the road reserve itself.	To ensure road reserves are appropriately aligned with existing road configurations.	PA-F Phosphate Hill – Action 8 Amend the planning scheme map to illustrate a reconfigured Phosphate Hill Road reserve.	The SOCI identifies the need to rectify the extent of an adjusted 30m wide road reserve based on the centreline of the as-constructed alignment of Phosphate Hill Road and in light of forthcoming crown leases with associated underground services being created on either side of the road in that location. For these reasons the SOCI supports the reconfiguration of the road reserve.	Immediate

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Non-conforming land use. The collapse of the Drumsite conveyor during an extreme rain event has forced the adjoining Murray Road to be permanently relocated.	To ensure road reserves reflects existing road configurations.	PA-G Drumsite – Action 7 Amend the planning scheme map to illustrate a reconfigured Murray Road reserve.	The SOCI has rebuilt Murray Road southward in that location due to the phosphate conveyor collapse associated with adjacent landslide events experienced at the top of the Flying Fish Cove cliff and supports the need to extend the road reserve southward accordingly.	Immediate
The SOCI has generated a concept design to improve traffic movements and pedestrian safety at Murray Road, Lam Lok Loh, Sung Miaw Low, which is a six-way intersection.	To ensure road reserves can accommodate optimal road design configuration	PA-G Drumsite – Action 8 Amend the planning scheme map to illustrate a reconfigured road reserve at the Murray Road, Lam Lok Loh, Sung Miaw Low intersection.	Section X of Part 2 acknowledges the benefit of the Drumsite six-way roundabout concept and consequently the need to rationalise zoning and cadastral configurations necessary for its orderly implementation in the future.	Immediate
Reflect the optimised road layout established in the <i>June 2021 Proposed Amendments to the LIA</i>	To adjust unbuilt and inefficient road reserves.	PA-H – Light Industrial - Action 2 Amend the planning scheme map to illustrate the rectified road reserve alignment between Murray Road and Quarry Road.	Section X of Part 2 identifies the need to optimise the vertical gradient and the horizontal alignment required to optimise the Murray Road to Quarry Road link as per the findings of the. SOCI endorsed <i>June 2021 Proposed Amendments to the LIA</i> .	Immediate
Reflect the optimised road layout established in the <i>June 2021 Proposed Amendments to the LIA</i>	To adjust unbuilt and inefficient road reserves.	PA-H – Light Industrial - Action 3 Amend the planning scheme map to illustrate the revised road reserve connecting the hospital area to the Murray Road to Quarry Road link.	Section X of Part 2 identifies the optimum road alignment connecting the hospital area to Murray Road and Quarry Road as per the findings of the SOCI endorsed <i>June 2021 Proposed Amendments to the LIA</i> .	Immediate

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Reflect the optimised road layout established in the <i>June 2021 Proposed Amendments to the LIA</i>	To adjust unbuilt and inefficient road reserves.	PA-H – Light Industrial - Action 4 Amend the planning scheme map to illustrate the revised road reserve from Murray Road to Phosphate Hill Road.	Section X of Part 2 identifies the opportunity offered by the former mining haulage route to connect the Murray Road to Quarry Road link to the southern segment of Phosphate Hill Road as per the findings of the SOCI endorsed <i>June 2021 Proposed Amendments to the LIA</i> .	Immediate
Determine the quantum of additional land required to accommodate the SOCI and IOTPS future operations at the LIA.	To ensure additional land supply for the SOCI and IOTPA depots.	PA-H – Light Industrial - Action 5 Investigate the extent of land that should be protected for the orderly expansion of the SOCI and IOTPS depots.	Section X of Part 2 recognises the opportunities and benefits associated with the long-term expansion of the SOCI and IOTPS depots and defines the terms of reference of the investigation.	Short-term
Reflect the optimised land and road layout established in the <i>June 2021 Proposed Amendments to the LIA</i> and its impact on Acker Pty Ltd's licence area.	To ensure current licensed land does not preclude the establishment of future road.	PA-H – Light Industrial – Action 6 Reconfigure Acker's operating licence area to accommodate future road reserve and associated concept subdivision layout.	Section X of Part 2 refers to the SOCI endorsed <i>June 2021 Proposed Amendments to the LIA</i> that accommodates a reconfiguration of Acker's operating licence area.	Short-term
Opportunity to establish a new road connecting Taman Sweetland to the light industrial area via the hospital.	To secure adequate and practical road connectivity between planning areas within the township.	PA-I Taman Sweetland – Action 2 Amend the planning scheme map by creating a road reserve over the urban development zone,	Section X of Part 2 articulates the purpose and benefits associated with the establishment of a future neighbourhood road connector between Kong Wai Loh Lane and the Light Industrial Area.	Immediate
Headridge View provides access to the 99y lease, also referred as LB7, is not a public road but an integral part of the lease.	To ensure zoning consistency with existing land tenures.	PA-J Golf Course/Resort – Action 2 Amend the planning scheme map to rezone the access road to tourism.	The SOCI recognises the need of maintaining the land tenure integrity of the 99y leased site inclusive of its road access and supports the abolition of Headridge View as a public road.	Immediate

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Non-conforming land use. Noticeable portions of Linkwater Road have been constructed outside the geometry the road reserve itself.	To ensure road reserves are appropriately aligned with existing road configurations.	PA-J Golf Course/Resort – Action 9 Amend the planning scheme map by rezoning the tourism zone to road reserve.	The SOCI identifies the need to rectify the extent of the road reserve based on the deposited diagram reflecting the as-constructed alignment of Linkwater Road and supports the rezoning from tourism to road reserve accordingly.	Immediate
Non-conforming land use. Noticeable portions of Linkwater Road have been constructed outside the geometry of the road reserve itself.	To ensure road reserves are appropriately aligned with existing road configurations.	PA-J Golf Course/Resort – Action 10 Amend the planning scheme map by rezoning the road reserve to environmental conservation.	The SOCI identifies the need to rectify the extent of the road reserve based on the deposited diagram reflecting the as-constructed alignment of Linkwater Road and supports the rezoning from road reserve to environmental conservation accordingly.	Immediate
Explore the feasibility of extracting chalk from this known deposit in relatively close proximity to the township.	To protect sites with chalk extraction potential	PA-K Lily Beach Road – Action 4 Investigate the extent of land that should be protected for the purpose of chalk mining.	Section X of Part 2 recognises the importance of chalk extraction for municipal and or private use and defines the terms of reference of the investigation.	Short-term
Opportunity to provide additional land dedicated to airfield purposes immediately south of the runway.	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	PA-L Airport and Surnds. – Action 1 Amend the planning scheme map by rezoning rural land to reserve public purposes (A).	Section X of Part 2 recognises the benefit associated with the expansion of the southern end of the runway with the introduction of a 240m Runway End Safety Area in line with the International Civil Aviation Organisation requirement at class 4 international aerodromes which Christmas Island is.	Immediate

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Opportunity to provide additional land dedicated to airfield purposes immediately west of the airport terminal building.	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	PA-L Airport and Surnds. – Action 2 Amend the planning scheme map by rezoning rural land to public purposes - airport.	Section X of Part 2 Recognises the need and benefit in providing additional land to ultimately increase carpark capacity immediately to the west of the exiting carpark without disrupting existing surrounding infrastructure.	Immediate
The technical requirements associated with the expansion of the runway northward require further definition.	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	PA-L Airport and Surnds. – Action 3 Investigate the technical parameters associated with the northward extension of the runway.	Section X of Part 2 recognises the opportunities and benefits associated with the expansion of the runway and defines the terms of reference of the investigation.	Short Term
Protection of land required for the earthworks as part of the northward extension of the runway.	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	PA-L Airport and Surnds. – Action 4 Investigate the extent of land required for the earthworks associated with the northward extension of the runway.	Section X of Part 2 recognises the need to protect the land required for the earthworks as part of the expansion of the runway and defines the terms of reference of the investigation.	Short Term
The long-term road connection between Lily Beach Road and the Phosphate Hill area should join at the Vagabond Road-Phosphate Hill Road intersection.	To secure adequate and practical road connectivity between planning areas within the township	PA-L Airport and Surnds. – Action 5 Amend the planning scheme map illustrating a realigned Lily Beach Road to accommodate the northward extension of the runway.	Section X of Part 2 identifies the importance of realigning Lily Beach Road to directly connect with the Phosphate Hill plateau eastern neighbourhood connector.	Immediate
Explore the long term suitability of storing dangerous goods and aviation hydrogen fuel at the airfield.	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	PA-L Airport and Surnds. – Action 6 Investigate the location of dangerous goods at the airfield.	Section X of Part 2 identifies the need to investigate the location of dangerous goods at the airfield inclusive of hydrogen and defines the terms of reference of the investigation.	Short Term

Table 4 Infrastructure

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Explore the merit of establishing solar arrays at the airfield to assist with the decarbonisation of the island energy.	To ensure adequate supply of appropriately zoned land to meet future renewable energy demand.	PA-L Airport and Surnds. – Action 7 Investigate the potential deployment of solar arrays and low VAWTs within the airport reserve.	Section X of Part 2 identifies the island wide importance of investigating the establishment of renewable energy infrastructure at the airfield and defines the terms of reference of the investigation.	Immediate
Protect, for municipal purposes, a safe backup landfill site if required in the future.	To secure an alternative municipal landfill site outside the groundwater protection area.	PA-N South Point – Action 1 Investigate long term land fill possibility at South Point.	The SOCI recognises the importance of assessing the feasibility of establishing a land fill site at South Point and defines the terms of reference of the investigation.	Short-term
Explore the feasibility of harvesting wind energy where volant fauna is known not to be abundant.	To ensure adequate supply of appropriately zoned land to meet future renewable energy demand.	PA-N South Point – Action 3 Investigate the possibility of establishing a vertical axis wind turbine farm at South Point.	Section X of Part 2 identifies the island wide importance of investigating the establishment of renewable energy infrastructure at South Point and defines the terms of reference of the investigation.	Short-term

4. Planning Areas and Maps

4.1 Overview

The land supply to cater for the socio-economic needs of Christmas Island residents and visitors is somewhat modest due to the island's restricting environmental and topographic features and where the National Park covers 63% of its land mass.

As a consequence, land uses are expected to provide the desired outcome from within established parameters and boundaries and, unlike most regional shires on the mainland, has relatively limited prospects for opening new large scale green field development opportunities to accommodate population growth and future economic drivers.

In this context, and consistent with the *2015 Local Planning Strategy*, this Strategy is predicated on the notion that fifteen planning areas are to cover the totality of the Shire's area.

Furthermore, each planning area has its specific historical background, cultural identity, environmental predicaments, physical legacy from mining and development pattern and differentiating land uses opportunities.

This fine grain approach is spatially illustrated with each planning area being provided with an objective, land use priorities, opportunities and limitations statement immediately followed by the corresponding map(s) to identify detailed planning features, their location and associated proposed planning actions.

The inventory of all planning areas is encapsulated at [Table 5](#) (Planning Areas – Planning Directions and Actions) from [page 80](#) to [page 108](#).

Boundary interface between planning areas is holistically depicted in the three Local Planning Strategy Maps at [pages 110, 111 and 112](#).

4.2 Planning Area A – Settlement

Objective

To maintain and consolidate the residential character of the area, as well as cater for small scale low impact tourism accommodation opportunities and the protection of historic cemetery sites.

Land use priorities

The land is flat, has extensive ocean views, has service infrastructure in place, existing lots are large and is in close proximity to the Gaze Road Tourism and Commercial Precinct. These attributes confirm the strategic need to maintain the character of the precinct dominated by residential use with incidental tourism opportunities.

Opportunities and limitations

The Settlement is established on a low and narrow north facing terrace at the northern tip of the island. This coastal location is largely dominated by large bungalows and associated servant quarters erected to house mainly the white managers in the early life of the phosphate mine. These have historic significance and some are on the municipal Local Heritage Survey.

There are no risks associated with sea level rise whilst the permanent increase in wave undercutting the terrace cliffs warrants limiting the expansion of the built form any further towards the ocean. Future developments in proximity to the terrace's edge may be subject to geotechnical assessments to obtain building permit approval.

The Settlement urban fabric is residential in nature with a uniform R20 Zoning. Higher densities have been achieved in the past with a few rezonings from Residential to Tourism. The prospect of urban growth in the Settlement Area is modest and offers possibilities for discrete infill development and localised low impact opportunities for tourism that could be further developed.

Some of the larger lots within this precinct, such as Rumah Tinggi and the Mine Manager's House, have the potential to be further developed into 'boutique' tourism and a range of accommodation venues to take advantage

of ocean views and proximity to the tourism and commercial Gaze Road area. This approach is encouraged on suitably sized sites.

A rezoning is to occur for two coastal properties to the immediate west of the European Cemetery and adjacent to the Mine Manager's House. The current Tourism zoning is to revert to Residential to reflect the committed and on-going residential usage of these properties.

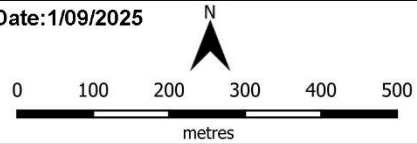
The Settlement has a small child care facility. It is also where the island's historic and active Chinese, Muslim and Christian cemeteries are located.

A Cemeteries Management Plan is in place to oversee the orderly spatial planning and administration of the three cemeteries.

([refer to map next page](#))

Planning Area A - Settlement

Date: 1/09/2025



Planning action index

- 1 Rezone tourism to residential R20
- 2 Rezone tourism to residential R10

Existing assets

- a Christian cemetery
- b Muslim cemetery
- c Chinese cemetery
- d School

Legend

- Planning area
- Indicative area of planning action where relevant
- Planning area reference

Urban growth and settlement

- Low density residential (R40 or less)
- Residential

Economy and employment

- Tourism

Environment and recreation

- Public open space

Infrastructure

- Public purposes



NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.3 Planning Area B - Gaze Road

Objective

To confirm the precinct as the island's prime commercial area that has capacity for new commercial operations and additional hospitality accommodation taking advantage of its coastal setting and recent open space enhancements to provide a functional, attractive and desirable commercial destination for the community and visitors.

Land use priorities

The Gaze Road area already functions as a key destination for visitors with the highest concentration of accommodation as well as cafes, a tavern, dive shop and other retail activity.

To cater for a projected increased population and the desired increase in tourist visits, the precinct needs to further develop tourism facilities, short stay accommodation and commercial activities.

There are several large sites within this precinct that can be utilised for these purposes.

The historic juxtaposition of commercial, mixed use and tourism zones within the planning has become inappropriate due to social frictions, low development outcomes and increased non-conforming land uses thus encouraging the SOCI to promote a uniform commercial zoning across the entire planning area with equal planning rights and obligations for all.

The relocation of the Gaze Road domestic fuel tanks on the foreshore and the redevelopment of the Settlement Sports Hall (SSH) are key objectives that will ensure the area can be developed to a higher potential.

Opportunities and limitations

The Gaze Road area is dominated by tourism facilities, commercial outlets and the presence of the island's main supermarket. It has an attractive foreshore with abundant and popular active public open space facilities and infrastructure.

The area housed some of the early Chinese workers who erected several temples and shrines still in use today. It remains an important area for the

Chinese community with its small Chinese museum and the Chinese Literary Association (CLA) headquarters.

Due to wave undercutting potential and inundation from large storm surge and swell events, future major developments are restricted to the eastern side of Gaze Road. This includes two largely underdeveloped sites at the base of the eastern slope namely the Cocos Padang site and the old power station and ice works site.

These sites offer larger scale opportunities for hotel accommodation and commercial activities. The height and scale of the built form for these sites are not prescribed and will be at the discretion of the SOCI subsequent to the appropriate public advertising process. The two sites are separated by the incline which appears on the Commonwealth Heritage List.

Coastal holdings west of Gaze Road may have the opportunity for increased development however, sea cliffs are subject to undercutting from wave action and some sites could present risk hazards from the terrace's ocean edge collapsing. Future developments in close proximity to the terrace's edge are to be subject to geotechnical assessments to obtain building permit approval.

Several buildings located in the area have historic significance and some may be identified individually in the municipal Local Heritage List.

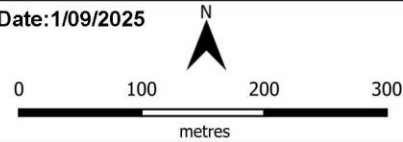
The redevelopment of the Settlement Sports Hall building is illustrated in the SOCI endorsed *May 2023 Settlement Sports Hall Refurbishment Sustainability Hub - Design Concept* and remains a priority for the SOCI.

The redevelopment concept will take advantage of the commercial zoning as it includes space for community activities and functions, restaurant, café, shops, the visitors centre, interpretive and discovery displays, a small auditorium, marine science education & research facilities and office space dedicated to the marine park, the fisheries ranger and the CI Tourism Association.

([refer to maps next page](#))

Planning Area B - Gaze Road

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference

Economy and employment

- Commercial
- Future commercial

Environment and recreation

- Public open space

Infrastructure

- Public purposes
- Future public purposes
- Crown land

Existing assets

- a** Port reserve
- b** Phosphate conveyor corridor
- c** Shire office
- d** Incline corridor - utilities/stormwater
- e** Federal Police station

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

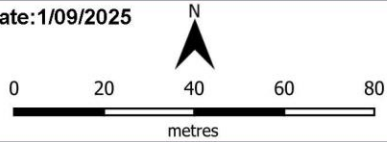
- 1** Rezone public open space to public purpose - fuel storage
- 2** Rezone tourism & public open space to public purposes - infrastructure
- 3** Rezone the petrol station from public open space to commercial
- 4** Rezone the CLA, Sports Hall & Tourist Bureau from public open space to commercial
- 5** Rezone public open space to commercial
- 6** Reconfigure Gaze Road reserve with incorporation of public open space
- 7** Rezone mixed use to commercial
- 8** Rezone tourism to commercial
- 9** Rezone residential to commercial
- 10** Rezone tourism to road reserve
- 11** Wave undercutting investigation area
- 12** Wave overspill investigation area
- 13** Investigate public access easement

Inset



Planning Area B - Gaze Road (Inset)

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference

Economy and employment

- Commercial
- Future commercial

Environment and recreation

- Public open space

Infrastructure

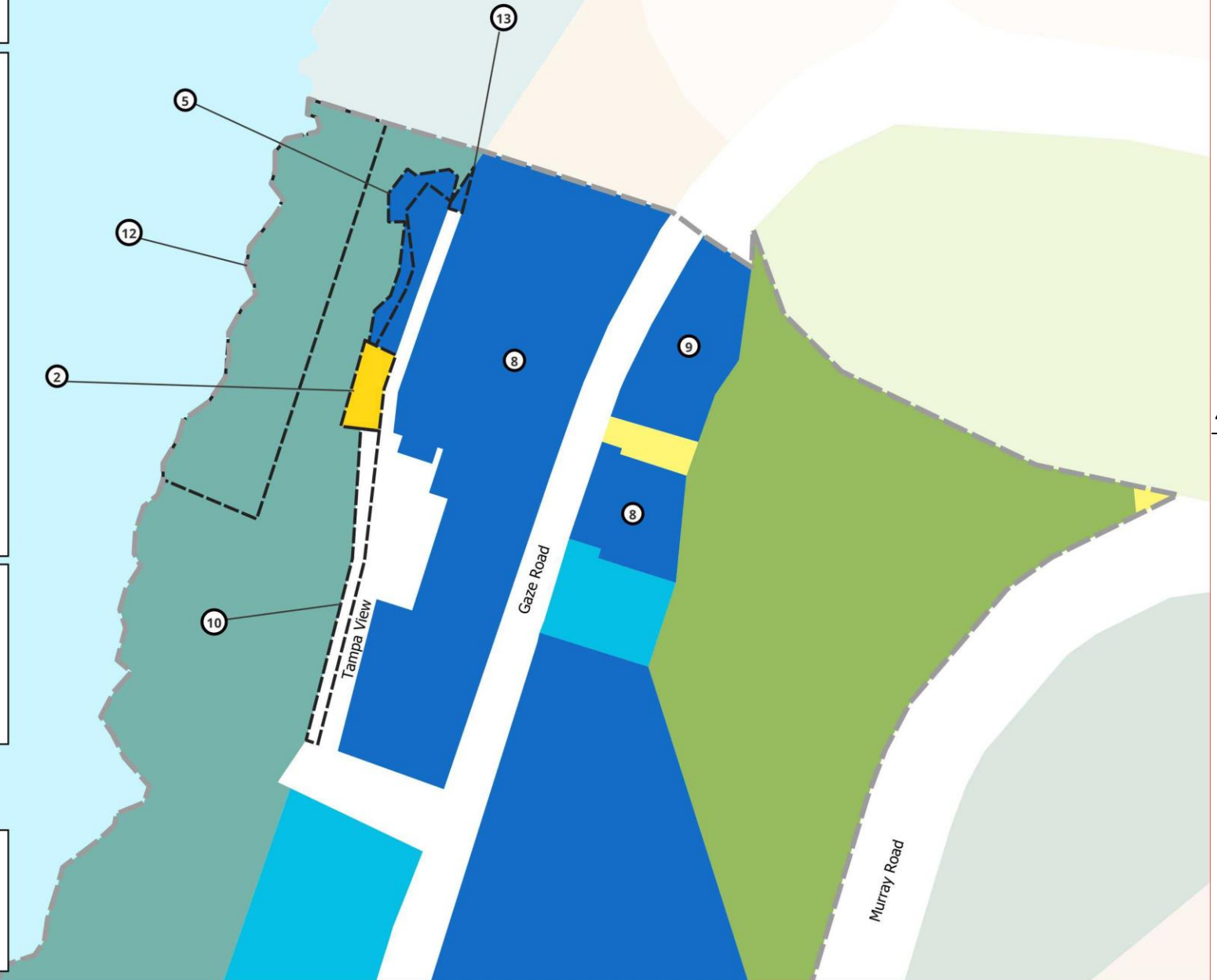
- Public purposes
- Future public purposes
- Crown land

Planning action index

- 2** Rezone tourism & public open space to public purposes - infrastructure
- 5** Rezone public open space to commercial
- 8** Rezone tourism to commercial
- 9** Rezone residential to commercial
- 10** Rezone tourism to road reserve
- 12** Wave overspill investigation area
- 13** Investigate public access easement

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.



4.4 Planning Area C – Silver City

Objective

To maintain the precinct as a major residential area on the island through the consolidation of existing developed areas, the formulation of a structure plan in the urban development zone pursuant to *Part 4 Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015*. This planning procedure presents the possibility to identify land areas that could be dedicated for the orderly relocation, in time, of interested Flying Fish Cove residents at risk of the effects of extreme climate events.

Land use priorities

Silver City is dominated by single residential low density lots. Whilst there are marginal opportunities for infill development through density increase, it is mainly endowed with a large area earmarked for future urban development on the north side with two possible direct access from Murray Road. With its undeveloped elevated terraces and sweeping ocean views that site will play an important role in providing residential opportunities to assist in the relocation of some Kampong residents and generate a range of residential dwelling in various densities.

Opportunities and limitations

Silver City is in a de-facto cul-de-sac setting with Silver City Road as the sole vehicular conduit for all residents to access or egress the planning area. The development of the northern section will allow for the improved accessibility towards the Kampong, the port area and Gaze Road with two new neighbourhood connectors onto Murray Road.

A discrete continuation of Sunset Place into the future residential area will further enhance local connectivity and permeability. The future residential area will have a setback of approximately 100 meters from Murray Road to maintain a vegetation buffer in response to the proximity to the National Park and its colony of frigatebirds.

The development of the northern section is expected to provide a range of residential densities from R17.5 to R60 through the structure planning process.

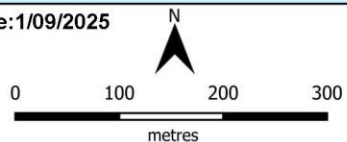
An additional subdivision south west of Pak Kam Loh would yield an additional 15 lots in a low-density R17.5 setting consistent with the ***Attorney-General's Department - Report for Silver City Residential Expansion Outline Development Plan – May 2010.***

As a result of consultation with land owners, an opportunity exists to encourage infill development by raising the density from R17.5 to R40 concerning the large blocks on the east side of Lower Poon Saan Drive and adjacent to the R40 zoning at Poon Saan.

([refer to map next page](#))

Planning Area C - Silver City

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference
- Draft Silver City Structure Plan area

Urban growth and settlement

- Residential
- Urban development
- Low density residential (R40 or less)

Environment and recreation

- Public open space
- Future environmental conservation

Infrastructure

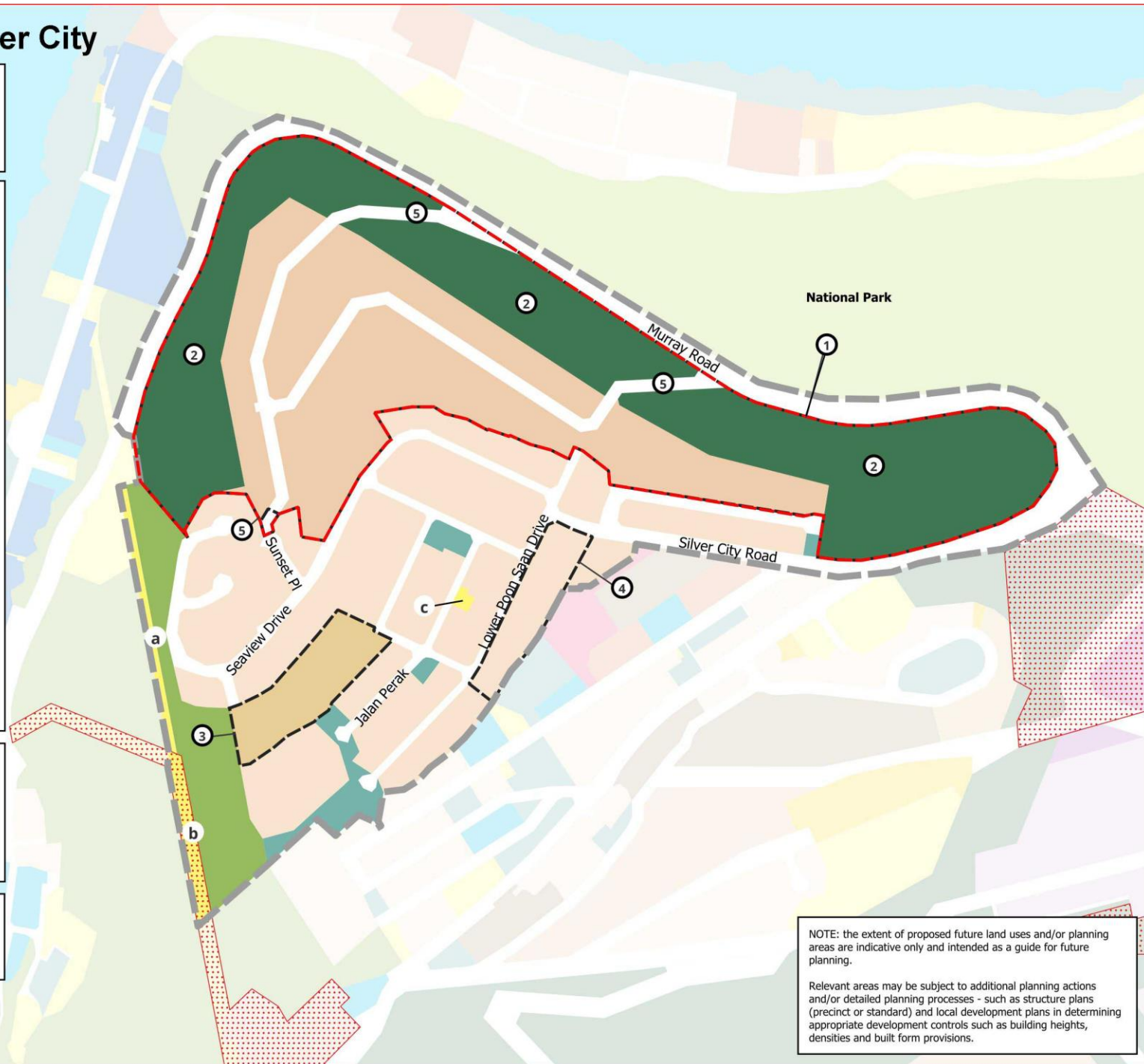
- Crown land
- Public purposes

Planning action index

- 1 Extent of Draft Silver City Structure plan
- 2 Rezone urban development to environmental conservation
- 3 Implement 2010 Outline Development Plan
- 4 Increase densities from R17.5 to R40
- 5 Future public road reserves

Existing assets

- a Incline corridor - utilities/stormwater
- b Phosphate conveyor corridor
- c Christmas Island Women's Association



NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.5 Planning Area D - Poon Saan

Objective

To maintain the precinct as a major residential and commercial area on the island by maintaining the existing residential densities and consolidation of the commercial and residential offerings.

Land use priorities

Poon Saan is characterised by high density Singapore style residential buildings on 3 levels built for mining workers initially with later additions dedicated to the former casino staff and residential apartments to house mainly commonwealth employees.

Poon Saan is also an established commercial hub with a range of retail and food outlets. The island open air cinema, a popular outdoor basketball court, the Poon Saan Club, several Chinese temples, the Old Technical School, the Poon Saan Community Hall and the office of the Union of Christmas Island Workers (UCIW) are key elements of Poon Saan's social and cultural life. This unique and vibrant land use mix is to be maintained and enhanced where possible.

Opportunities and limitations

An opportunity exists north of the UCIW office on a large R 40 site in single ownership for a combination of mixed use development and residential on separate land parcels with dual access onto Silver City Road and Poon Saan Road. Both parcels would be required to have vehicular access from Silver City Road only.

The mixed use parcel could have pedestrian access onto Poon Saan Road to reinforce the commercial character of that street. The residential parcel would be elevated to R80 residential thus sympathetic to the R80 density prevailing in the area.

Another residential development opportunity at R60 exists between Murray Road and Kong Wai Loh that will ultimately link to Taman Sweetland Circuit.

To the south-west, the old dryers site zoned Urban Development can be redeveloped once the mining function of the site is concluded. This will then

require the formulation of a **Structure Plan** pursuant to *Part 4 Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015*. The old dryers' site may rely on a possible vehicular connection through Crown Land onto San Chye Loh subject to Commonwealth consent.

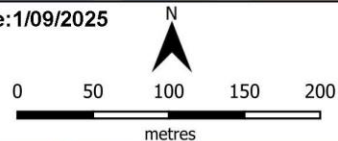
A small opportunity exists through the partial rezoning of an unused POS to R60 residential between Murray Road and Kong Wai Loh Lane.

The Poon Saan area is of special significance to the Chinese population and symbolises the Chinese presence on the island and the conditions in which they lived. Poon Saan is currently listed on the Commonwealth Heritage List.

[\(refer to map next page\)](#)

Planning Area D - Poon Saan

Date: 1/09/2025



Legend

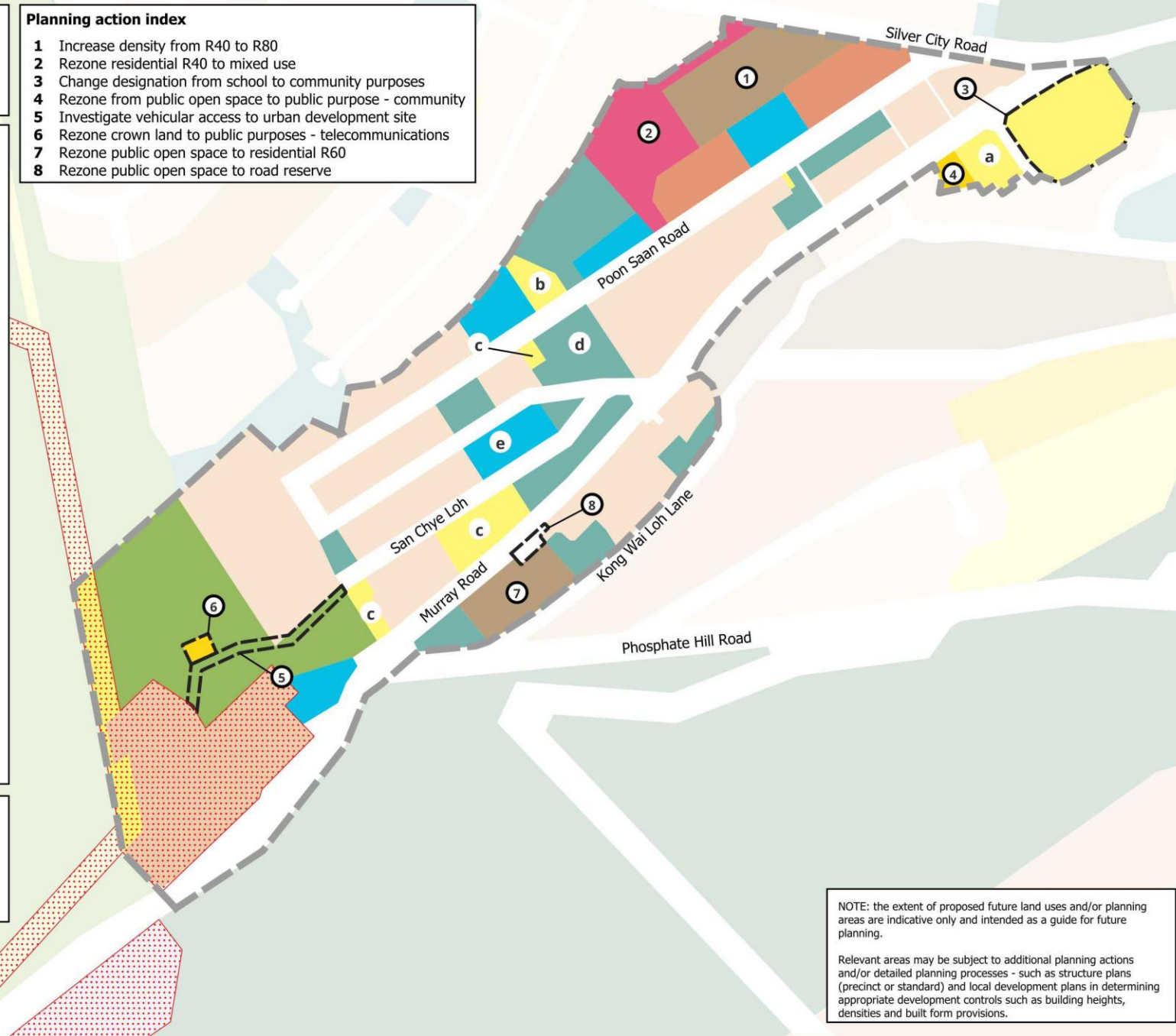
- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference
- Urban growth and settlement**
 - Residential
 - Urban development
 - Mid rise residential (R60, 3 storeys or less)
- Economy and employment**
 - Commercial
 - Tourism
 - Future mixed use
- Environment and recreation**
 - Public open space
- Infrastructure**
 - Crown land
 - Public purposes
 - Future public purposes

Existing assets

- a** Poon Saan community hall & seniors centre
- b** Fire station
- c** Religious shrine/temple
- d** Open air cinema
- e** Poon Saan club

Planning action index

- 1** Increase density from R40 to R80
- 2** Rezone residential R40 to mixed use
- 3** Change designation from school to community purposes
- 4** Rezone from public open space to public purpose - community
- 5** Investigate vehicular access to urban development site
- 6** Rezone crown land to public purposes - telecommunications
- 7** Rezone public open space to residential R60
- 8** Rezone public open space to road reserve



NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.6 Planning Area E – Kampong/Smith Point

Objective

To protect the Kampong residents from climate induced hazards such as sea level rise, shoreline erosion, storm surge inundations and rock falls triggered by torrential rains. To develop with the residents a Kampong transition plan towards safer existing and new urban areas.

Land use priorities

The immediate priority is to prevent any further residential development within the identified *Climate Risk Development Restriction Area* and to secure and protect the priority areas (Silver City, Taman Sweetland and Phosphate Hill) identified at the 30/09/2021 and 17/11/2021 residents' workshops for the exclusive purpose of the progressive and orderly relocation of the Kampong residents over time.

Opportunities and limitations

Nestled on the foreshore of Flying Fish Cove, is the traditional home of the majority Malay speaking community. The 3-storey primarily residential built form is similar to that of Poon Saan with its design originated from Singapore. It has its Mosque, an adjoining Madrasa and a few shops. The Malay Club is located there together with the port authority headquarters and Australian Federal Police marine infrastructure. The Flying Fish Cove beach is the largest and most used beach on the island by residents and visitors alike. It is also the location of the island primary launching ramp for fishing and diving vessels.

Smith Point is dominated by Tai Jin House, the District Officer's official residence during British colonial times. The Commonwealth heritage listed building is dedicated to the performance of public or private functions and shelters on the first floor the island's most valuable museum artifacts. There is a prospect to elevate this small museum into a fully functioning community orientated facility and provide in the nearby grounds discrete low impact short stay accommodation facilities.

The island wastewater treatment plant and the island fuel terminal are also located behind Smith Point. There is no foreseeable prospect for change associated with these Public Purpose facilities.

The northern section of the Kampong comprises the wharf and associated infrastructure for the exportation of phosphate together with the handling of containerised goods arrival. Space for containers and heavy equipment is at a premium there and planning provisions have been taken accordingly to provide further public and private container storage capacity at the Light Industrial Area in the medium to long term.

The modest commercial precinct opposite the port serves as the island's administrative centre. The post office, Water Corp offices, the bank, the courthouse, the DITRDCSA offices and the office of the IOT Administrator are all located within this precinct. The further development of the commercial activities also located there is encouraged.

Traffic management issues may arise in this area with increased development, with potential conflicts between normal vehicle movements and port traffic movements (trucks, sea container movements).

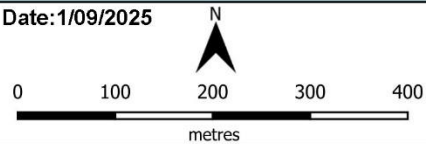
The Christmas Island Club (CI Club) is located immediately south of the commercial precinct. It is a heritage listed building currently in a dilapidated condition. At its peak the CI Club was the main recreational focus for the Europeans on the island with the original mine manager's house a short distance away together with a small burial ground dating from 1907.

The re-utilisation of public land and building assets within the former CI Club precinct should be investigated to explore redevelopment potential of land accessible from Club Road with a specific focus on community interests as the CI Club remains a major part of the Island's identity and history.

(refer to map next page)

Planning Area E - Kampong / Smith Point

Date: 1/09/2025



Planning action index

- 1 Development restriction - climate risk
- 2 Redevelopment investigation area
- 3 Investigate history, community and tourism
- 4 Rezone commercial to public purposes - government services

Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference

Urban growth and settlement

- Residential

Economy and employment

- Commercial

Environment and recreation

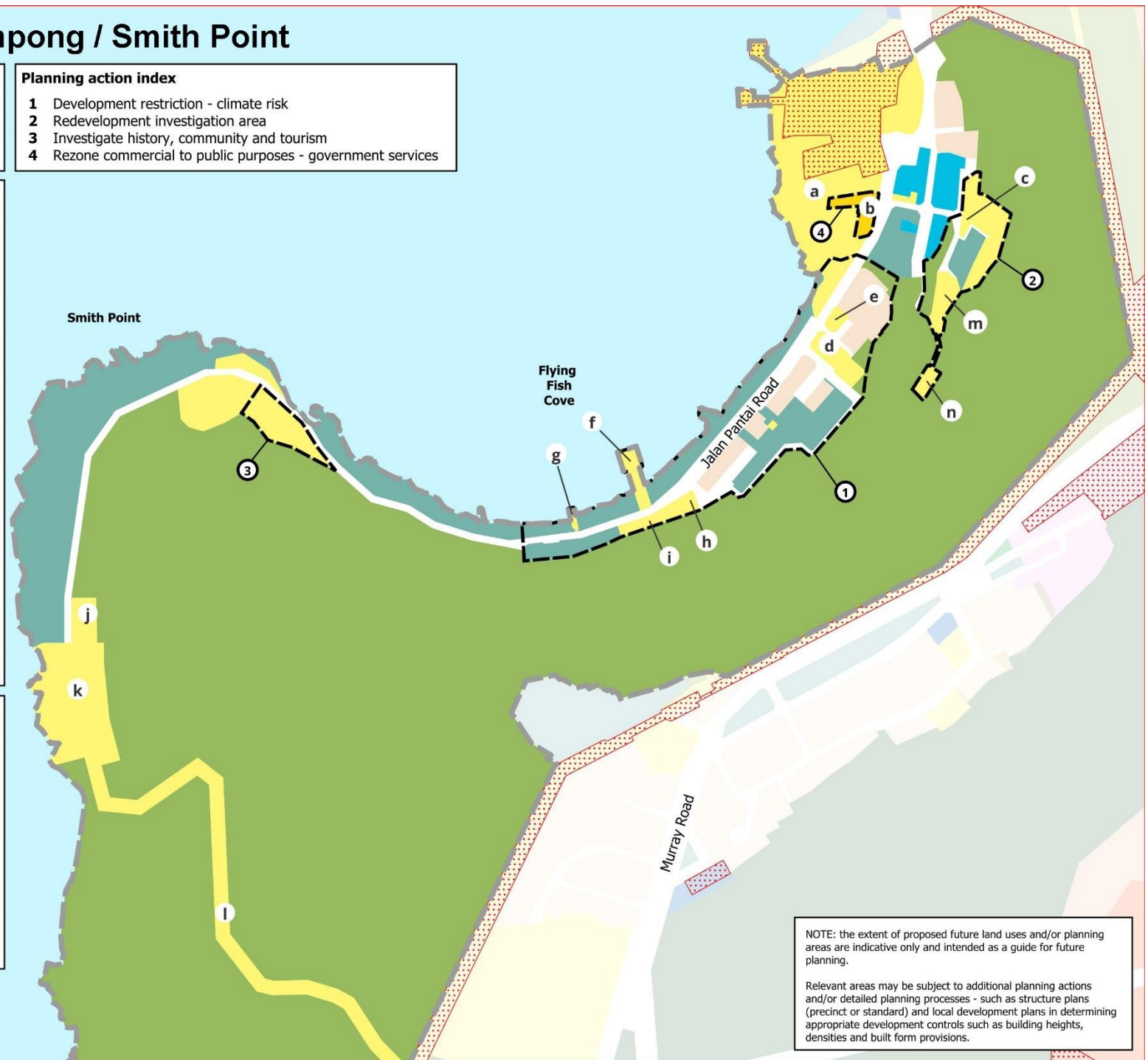
- Public open space

Infrastructure

- Crown land
- Public purposes
- Future public purposes

Existing assets

- a Port wharf and freight storage
- b Commonwealth Government administration
- c Religious shrine/temple
- d Mosque and Islamic school
- e Malay Club
- f Jetty
- g Boat ramp
- h Water Police
- i Port Authority
- j Waste water treatment plant
- k Fuel storage
- l Fuel and sewer line corridor
- m Former Christmas Island Club
- n Historic cemetery



NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.7 Planning Area F – Phosphate Hill / Recreation Centre

Objective

To promote the formulation of a structure plan in the urban development zone pursuant to *Part 4 Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015*. This planning procedure presents the possibility to identify land areas that could be dedicated for the orderly relocation, in time, of interested Flying Fish Cove residents at risk of the effects of extreme climate event.

The Phosphate Hill plateau offers short and long-term sustainable growth opportunities associated with residential, commercial and recreation uses indispensable in assisting the economic transition of the island from mining and immigration to agri-business, tourism and higher education & research.

Land use priorities

The development of Phosphate Hill is the major component of the long-term ambition to increase the permanent resident population of the island from 1200 to 5000 over the next 30 years. It is the most appropriate area in close proximity to existing services to provide long term expansion of the residential mixed use and commercial areas on CI.

A major environmental conservation area is introduced on the west side of the planning area with the ultimate purpose of maintaining and protecting ecological continuity between the southern and northern sections of the National Park.

The topography is not as severe as other areas, it can accommodate the introduction of neighbourhood connectors to link up with Drumsite and the school as well as Poon Saan, the hospital and the Airport. At the heart of this web lies the recreation centre, the swimming pool and the cricket and football oval with associated clubhouse. Additional sports facilities can be accommodated there cost effectively to cater for future population growth and become the major sports and recreation hub of the island.

Opportunities and limitations

The area is suitable for the creation of medium density apartments dedicated to social and affordable housing as well as large R 17.5 residential blocks to accommodate families with children.

The dwelling yield for Phosphate Hill is significant as it could reach over 800 in a range of densities up to R60. Other uses expected for a development of that size could include but not be limited to neighborhood parks in the residential areas and place of worship, cafes, restaurants, shop houses and commercial venues in a mixed-use format.

The southern section of the planning area is dedicated to rural pursuits with an emphasis on urban farming techniques in semi of fully controlled environment. An historic pinnacle field requiring significant groundwork remediation traverses this area.

The rubbish tip along Phosphate Hill Road will remain in operation in the foreseeable future. Efforts are on-going to allow the site to operate as a waste recycling facility and possibly redirect the land fill function at South Point if deemed necessary.

Two reserves for public purposes (Commonwealth) are to be created to delineate the two immigration facilities. The reserve north of the Cricket Club occupied by temporary buildings has the potential be converted to an annexe of the CI District High School when the need arises in the longer term.

A public road reserve is introduced between the Recreation Centre and the eastern immigration facility. This is designed to:

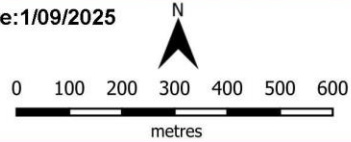
- a) provide appropriate legal access to the water reserve south of the recreation centre;
- b) allow adequate legal access to the enlarged water reserve;
- c) eliminate existing traffic interference between the swimming pool/recreation centre and the oval and
- d) facilitate the orderly expansion of the potable water grid within the planning area's new street network.

An investigation area is depicted at the intersection of Vagabond Road and Phosphate Hill Road to ensure the runway extension earth works has the ability to occur if deemed appropriate in the future.

(refer to map next page)

Planning Area F - Phosphate Hill

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference
- Draft Phosphate Hill Structure Plan area

Urban growth and settlement

- Urban development
- Future urban development

Economy and employment

- Rural
- Future rural
- Future industrial

Environment and recreation

- Public open space
- Future environmental conservation
- Future recreation

Infrastructure

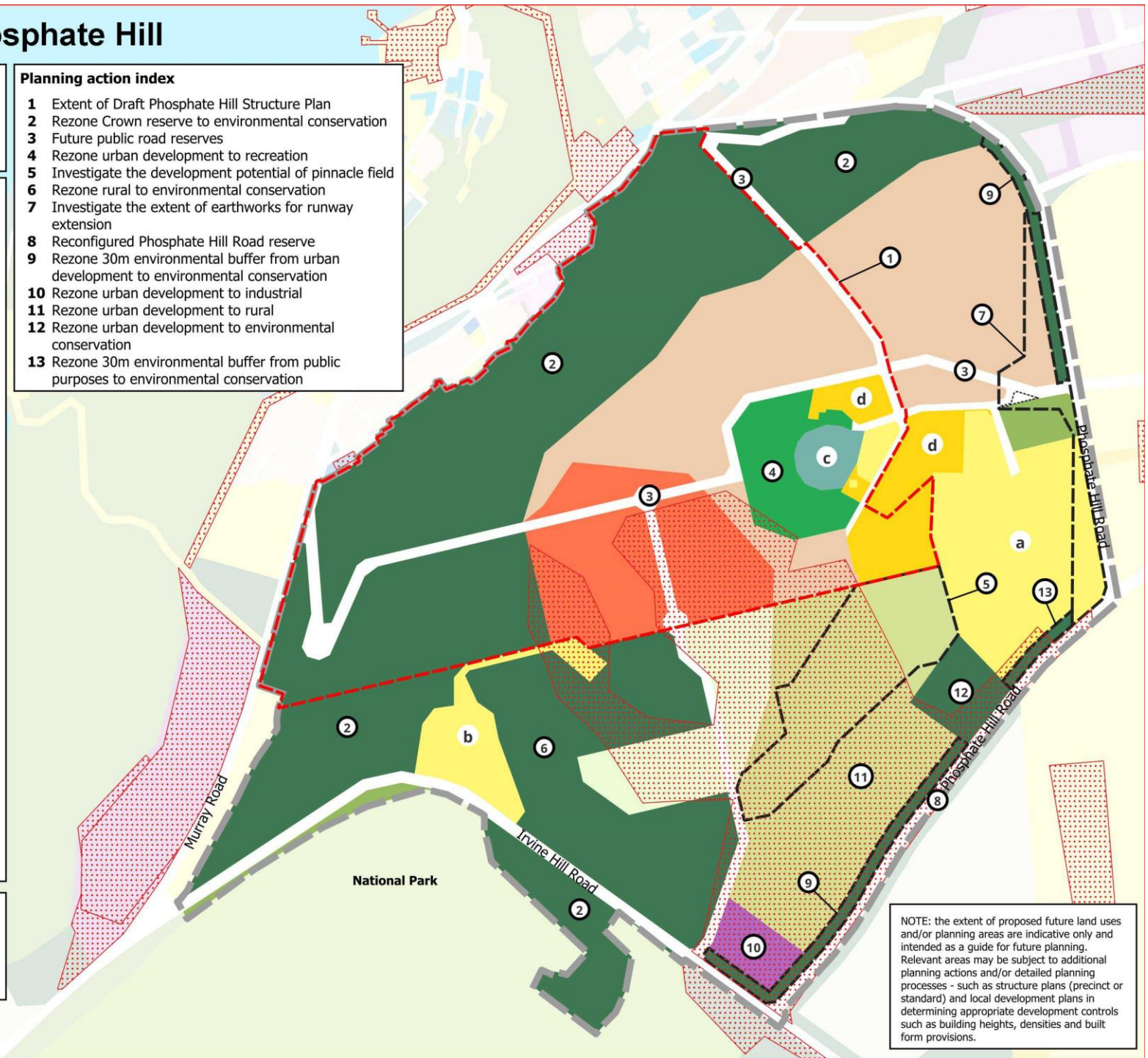
- Public purposes
- Future public purposes
- Crown land

Existing assets

- a** Rubbish tip - end of life circa 2028
- b** Telecommunication reserve
- c** Existing cricket/football oval
- d** Immigration facility

Planning action index

- 1 Extent of Draft Phosphate Hill Structure Plan
- 2 Rezone Crown reserve to environmental conservation
- 3 Future public road reserves
- 4 Rezone urban development to recreation
- 5 Investigate the development potential of pinnacle field
- 6 Rezone rural to environmental conservation
- 7 Investigate the extent of earthworks for runway extension
- 8 Reconfigured Phosphate Hill Road reserve
- 9 Rezone 30m environmental buffer from urban development to environmental conservation
- 10 Rezone urban development to industrial
- 11 Rezone urban development to rural
- 12 Rezone urban development to environmental conservation
- 13 Rezone 30m environmental buffer from public purposes to environmental conservation



NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning. Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.8 Planning Area G – Drumsite

Objective

To maintain and consolidate residential functions and capture small redevelopment opportunities to provide a mix of complimentary land uses for the precinct.

Land use priorities

Given the topographic constraints and limited developable land at Drumsite, it is not envisaged that the area will change dramatically over time. The long-term focus will remain low density residential with potential for minor infill development.

Opportunities and limitations

There is scope for modest expansion of the small commercial area adjacent to the mine mechanical workshop as well as the school and the power station.

Zoning adjustments are required for Commonwealth owned terrace houses on either side of the Watercorp tank at Jalan Ketam Merah and the R80 dwelling complex at Sung Miaw Low.

Provision of adequate commercial zoning for a small mechanical workshop within the residential zone at the corner of Lam Lok Loh and Sung Miaw Low to better reflect the current usage of the premises.

The CIP office building and immediate land around it are to be rezoned from residential to commercial to better reflect the current and foreseeable usage of the building.

The run of mine and dryers' site is to be rezoned from Rural to Industrial to reflect its current phosphate stockpiling and processing function. Beyond mining it will be necessary for the site to undergo decontamination prior to being made available for other uses.

The land holdings south of the dryers will remain in the rural zone and be separated by environmental conservation corridors to maintain and protect seasonal red crab migration.

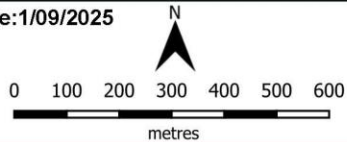
A reconfigured road reserve at the Murray Road, Lam Lok Loh, Sung Miaw Low six-way intersection will enable the implementation of a roundabout with the necessity to rationalise zoning and cadastral configurations required in the vicinity for its orderly implementation in the future.

The 2017 partial collapse of the Drumsite conveyor infrastructure during an extreme rain event induced landslides at the top of the Flying Fish Cove cliff has forced the adjoining Murray Road to be permanently relocated southward and requires the extension of the road reserve accordingly.

([refer to map next page](#))

Planning Area G - Drumsite

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference
- Urban growth and settlement**
 - Residential
 - Low density residential (R40 or less)
 - Mid rise residential (R60, 3 storeys or less)
 - Mixed use
- Economy and employment**
 - Industrial
 - Future industrial
 - Future commercial
 - Rural
- Environment and recreation**
 - Public open space
 - Future recreation
 - Future environmental conservation
- Infrastructure**
 - Crown land
 - Public purposes

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

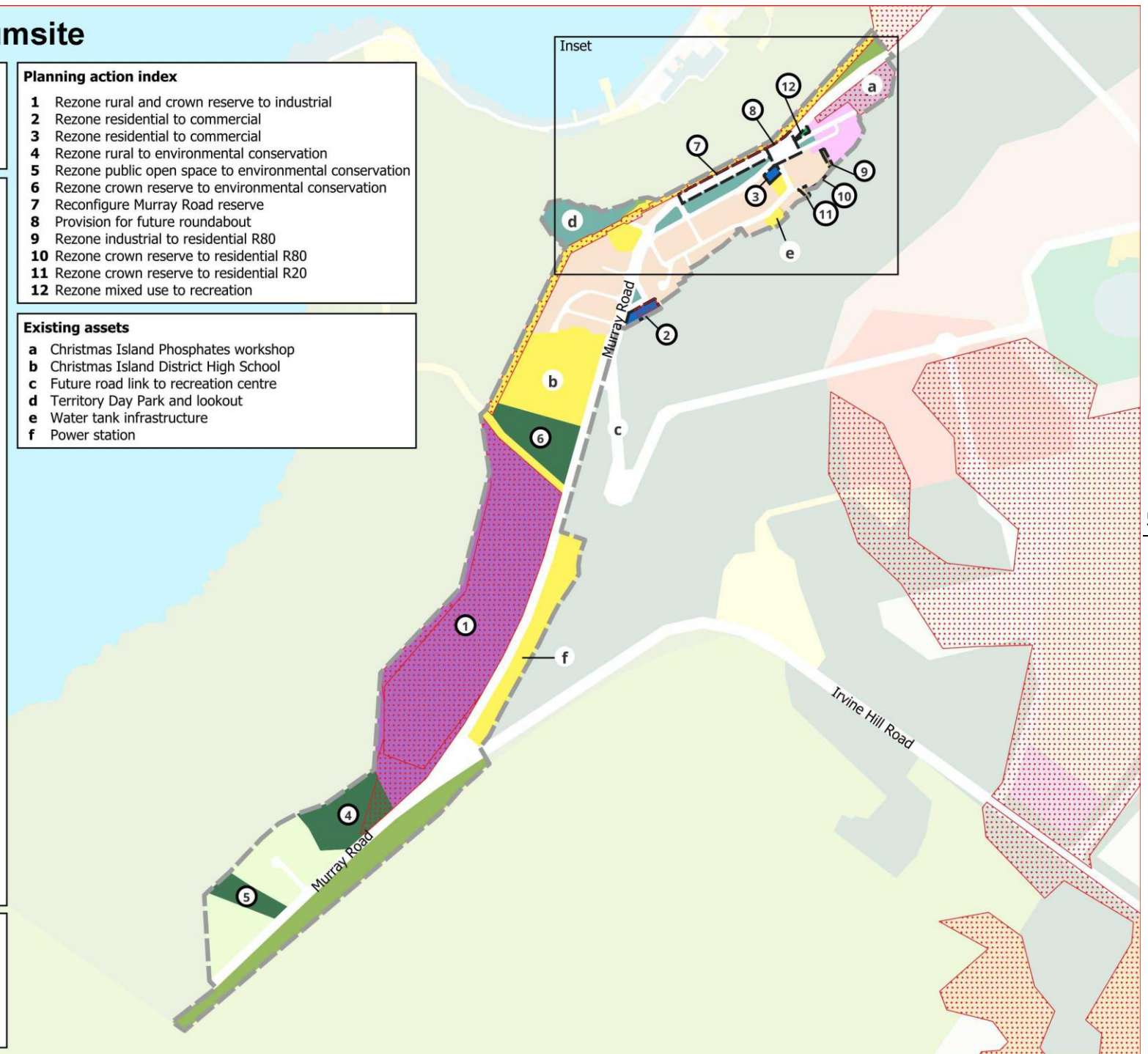
Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

- 1 Rezone rural and crown reserve to industrial
- 2 Rezone residential to commercial
- 3 Rezone residential to commercial
- 4 Rezone rural to environmental conservation
- 5 Rezone public open space to environmental conservation
- 6 Rezone crown reserve to environmental conservation
- 7 Reconfigure Murray Road reserve
- 8 Provision for future roundabout
- 9 Rezone industrial to residential R80
- 10 Rezone crown reserve to residential R80
- 11 Rezone crown reserve to residential R20
- 12 Rezone mixed use to recreation

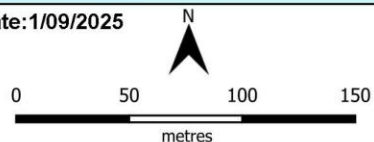
Existing assets

- a Christmas Island Phosphates workshop
- b Christmas Island District High School
- c Future road link to recreation centre
- d Territory Day Park and lookout
- e Water tank infrastructure
- f Power station



Planning Area G - Drumsite (Inset)

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference
- Urban growth and settlement**
 - Residential
 - Low density residential (R40 or less)
 - Mid rise residential (R60, 3 storeys or less)
 - Mixed use
- Economy and employment**
 - Industrial
 - Future industrial
 - Future commercial
 - Rural
- Environment and recreation**
 - Public open space
 - Future recreation
 - Future environmental conservation
- Infrastructure**
 - Crown land
 - Public purposes

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

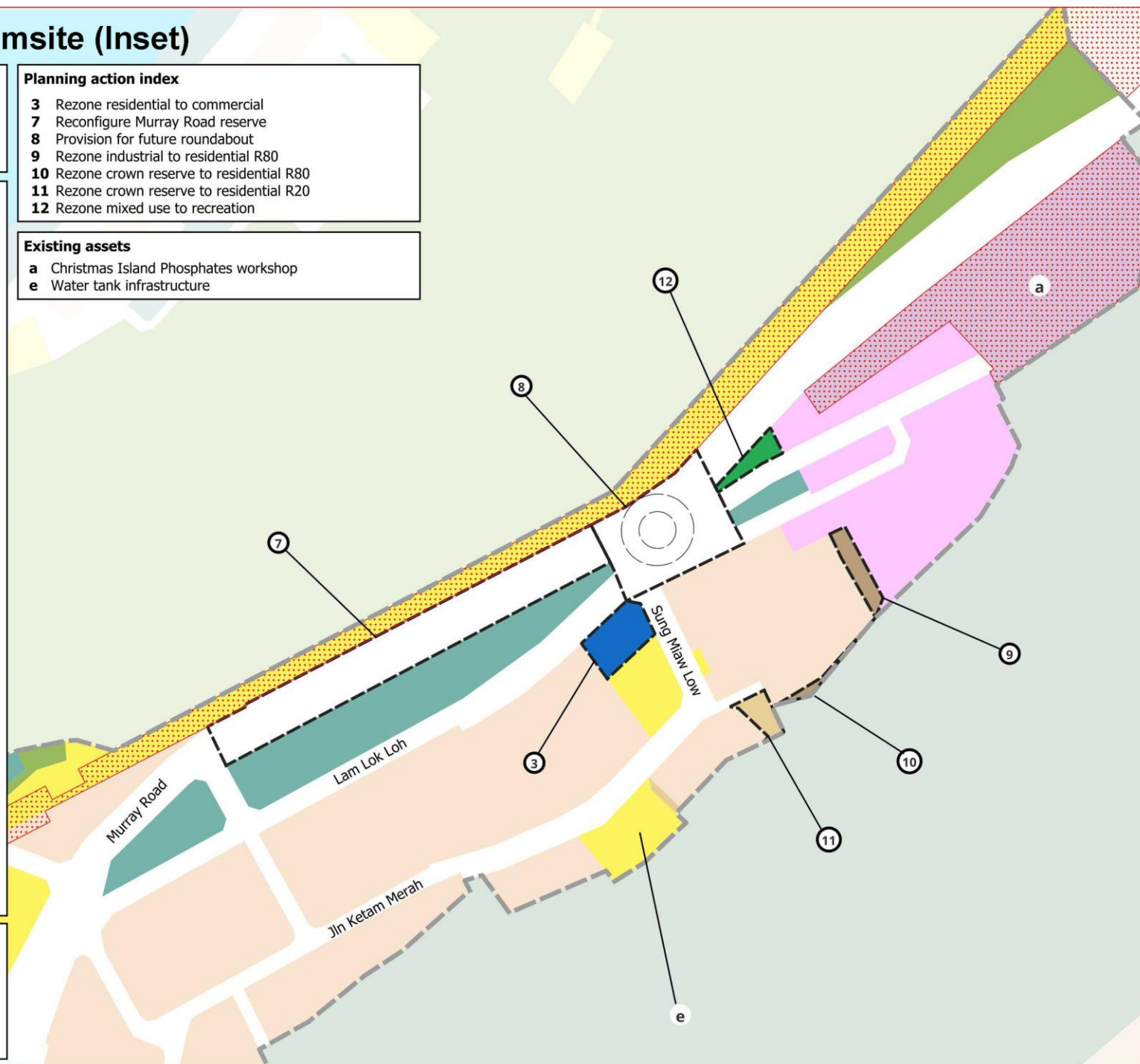
Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

- 3** Rezone residential to commercial
- 7** Reconfigure Murray Road reserve
- 8** Provision for future roundabout
- 9** Rezone industrial to residential R80
- 10** Rezone crown reserve to residential R80
- 11** Rezone crown reserve to residential R20
- 12** Rezone mixed use to recreation

Existing assets

- a** Christmas Island Phosphates workshop
- e** Water tank infrastructure



4.9 Planning Area H - Light Industrial Area

Objective

To facilitate the release of additional light industrial land, provide possibilities to further the economic development of the island and to encourage the consolidation of those dispersed industrial land uses in other parts of the island into one central location with similar industries.

Land use priorities

The LIA has not experienced significant changes in the last decade. However, the early development of the LIA remains the primary building block in the context of the envisaged economic transformation of the Island for the next 30 years and its associated 5000 population target.

The LIA layout has been subject to a comprehensive review process culminating with the report for the *Proposed Amendment to the Light Industrial Area (SOCI June 2021)* the revised layout was advertised for public comments and adopted that year.

Opportunities and limitations

A key feature to ensure the orderly operation of the LIA is to create a direct access to Murray Road and the port. This critical road connection was identified as the Murray Road Link in the *2010 Light Industrial Area ODP* and reiterated in the *2021 Proposed Amendment to the LIA*.

This new road link allows for:

- a) The removal of freight movements from established residential areas at Poon Saan and Taman Sweetland and
- b) a more direct access to the hospital for emergencies from the Port, the Settlement, Gaze Road and the Kampong.

The large and relatively flat eastern and southern sections of the LIA are set aside for the purpose of sea container storage that may be managed by:

- a) the SOCI for private storage and to eliminate random container storage in the public realm and

- b) under the care, management and control of the Christmas Island Port for freight handling/storage - customs/quarantine operations to relieve pressure and minimise risks at the port wharf.

The presence of the hospital immediately to the west of the LIA warrants a buffer that can also serve as an environmental/crab migration corridor. Such a feature requires red crab migration crossing infrastructure when it intersects with the road network.

The SOCI holds a major freehold land asset within the LIA. This enables potential land swaps with Crown Land to achieve the adequate and ultimate cadastral configuration for the estate. This would allow in part for the expansion of the SOCI's own depot, the expansion of the IOTPS depot and the reconfiguration of the licence area for Acker Pty Ltd.

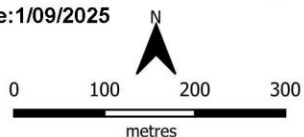
Like with many parts of the island the LIA topography is a challenge and the new areas will require significant land transformation using limestone grinding machinery and the erecting of retaining gabion walls to achieve the necessary platforms.

Mining activities have ceased within the LIA for more than a decade. Three inactive mining lease parcels within the planning area would be expected to be relinquished by the mine prior to future development.

[\(refer to map next page\)](#)

Planning Area H - Light Industrial Area

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning area reference

Economy and employment

- Industrial
- Future industrial

Environment and recreation

- Future environmental conservation

Infrastructure

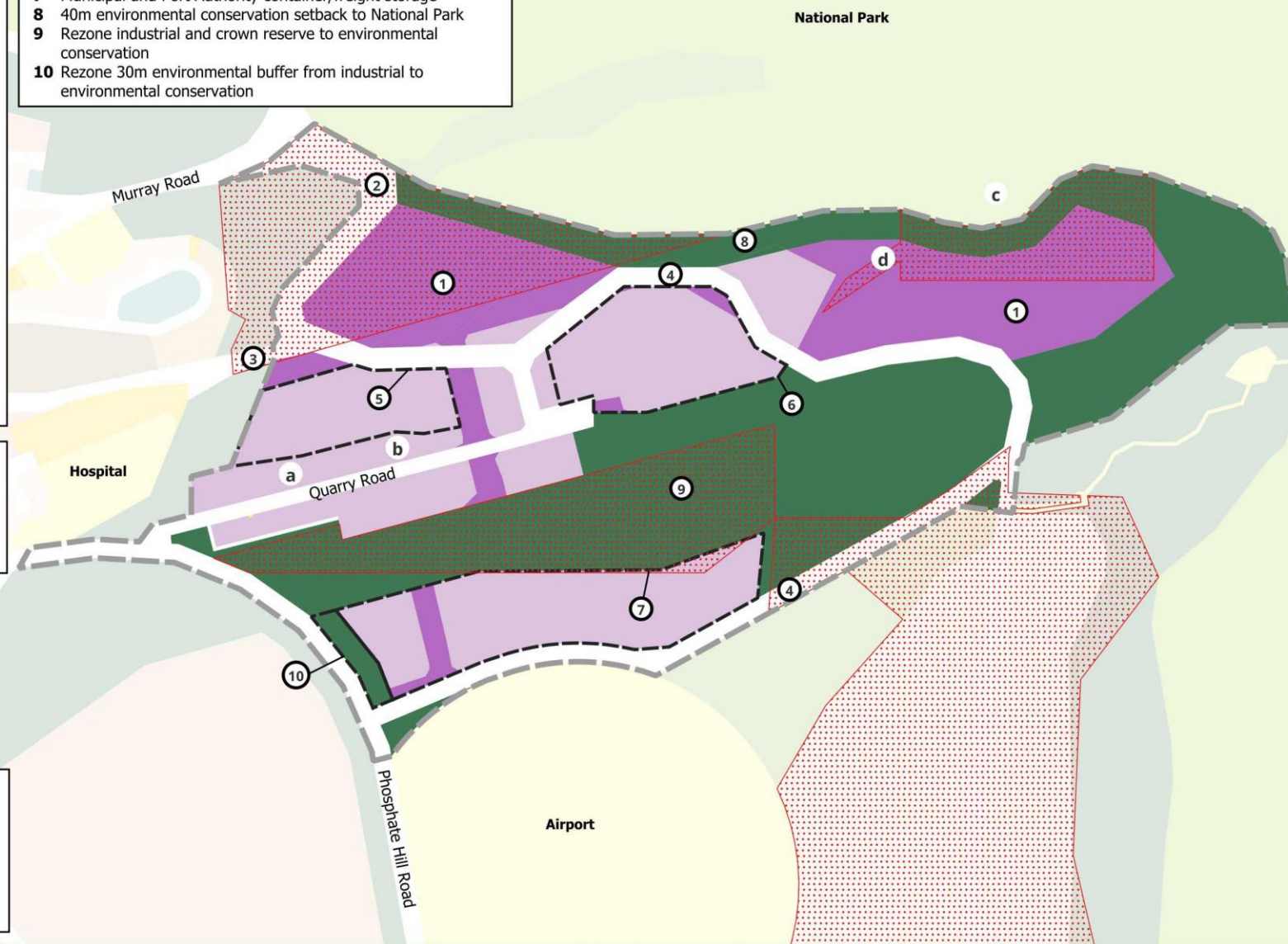
- Public purposes

Existing assets

- a** Shire depot
- b** IOT Power Authority
- c** Chalk quarry operated by Acker Pty Ltd
- d** Quarry access through inactive mining lease

Planning action index

- 1** Rezone crown reserve to industrial
- 2** Direct road connection from port to LIA
- 3** Road link - Kampong and Gaze Road to hospital
- 4** Future road on former phosphate haulage route
- 5** Future Shire Depot and IOT Power Authority investigation area
- 6** Reconfigure Acker Pty Ltd licence area
- 7** Municipal and Port Authority container/freight storage
- 8** 40m environmental conservation setback to National Park
- 9** Rezone industrial and crown reserve to environmental conservation
- 10** Rezone 30m environmental buffer from industrial to environmental conservation



Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.10 Planning Area I - Taman Sweetland

Objective

To facilitate the orderly and effective expansion of the hospital, secure land for the relocation in time of willing Kampong residents and provide adequate opportunity to establish a seniors precinct with autonomous homes and retirement facilities in close proximity to the hospital whilst remaining well connected to the community via Taman Sweetland Circuit.

Land use priorities

Located between Poon Saan and the LIA the Taman Sweetland area is mainly dedicated to residential use. The island's hospital is also located on the east side of the area.

A key feature of the Strategy at Taman Sweetland is the establishment of a neighbourhood connector through the urban development zone to link Kong Wai Loh Lane to the west with the LIA to the east via the extended hospital reserve. This vehicular arrangement is to facilitate the potential development of some 200 new medium to long-term residential dwellings with densities ranging from R25 to R60.

Opportunities and limitations

Identified through the *2021 Proposed Amendment to the LIA*, provision exists to allow the long-term expansion of the hospital northward with the following features:

- a) adjustment of the hospital public purposes reserve;
- b) potential doubling of the hospital floorplate horizontally northward with carpark, services and storage below at the level Plant Hill Road and
- c) new and direct emergency and patronage access via the Murray Road Link to the port area and adjacent communities.

Planning for additional facilities at the hospital will require consideration and adherence to the long-term hospital reserve configuration and take advantage of the topography offered by the altitude of Plant Hill Road.

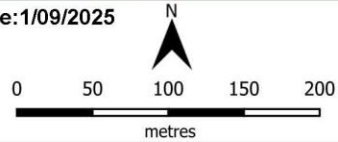
The creation of a dedicated reserve public purposes (R) around an existing Chinese shrine at the north-east end of the Taman Sweetland Circuit.

A large existing Urban Development area remains immediately north of Plant Hill Road. This zone will require the formulation of a Structure Plan pursuant to *Part 4 Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015*.

[\(refer to map next page\)](#)

Planning Area I - Taman Sweetland

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning area reference
- Urban growth and settlement**
 - Residential
 - Urban development
 - Low density residential (R40 or less)
 - Mid rise residential (R60, 3 storeys or less)
- Environment and recreation**
 - Public open space
 - Future environmental conservation
- Infrastructure**
 - Public purposes
 - Future public purposes

Existing assets

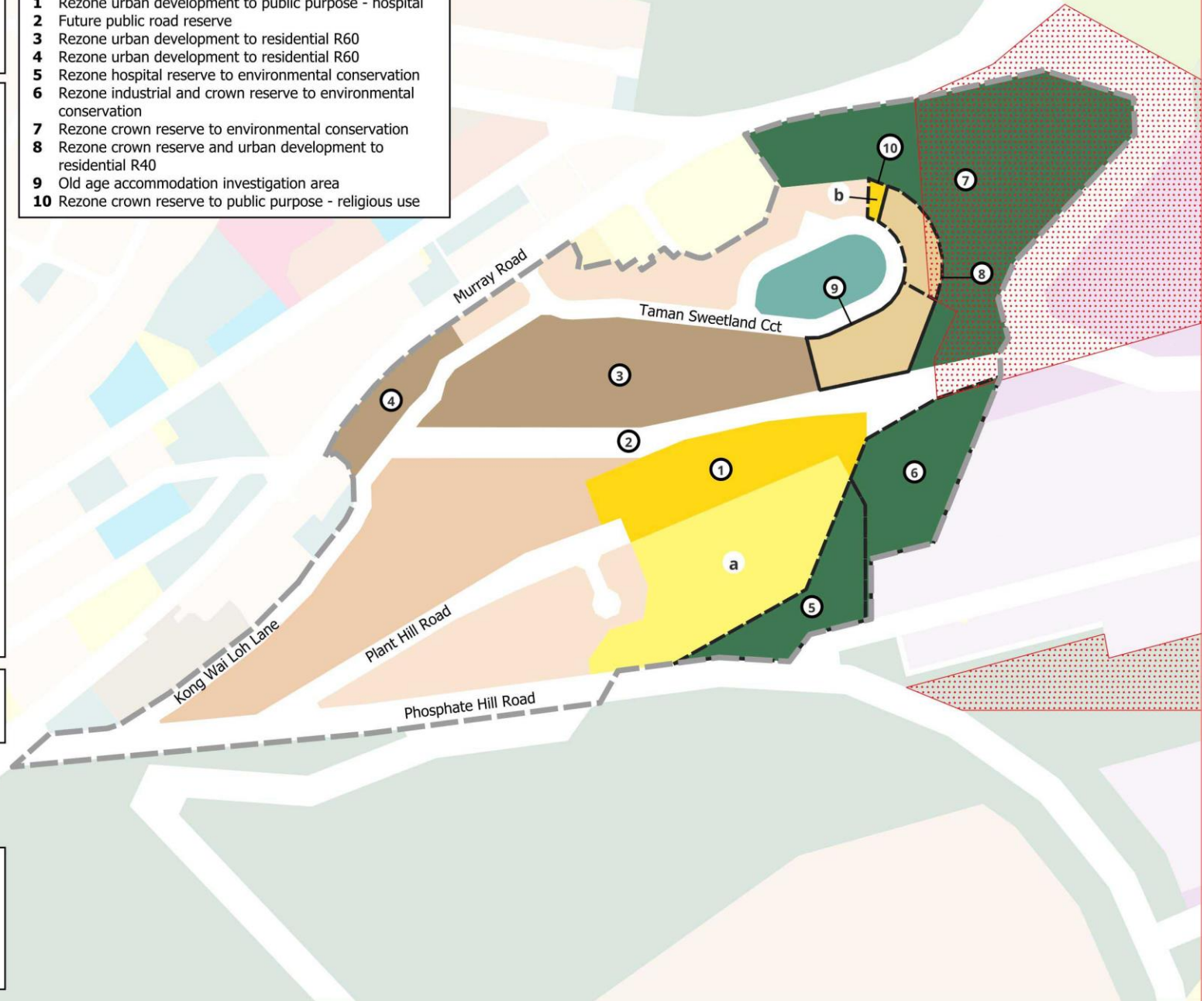
- a** Hospital site
- b** Existing Chinese shrine

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

- 1 Rezone urban development to public purpose - hospital
- 2 Future public road reserve
- 3 Rezone urban development to residential R60
- 4 Rezone urban development to residential R60
- 5 Rezone hospital reserve to environmental conservation
- 6 Rezone industrial and crown reserve to environmental conservation
- 7 Rezone crown reserve to environmental conservation
- 8 Rezone crown reserve and urban development to residential R40
- 9 Old age accommodation investigation area
- 10 Rezone crown reserve to public purpose - religious use



4.11 Planning Area J - Golf Course / Resort

Objective

To consolidate and maximise synergies between the existing and future recreation and tourism offerings within the eastern seaboard endowed with some of the most spectacular natural settings the island can offer.

Land use priorities

This area covers the narrow shore terrace along a portion of the eastern coast of the island with steep cliffs on the western side of Golf Course Road.

The area also includes a large ex-mining site, known locally as Loading Bay 7 (LB7) leased out by the Commonwealth for 99 years, on the upper terrace with access from Lily Beach Road and zoned urban development. The SOCI does not support the development of new residential settlements away from the township, the community and commercial facilities and endorses the rezoning of that site from urban development to tourism with the agreement of the party with long term interest in the land.

The most desirable use for the former casino resort (the resort) remains tourism alongside other activities such as education and research with a possible focus on marine aquaculture given the ocean immediate proximity.

Opportunities and limitations

Key tourism assets in the precinct include the golf course and the resort.

The resort has not been in use since 2017 and considerable refurbishment would be required to make the facility compliant with building standards.

A mandatory Certificate of Occupancy is to be obtained from the SOCI before the complex is allowed to re-open to the public.

Future tourism opportunities encouraged within the planning area are:

- a) a prime freehold site to the very north of the planning area at the foot of a majestic cliff is suitable for future eco-friendly tourism with the possibility to establish self-sufficient lightweight structures there.

- b) a site with ocean aspect and suitably zoned tourism immediately north of the Resort and
- c) the LB7 99y Crown Lease rezoned from Future Urban Development to Tourism at the request of the Lessee during the now paused CISA process.

Headridge Way off Lily Beach Road is the sole vehicular access to LB7. It appears as a public road in the LPS No.2 map. It is in fact part of the 99 year Crown Lease applicable to LB7 and is reverted to the tourism zone.

In accordance with the registered Deposited Plan provided by the DITRDCSA, a cadastral reconciliation is to allow the Linkwater Road Reserve to coincide with the physical alignment of the as constructed road between Lily Beach Road and Golf Course Road.

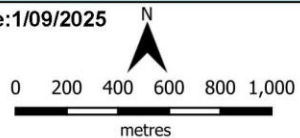
A portion of the tourism zone east of the resort wedged between Linkwater Road and Lily Beach Road is to be rezoned to environment conservation due to the extreme steepness of its terrain and the abundance of the forest vegetation.

The POS zoning is applied to the crown reserve portion of the lower terrace between Golf Course Road and the ocean. This is designed to provide a coastal POS continuity between the former resort all the way to the Gaze Road planning area.

([refer to maps next page](#))

Planning Area J - Golf Course / Resort

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference

Economy and employment

- Tourism
- Future tourism

Environment and recreation

- Public open space
- Future recreation
- Future environmental conservation

Infrastructure

- Crown land
- Public purposes

Existing assets

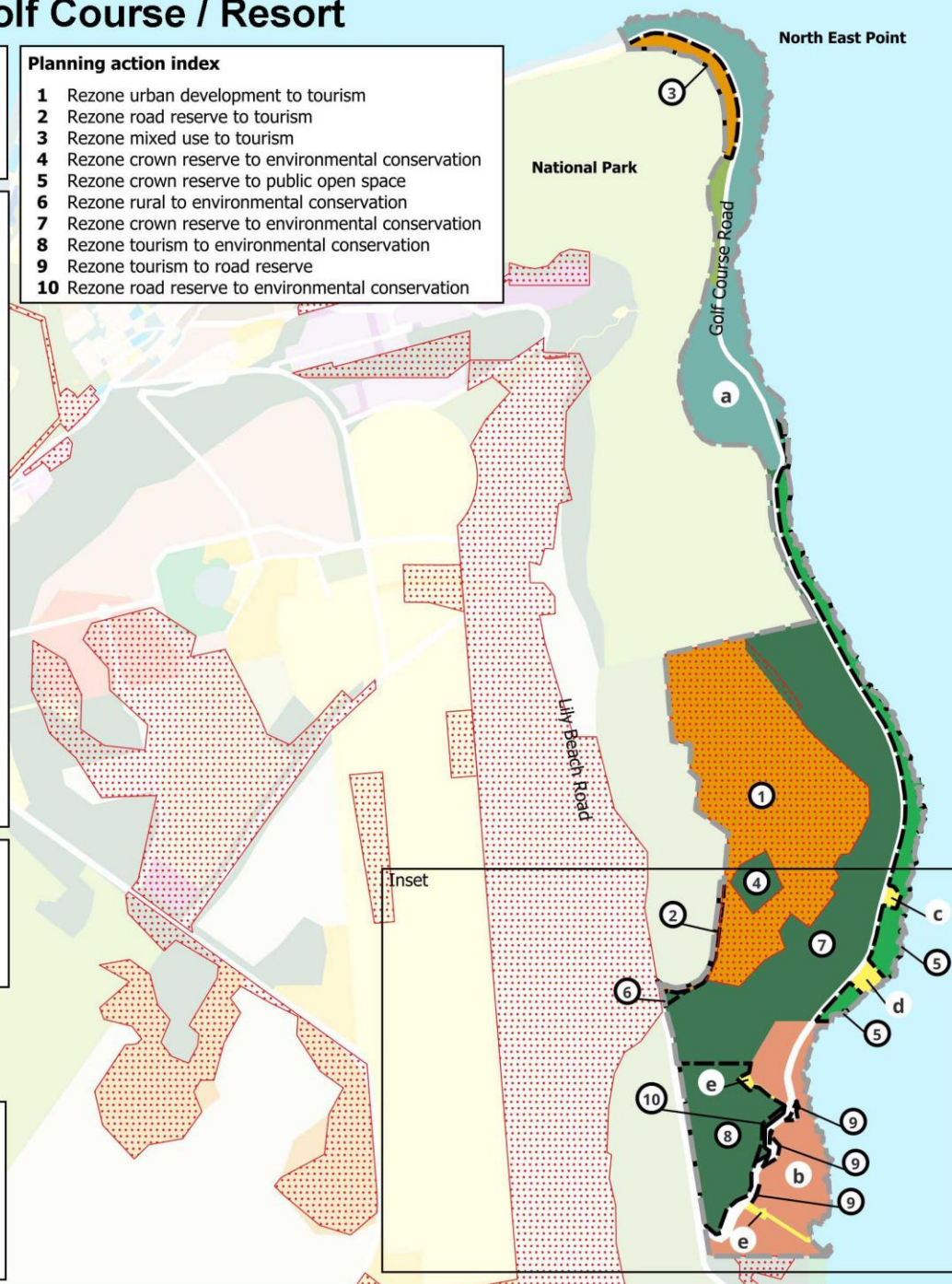
- a** Golf course (9 holes) and club house
- b** Former casino/resort complex
- c** Ma Chor Nui Nui temple and shrine
- d** Nui Nui port facility (non-commissioned)
- e** Water infrastructure

Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

- 1 Rezone urban development to tourism
- 2 Rezone road reserve to tourism
- 3 Rezone mixed use to tourism
- 4 Rezone crown reserve to environmental conservation
- 5 Rezone crown reserve to public open space
- 6 Rezone rural to environmental conservation
- 7 Rezone crown reserve to environmental conservation
- 8 Rezone tourism to environmental conservation
- 9 Rezone tourism to road reserve
- 10 Rezone road reserve to environmental conservation



Planning Area J - Golf Course / Resort (Inset)

Date: 1/09/2025

N

0 100 200 300 400
metres

Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference

Economy and employment

- Tourism
- Future tourism

Environment and recreation

- Public open space
- Future recreation
- Future environmental conservation

Infrastructure

- Crown land
- Public purposes

Existing assets

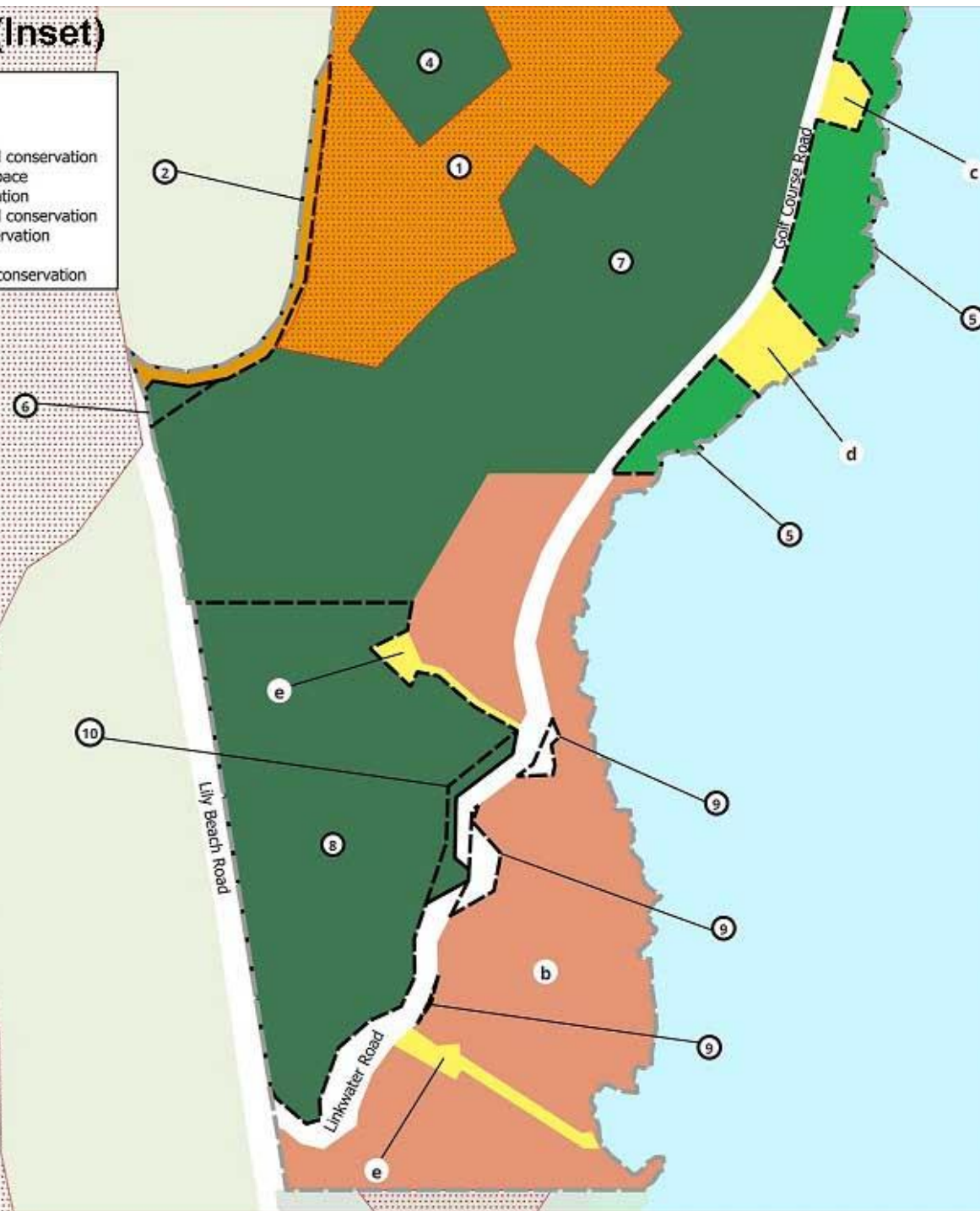
- b** Former casino/resort complex
- c** Ma Chor Nui Nui temple and shrine
- d** Nui Nui port facility (non-commissioned)
- e** Water infrastructure

Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

- 1 Rezone urban development to tourism
- 2 Rezone road reserve to tourism
- 4 Rezone crown reserve to environmental conservation
- 5 Rezone crown reserve to public open space
- 6 Rezone rural to environmental conservation
- 7 Rezone crown reserve to environmental conservation
- 8 Rezone tourism to environmental conservation
- 9 Rezone tourism to road reserve
- 10 Rezone road reserve to environmental conservation



4.12 Planning Area K - Lily Beach Road

Objective

To maximise opportunities for intensive farming pursuits in the rural zone together with the development of agri-businesses on ex-mining areas, the establishment of protection mechanisms to allow for the orderly expansion of the runway northward in the future and the protection of environmental values focused on the Ethel beach / Lily beach area.

Land use priorities

The planning area is dominated by the extensive presence of exhausted mining sites in relative close proximity to the island's existing and future residential precincts.

The relinquishment of ex-mining areas should be prosecuted at the earliest opportunity to provide certainty and confidence to potential parties willing to transform pinnacle fields for agri-businesses such as hydroponics, fish, poultry and semi-enclosed fruit and vegetation productions and sustain the island's fresh food demand.

This land use approach could also focus on the Singapore market driven by the City State's food resilience and food security strategic requirements as illustrated in the *SOCI 2023 CI-Singapore Strategy*.

Some operations may occur in partial or total controlled environment and could also concentrate on the production of plants for export into the lucrative pharmaceutical and cosmetic industry.

Opportunities and limitations

Significant land form adaptation/remediation will be required for the most challenging pinnacle fields where the reduction of the limestone pinnacles is warranted.

All operations in the Rural zone are expected to harvest rainwater and generate solar and wind renewable electricity to sustain their needs.

There is an active chalk extraction operation within the planning area. A second chalk extraction area immediately adjacent to Livicvilly Beach Road has been identified for

investigation to cater for the long term need of the SOCI and possibly other parties.

The extension of the runway is planned for in the LPS No. 2. This provision has been reviewed and upgraded to conform with the International Civil Aviation Organisation (ICAO) standards (also refer to Planning Area L – Airport & Surrounds). Consequently, the realignment of Lily Beach Road has shifted further north to allow for a four-way intersection with Vagabond Road and Phosphate Hill Road.

At the southern end of the planning area, a weed infested dis-used mining site outside the mining lease within the crown reserve and easy vehicular access from the north can be made available for future rural pursuits.

The south-east coastal portion of the planning area is dominated by the Ethel Beach / Lily Beach tandem and the boat ramp. Recognition is given to the environmental as well as social benefit of maintaining and protecting the ecology in this location. It experiences high local and tourism usage that lends to the rezoning from crown reserve to environmental conservation.

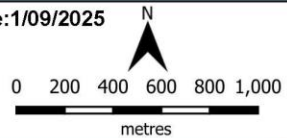
The rezoning of the coastal fringe between Lily Beach and the resort from crown reserve to POS provides a complementary setting with further recreation opportunities available to the community.

At the northern end of the planning area, there is merit in formalizing environmental protection and conservation around the historic Phosphate Hill Chinese cemetery and golf course lookout thus providing ecological continuity with the adjacent National Park and where the topography associated with the major cliff feature in that location could not possibly support development.

(refer to map next page)

Planning Area K - Lily Beach Road

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning area reference

Economy and employment

- Rural
- Future rural
- Tourism

Environment and recreation

- Future environmental conservation
- Future recreation

Infrastructure

- Crown land
- Public purposes

Existing assets

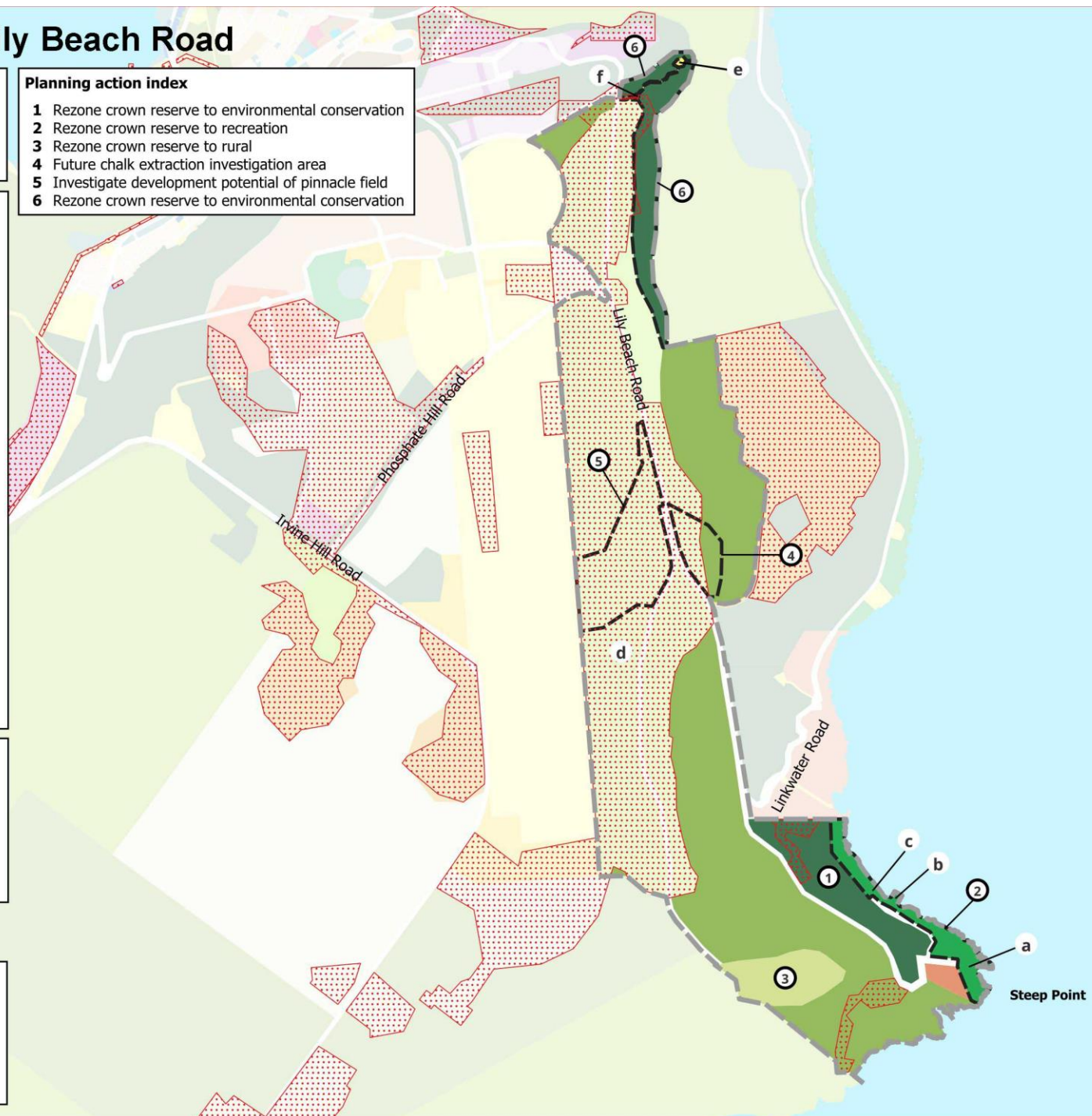
- a** Lily Beach and public amenities
- b** Boat ramp
- c** Ethel Beach and public amenities
- d** Active chalk quarry
- e** Historic Chinese cemetery and golf course lookout
- f** Telecommunication infrastructure

Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Planning action index

- 1 Rezone crown reserve to environmental conservation
- 2 Rezone crown reserve to recreation
- 3 Rezone crown reserve to rural
- 4 Future chalk extraction investigation area
- 5 Investigate development potential of pinnacle field
- 6 Rezone crown reserve to environmental conservation



4.13 Planning Area L - Airport and Surrounds

Objective

To provide within and outside the Airport reserve, for the orderly extension of the runway northward, the extension of the terminal building carpark westward and the possibility to secure in the short term the capture of solar energy for public usage in well placed locations.

Land use priorities

The planning area is dominated by the airfield and the terminal complex. The single most pressing issue in this planning area is the need to elevate the airport operation to improve compliance with the CASA and the ICAO.

This is not only critical for the improved safety of the island's air connections, in particular in the context of a permanent resident population of 5000, but to also adequately meet future demands associated with new economic drivers post-mining such as tourism, higher education & research, agri-businesses and possibly defence.

The installation of large-scale solar arrays for the production of public carbon free electricity within the airport public reserve in a setting similar to the one observed at the Darwin Airfield requires investigation.

Opportunities and limitations

The transformation of the island economy is and will be highly dependent on ease and frequency of people's movements to and from south-east Asia and Singapore in particular. As illustrated in the *SOCI 2023 CI-Singapore Strategy* the possible opening of an air service to Singapore will greatly enhance external investment opportunities in tourism, land & marine food productions, and higher education & research.

The runway itself could be improved in three key areas:

- a) adjustment of the Runway End Safety Areas to 90m at each end;
- b) extending the 2,103m runway to 2,445m and eliminate the disparity with the CKI runway and

- c) improve the substandard average longitudinal gradient with a close to horizontal new segment towards the lowered beacon.

The airfield Public Reserve has been increased east of the terminal along Irvine Hill Road to allow for the extension of the carpark.

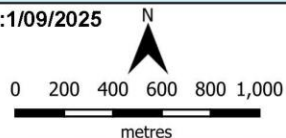
At the southern extremity of the runway consideration is given to increase the reserve to facilitate the expansion of the Runway End Safety Area to 240m in line with the International Civil Aviation Organisation requirement for Class 4 international aerodromes which Christmas Island is. This approach would also remedy the sharp fall of the terrain in that location.

Two former mining sites with natural revegetation south of Irvine Hill Road are deemed suitable for low footprint camping and educative ecology exploration. These sites with immediate access to the National Park are provided with a future tourism zoning.

([refer to map next page](#))

Planning Area L - Airport and Surrounds

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning area reference

Economy and employment

- Rural
- Future rural
- Future tourism

Environment and recreation

- Future environmental conservation

Infrastructure

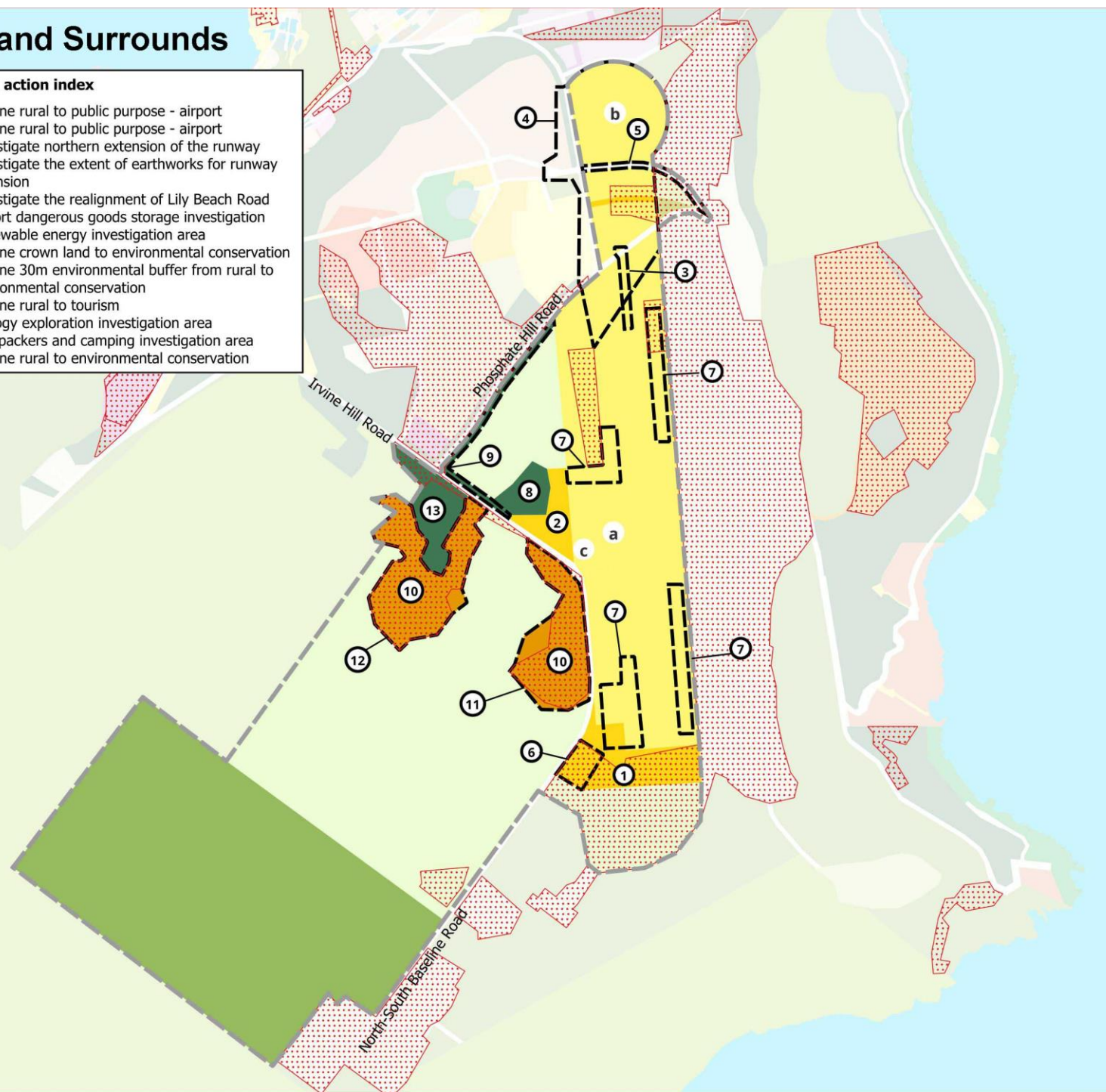
- Crown land
- Public purposes
- Future crown reserve

Existing assets

- a** Airport terminal building
- b** Radio navigation beacon
- c** Aviation fuel depot

Planning action index

- 1 Rezone rural to public purpose - airport
- 2 Rezone rural to public purpose - airport
- 3 Investigate northern extension of the runway
- 4 Investigate the extent of earthworks for runway extension
- 5 Investigate the realignment of Lily Beach Road
- 6 Airport dangerous goods storage investigation
- 7 Renewable energy investigation area
- 8 Rezone crown land to environmental conservation
- 9 Rezone 30m environmental buffer from rural to environmental conservation
- 10 Rezone rural to tourism
- 11 Ecology exploration investigation area
- 12 Backpackers and camping investigation area
- 13 Rezone rural to environmental conservation



Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

4.14 Planning Area M – East Coast

Objective

To remain an important employment focused area allowing for but not limited to agriculture, horticultural plantation, aquaculture, insect farming, animal farming and other forms of food production. To also permit discrete farm stay arrangements on a case-by-case basis.

Land use priorities

The planning area is composed of three types of land being active mining, exhausted mining and crown reserve.

The rural zoning, aligned to the mining lease limits, is considered adequate for the planning area and remains adequate for the purpose of the Strategy.

Two small rural land parcels fully and partially surrounded by the National Park are considered unattractive for rural pursuits and are proposed to be rezoned environmental conservation.

Opportunities and limitations

Farming operations will be expected to harvest their own water and be self-sufficient in clean energy. These operations will also have due regard to known crab migration routes and make provision for sufficient dedicated environmental corridors.

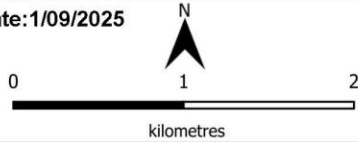
In appropriate locations and at the discretion of the SOCI, the Scheme will allow for incidental eco-friendly light footprint short stay accommodation for the exclusive use of tourists and visitors to the island.

The historic Drumsite to South Point remaining railway track bed traverses the southern portion of the planning area. It offers the opportunity to maintain it and be used as an *“historic & environmental discovery trail”* accessible to hikers, cyclists and light electrical vehicles.

([refer to map next page](#))

Planning Area M - East Coast

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning area reference

Economy and employment

Rural

Environment and recreation

Regional parks and recreation

Future environmental conservation

Infrastructure

Crown land

Planning action index

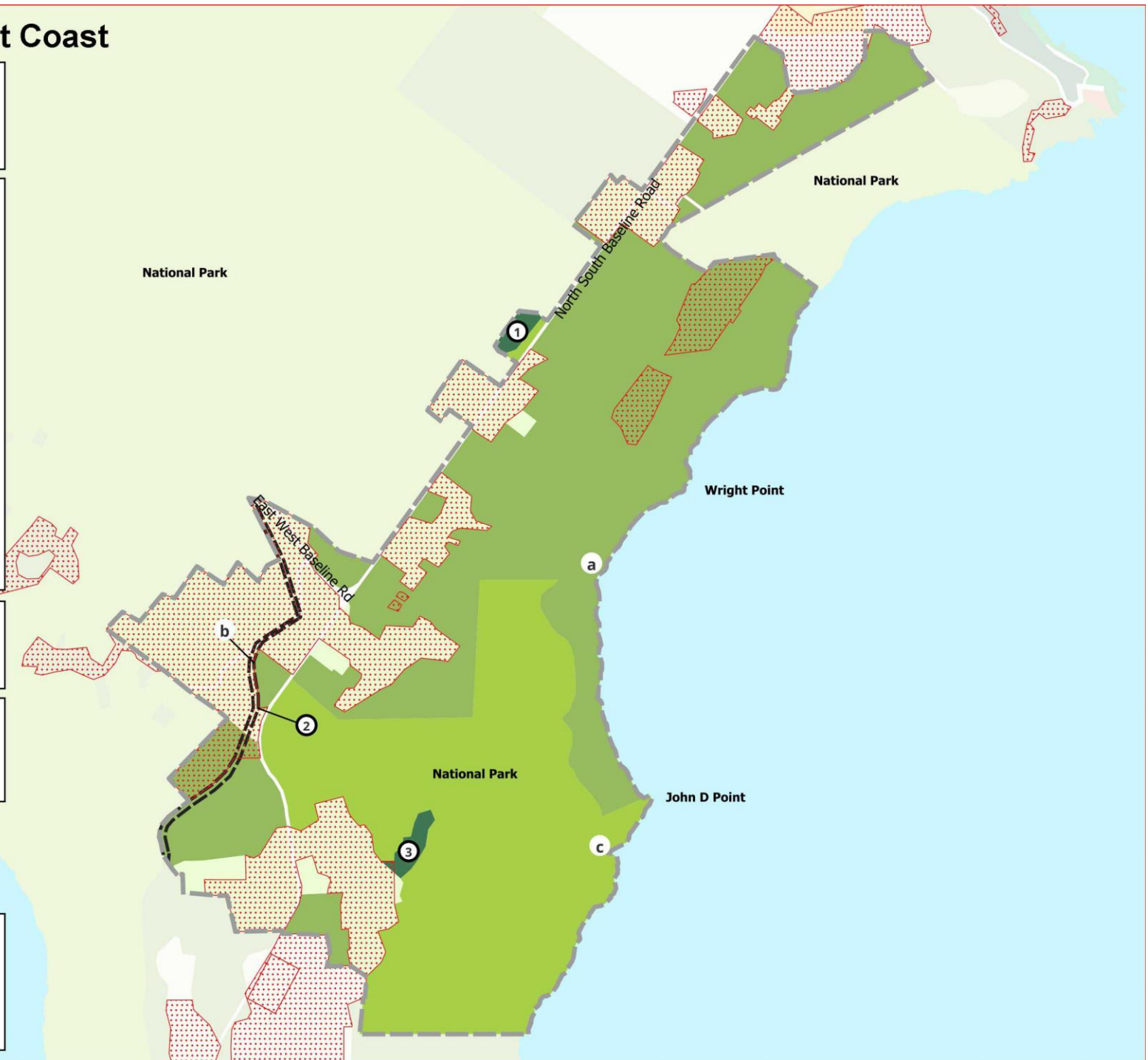
- 1 Rezone rural to environmental conservation
- 2 Discovery trail corridor investigation area
- 3 Rezone rural to environmental conservation

Existing assets

- a Greta Beach
- b Historic Drumsite - South Point railway alignment
- c Dolly Beach

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.



4.15 Planning Area N - South Point

Objective

To allow for but not limited to agricultural, horticultural pursuits, aquaculture, insect farming, animal farming and other forms of food production and permit discrete farm stay arrangements on a case-by-case basis. To also retain the option of launching satellites as per the SOCI 2015 LPS.

Land use priorities

The South Point planning area, like the East Coast planning area is earmarked for rural activities with the mining lease still covering the almost totality of the rural zone.

An investigation area for the purpose of a municipal land fill has been identified and a second investigation area is designated for the purpose of generating wind energy as clean energy feed into the northern part of the island via the North-South Baseline Road.

A new tourism zone is introduced around the former South Point railway station.

Opportunities and limitations

Some challenging post mining topography is found within the planning area thus requiring more intense land remediation prior to the re-use of the land for agri-business pursuits.

South Point had a permanent residential population of 3000 at the peak of the mining operation with a direct railway connection to Drumsite.

The intention of re-establishing a permanent residential settlement there is not considered sustainable however the footprint of the former township centred on the old railway station is deemed suitable for tourism development and activities.

This west facing area with sweeping views of the ocean and the island's south coast with the presence of well-maintained Chinese temple and shrines is a popular place frequently visited by the local community and visitors alike.

A SOCI led community participating master planning exercise would be required to define the scope, built form type, amenities location and general character for this unique tourism development opportunity.

The historic railway station would again play a central role as the end point of the “*historic & environmental discovery trail*” accessible to hikers, cyclists and light electrical vehicles to and from Drumsite and or other destinations within the National Park.

South Point is also considered for investigation associated with the establishment of vertical axis wind turbines in order to assist the island reaching ultimate carbon emission neutrality. This land use would have minimum impact on rural activities and would take advantage of winds from all sectors due to its elevation and the ability to be connected to the northern grid via the North-South Baseline Road.

National Park asserts that the South Point Area is one of the lowest nesting areas on the island and a medium site wind farm would have less impact on birdlife than elsewhere on the island.

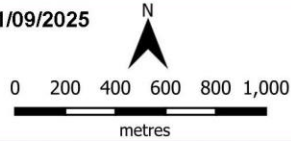
The technical and physical factors that made the Asia Pacific Space Centre (ASPC) possible at south point remain unchanged. The project was abandoned around 2002 due to a collapse in the launch market.

The market has regained considerable strength and several parties have expressed renewed interest to launch at South Point using contemporary low intensity technologies. The Strategy identifies an investigation area to address such economic opportunity.

(refer to map next page)

Planning Area N - South Point

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning action reference

Economy and employment

- Rural
- Future tourism

Environment and recreation

- Future environmental conservation

Infrastructure

- Crown land
- Public purposes

Planning action index

- 1 Investigate long term landfill possibility
- 2 Rezone rural to environmental conservation
- 3 Vertical axis wind turbine investigation area
- 4 Space port investigation area
- 5 Rezone rural to tourism
- 6 Discovery trail corridor investigation area

Existing assets

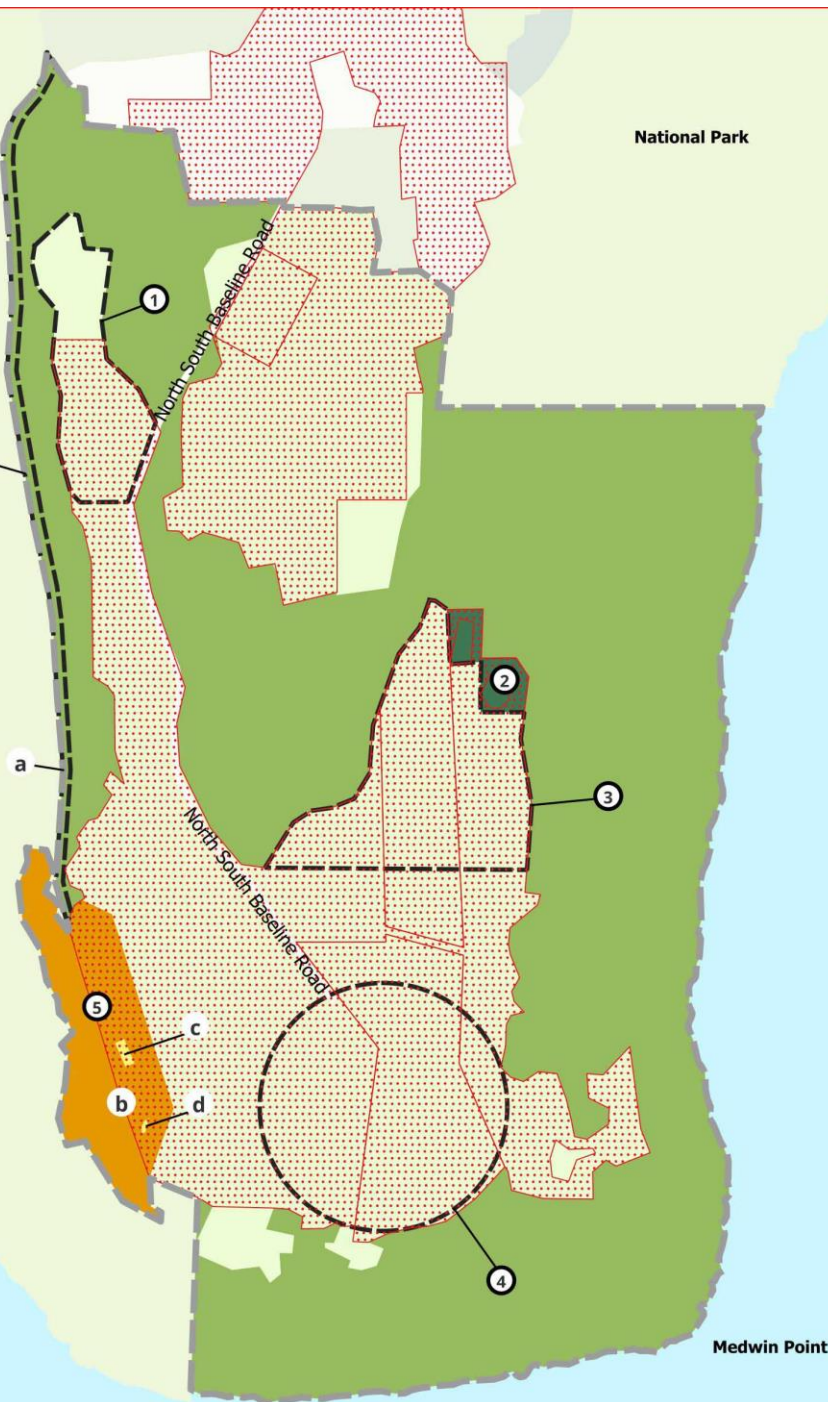
- a** Historic Drumsite - South Point railway alignment
- b** Remnant South Point railway station
- c** Soon Tien Kong temple
- d** Chinese shrine

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

National Park

National Park



Medwin Point

4.16 O – Rest of Island

Objective

The SOCI does not have planning jurisdiction over the National Park, however it remains responsible for determining development within non-National Park ex-mining areas located inside the National Park. The SOCI sees this situation as an opportunity to work in close collaboration with the National Park to explore discrete eco-tourism possibilities for these areas.

Land use priorities

To investigate the tourism merit offered by ex-mining areas that could be made accessible to tourism in close consultation with National Park.

Opportunities and limitations

Investigate the possibility of introducing community and tourism activities within this mind-boggling pinnacle field located at North-West Point and emphasise the benefits of conducting activities such as open-air festivals, special community events, music happenings and miscellaneous artistic endeavours attracting participants from the island and abroad within the backdrop of this little-known extraordinary mining legacy landform.

([refer to maps next page](#))

Planning Area O - Rest of Island

Date: 1/09/2025



0 2 4
kilometres

Legend

-  Planning area
-  Mining lease to 2034
-  Indicative area of planning action where relevant
-  Planning area reference
-  National Park road
-  Historic railway

Environment and recreation

-  Regional parks and recreation

Infrastructure

-  Crown land
-  Public purposes

Planning action index

- 1** Rezone public purposes - commonwealth to public purposes - community
- 2** Community and tourism investigation area
- 3** Eco-tourism investigation area

Existing assets

- a** Immigration Detention Centre
- b** Pink House research complex
- c** Former Central Area Workshop site
- d** Dales freshwater waterfall
- e** Swell Lodge eco-cabins

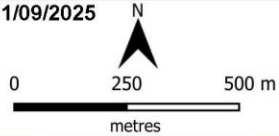
Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.



Planning Area O - Rest of Island (inset)

Date: 1/09/2025



Legend

- Planning area
- Mining lease to 2034
- Indicative area of planning action where relevant
- Planning area reference
- National Park road

Environment and recreation

- Regional parks and recreation

Infrastructure

- Public purposes

Planning action index

- 1 Rezone public purposes - commonwealth to public purposes - community
- 2 Community and tourism investigation area

Existing assets

- a Immigration Detention Centre
- d Dales freshwater waterfall

Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.



Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
A - Settlement	To ensure zoning consistency with existing land uses.	1. Amend the planning scheme map by rezoning tourism to R20 to match neighbouring residential sites.	The SOCI recognises the need to normalise this small undeveloped residential subdivision inadequate for tourism in its current form.	Immediate
	To ensure zoning consistency with existing land uses.	2. Amend the planning scheme map by rezoning tourism to R10 to match adjacent residential density	The SOCI recognises that the two properties have been used as permanent residences since construction and support the rezoning also acceptable to the residents	Immediate
B - Gaze Road	To ensure public service utilities are zoned appropriately.	1. Amend the planning scheme map by rezoning from POS to reserve public purposes (FS) the lot that covers the existing fuel storage facility.	The SOCI identifies the need to remove the non- conforming fuel storage use from the foreshore POS zone and supports the rezoning to reserve public purposes (FS).	Immediate
	To ensure public service utilities are zoned appropriately.	2. Amend the planning scheme map by rezoning from POS and tourism to reserve public purposes (W) around the newly created waste water pumping station lot.	The SOCI identifies the need to remove the non- conforming waste water pumping station use from the foreshore POS and tourism zones. At SOCI's request DPLH has created a lot dedicated to the pump station and the SOCI supports its zoning to reserve public purposes (W).	Immediate
	To ensure commercial operations are zoned appropriately.	3. Amend the planning scheme map by conferring a commercial zoning over the existing the petrol station.	The SOCI identifies and supports the need to remove the non-conforming petrol station from the foreshore POS zone.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
B - Gaze Road (cont.)	To provide adequate zoning for public and community held building assets.	4. Amend the planning scheme map by rezoning the Settlement Sports Hall, the Chinese Literary Association and the Tourism Bureau from POS to commercial.	The SOCI recognises the need to provide greater economic flexibility by re-purposing these building assets and boost their economic development potential in accordance with the SOCI endorsed <i>May 2023 Settlement Sports Hall Refurbishment – Sustainability Hub Design Concept</i> .	Immediate
	To provide newly created leases with appropriate zoning.	5. Amend the planning scheme map by rezoning the POS to commercial to reflect the newly created lease.	Section X of Part 2 identifies the need for the new lease to be appropriately zoned commercial and be excised from the POS zone.	Immediate
	To ensure road reserves reflects existing road and parking configurations.	6. Amend the planning scheme map to illustrate a reconfigured Gaze Road Reserve that incorporates sections of the adjacent POS	The SOCI identifies the need to amend the Gaze Road reserve to reflect the as-constructed roadways and public parking footprint, redefine the public realm whilst maintaining legal access to the existing adjacent fuel storage tanks compound. For these reasons the SOCI supports the amendment to POS	Immediate
	To ensure zoning consistency with existing land uses.	7. Amend the planning scheme map to eliminate mixed use within the planning area and replace it with commercial zoning. Amend the commercial column within scheme zoning table accordingly: Single House: D, Multiple Dwelling: D, Grouped Dwelling: D, Tourism Development: D and Short Stay Accommodation; D	The SOCI recognises the historic land use inconsistencies and divergences, on-going development aspirations as well as current land use non-conformities and recommends a uniform commercial zoning throughout the planning area thus making it the key commercial precinct on the island.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
B - Gaze Road (cont.)	To ensure zoning consistency with existing land uses.	8. Amend the planning scheme map to eliminate tourism withing the planning area and replace it with commercial zoning. Amend the commercial column within scheme zoning table accordingly: Single House: D; Multiple Dwelling: D Grouped Dwelling: D, Short Stay Accommodation D, and Tourism Development P.	The SOCI recognises the historic land use inconsistencies and divergences, on-going development aspirations as well as current land use non-conformities and recommends a uniform commercial zoning throughout the planning area thus making it the key commercial precinct on the island.	Immediate
	To ensure zoning consistency with existing land uses.	9. Amend the planning scheme map to eliminate residential withing the planning area and replace it with commercial zoning. Amend the commercial column within scheme zoning table accordingly: Single House: D; Multiple Dwelling: D Grouped Dwelling: D and Short Stay Accommodation; D.	Section X of Part 2 recognises the historic land use inconsistencies and divergences, on-going development aspirations as well as current land use non-conformities and recommends a uniform commercial zoning throughout the planning area thus making it the key commercial precinct on the island.	Immediate
	To ensure road reserves reflects existing road and parking configurations.	10. Amend the planning scheme map by rezoning tourism to POS.	The SOCI recognises the designated sliver of land that cannot physically be developed has always been used as carparking and now lays alongside a recently constructed cycle and pedestrian pathway. Consequently, the SOCI supports the amalgamation of the tourism zone into the road reserve.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
B - Gaze Road (cont.)	To evaluate areas prone to damages caused by wave actions during extreme storm events.	11. Illustrate within the planning strategy the extent of the areas prone to wave undercutting and requiring future investigation.	Section X of Part 2 recognises the risks and potential effects due to wave undercutting on development and infrastructure and also defines the terms of reference of the investigation.	Short-term
	To evaluate areas prone to damages caused by wave actions during extreme storm events.	12. Illustrate within the planning strategy the extent of the areas prone to wave overspill and requiring future investigation.	Section X of Part 2 recognises the risks and potential effects due to wave overspill on development and infrastructure and also defines the terms of reference of the investigation.	Short-term
	To maintain continuity of public access in strategic locations	13. Illustrate within the planning strategy the extent of the area to investigate the possibility of creating an easement on the subject private property.	Section X of Part 2 recognises the need to protect public through movements at the tip end of the property to ensure continuity of the foreshore shared cycle / pedestrian pathway and also defines the terms of reference of the investigation.	Short-term
C - Silver City	To develop structure plans within the urban development zones of the scheme.	1. Illustrate within the planning strategy the extent of the Silver City draft structure plan.	Section X of Part 2 presents the case and articulates the socio-economic benefits in developing a structure plan at Silver City.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	2. Amend the planning scheme map by conferring an environmental conservation zoning over a portion of the Silver City urban development zone	Section X of Part 2 presents the case and articulates the ecological benefits in introducing an environmental conservation area alongside Murray Road and opposite the National Park at Silver City.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
C - Silver City (cont.)	To encourage new residential developments within the settled areas	3. Submit the subdivision initially drafted in the SOCI endorsed <i>2010 Outline Development Plan</i> .	Section X of Part 2 provides a synopsis illustrating the planning, environmental and engineering characteristics associated with the <i>2010 Outline Development Plan</i> .	Immediate
	To encourage new residential developments within the settled areas	4. Amend the planning scheme map by increasing densities from R17.5 to R40.	The SOCI recognises the potential to increase densities on Silver City largest blocks adjacent to existing R40 densities and POS in the Poon Saan planning area and support an increase of density in that location.	Immediate
	To secure adequate and practical road connectivity between planning areas within the	5. Amend the planning scheme map illustrating the future public road reserves.	Section X of Part 2 articulates the purpose and benefits associated with the establishment of two future neighbourhood road connectors directly accessing Murray Road together with the extension of Sunset Place.	Immediate
D - Poon Saan	To encourage higher residential density developments within the settled areas.	1. Amend the planning scheme map by increasing densities from R40 to R60.	The SOCI acknowledges, supports and validates the partial density increase on this large single ownership lot with the acceptance of the party with freehold interest in the land.	Immediate
	To encourage selected mixed use developments within the settled areas.	2. Amend the planning scheme map by rezoning from R40 to mixed use. Amend the mixed use column within scheme zoning table accordingly: Single House: D.	The SOCI acknowledges, supports and validates the partial mixed use rezoning on this large single ownership lot with the acceptance of the party with freehold interest in the land.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
D - Poon Saan (cont.)	To ensure zoning consistency with existing land uses.	3. Amend the planning scheme map by replacing Public Purpose School (SC) denomination with Public Purpose Community (CO).	The SOCI recognises that the old Christmas Island technical school buildings have been repurposed to accommodate a range of public and community functions and activities for more than a decade.	Immediate
	To ensure zoning consistency with existing land uses.	4. Amend the planning scheme map by replacing POS zoning with Public Purpose Community (CO).	The original POS has been repurposed and developed into public parking associated with the SOCI's construction of the adjacent seniors' community facility.	Immediate
	To facilitate future vehicular movements to and from urban development zones	5. Investigate the feasibility of creating a street connection between San Chye Loh and the urban development zone to the east.	Section X of Part 2 recognises the traffic limitations to access the urban development zone (old phosphate dryers complex) from Murray Road and defines the terms of reference of the investigation.	Short term
	To ensure zoning consistency with existing land uses.	6. Amend the planning scheme map by conferring a reserve public purpose (T) over crown land that encompasses the existing telecommunications lease.	The SOCI recognises the need to formalise the protection of the telecommunication infrastructure and ultimately provide it with a legal access as per the planning action 5 above and supports the creation of a reserve public purpose (T) over the telecommunications crown lease.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
D - Poon Saan (cont.)	To encourage new residential developments within the settled areas.	7. Amend the planning scheme map by conferring a R60 zone over part of the POS zone.	The SOCI acknowledges and supports a medium density residential development on this easy to service site with no POS usage, little impact on the adjoining residential area, exceptional ocean views and immediate proximity to public transport.	Immediate
	To ensure zoning consistency with existing land uses	8. Amend the planning scheme map by replacing the POS zoning with Road Reserve.	The SOCI recognises the need to integrate the existing bus shelter and bus bay infrastructure to the road reserve and supports the area to be excised from the POS.	
E - Kampong / Smith Point	To prevent future housing development within areas at risk from severe climate events	1. Amend the planning scheme map by illustrating the limit/extent of the area at risk from severe climate events at the Kampong. Make reference to the development restrictions affecting the area at risk in the scheme text.	Section X of Part 2 identifies the types of severe climate events that have and will continue to occur and affect the Kampong residents. It also refers to the kind of restrictions to be applied to future developments as well as planning measures required to ensure the long-term resilience of the community.	Immediate
	To encourage, within the , the development of community facilities within underdeveloped public reserves.	2. Investigate the redevelopment potential of land accessible from Club Road with a specific focus on community interests.	Section X of Part 2 Identifies the opportunities and benefits to redevelop the CI Club area from a community perspective and defines the terms of reference of the investigation.	Short-term

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
E - Kampong / Smith Point (cont.)	To encourage, within the , the development of community facilities within underdeveloped public reserves.	3. Investigate the redevelopment potential around Taijin House with a specific focus on history, community interests and possible tourism.	Section X of Part 2 Identifies the opportunities and benefits to redevelop the area from a community perspective and defines the terms of reference of the investigation.	Short-term
	To ensure zoning consistency with existing land uses.	4. Amend the planning scheme map by rezoning the commercial zoned land to public purposes	The SOCI recognises that the Administration Building does not constitute a commercial operation and that a rezoning to public purposes will be consistent with the surrounding port area.	Immediate
F - Phosphate Hill /Recreation Centre	To develop structure plans within the urban development zones of the scheme.	1. Illustrate within the planning strategy the extent of the Phosphate Hill draft structure plan.	Section X of Part 2 presents the case and articulates the socio-economic benefits in developing a structure plan at Phosphate Hill.	Immediate
	To introduce environmental conservation areas and maintain ecological values in strategic locations within the township	2. Amend the planning scheme map by conferring an environmental conservation zoning over the crown reserve.	Section X of Part 2 articulates the ecological benefits in introducing environmental conservation areas at Phosphate Hill in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping.	Immediate
	To secure adequate and practical road connectivity between planning areas within the	3. Amend the planning scheme map illustrating the future public road reserves.	Section X of Part 2 articulates the purpose and benefits associated with the establishment of future neighbourhood road connectors to and from the Phosphate Hill plateau.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
F - Phosphate Hill /Recreation Centre (cont.)	To secure adequate land supply dedicated to the island wide sports and recreation needs.	4. Amend the planning scheme map by rezoning the urban development land around the existing football and cricket oval from urban development to POS - recreation.	The SOCI maintains its support and recognises the benefits associated with the development of additional playing fields around the existing oval and recreation centre as the island's long term sports and recreation hub. This opportunity was already identified in the 2015 LPS.	Immediate
	To encourage the economic development of pinnacle fields where ecological diversity has been reduced to extremely low levels.	5. Investigate the development potential of the pinnacle field immediately west of the rubbish tip site.	Section X of Part 2 recognises the opportunities and benefits to redevelop pinnacle fields from a sustainable economic perspective post mining and defines the terms of reference of the investigation.	Short-term
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	6. Amend the planning scheme map by conferring an environmental conservation zoning over the rural zoning.	The SOCI recognises the ecological benefits identified in the Geoscience Australia vegetation mapping and supports the rezoning from rural to environmental conservation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
F - Phosphate Hill /Recreation Centre (cont.)	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	7. Investigate the extent of land required for the earthworks associated with the northward extension of the runway.	Section X of Part 2 recognises the importance of the expansion of the runway, identified in the <i>2015 LPS</i> and echoed in this Strategy, and the need to protect the land required for the earthworks as part of the extension of the runway and defines the terms of reference of the investigation.	Short-term
	To ensure road reserves are appropriately aligned with existing road configurations.	8. Amend the planning scheme map to illustrate a reconfigured Phosphate Hill Road reserve.	The SOCI identifies the need to rectify the extent of an adjusted 30m wide road reserve based on the centreline of the as-constructed alignment of Phosphate Hill Road and in light of forthcoming crown leases with associated underground services being created on either side of the road in that location. For these reasons the SOCI supports the reconfiguration of the road reserve.	Immediate
	To maintain environmental characteristics on either side of Phosphate Hill Road.	9. Amend the planning scheme map to illustrate a 30m environmental buffer along the length of the Phosphate Hill Road reserve and rezone the buffer from urban development to environmental conservation.	The SOCI recognises Phosphate Hill Road as the main access road to and from the airport for the majority of the settled areas and highlights the importance of its environmental identity to the local community, the merit in creating a visual buffer with existing and future adjoining land uses and the beneficial impact on visitors. For these reasons the SOCI supports the rezoning from urban development to environmental conservation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
F - Phosphate Hill /Recreation Centre (cont.)	To provide newly created leases with appropriate zoning.	10. Amend the planning scheme map by rezoning the urban development land to industrial.	The SOCI identifies the merit of establishing a permanent 30m green buffer between the Phosphate Hill Road reserve and the industrial area itself whilst enhancing the local ecology and supports rezoning the crown reserve to environmental conservation.	Immediate
	To reduce the Phosphate Hill urban development zone surplus to requirement.	11. Amend the planning scheme map by rezoning the urban development land to rural.	Section X of Part 2 identifies the benefit of repurposing urban development land in light of the residential yield achieved by the draft structure plan and the need to consolidate the rural zoning to promote future urban agri-businesses.	Immediate
	To introduce environmental conservation areas and maintain ecological values in strategic locations within the township	12. Amend the planning scheme map by conferring an environmental conservation zoning over the urban development zone.	The SOCI recognises the ecological benefits in introducing environmental conservation areas at Phosphate Hill in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports the rezoning from urban development to environmental conservation.	Immediate
	To maintain environmental characteristics on either side of Phosphate Hill Road.	13. Amend the planning scheme map to illustrate a 30m environmental buffer along the length of Phosphate Hill Road and rezone the buffer from public purpose reserve – rubbish tip to environmental conservation.	Section X of Part 2 recognises Phosphate Hill Road as the main access road to and from the airport for the majority of the settled areas and highlights the importance of its environmental identity to the local community and its beneficial impact on visitors.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
G - Drumsite	To ensure zoning consistency with existing land uses.	1. Amend the planning scheme map by replacing rural zoning with industrial zoning.	The SOCI recognises that the run of mine and associated phosphate drying infrastructure precinct as inherently representing an industrial rather than a rural activity and supports the re-zoning to industrial.	Immediate
	To ensure zoning consistency with existing land uses.	2. Amend the planning scheme map by replacing residential zoning with commercial zoning.	The SOCI recognises the mine's main office non-conformity within the residential zone and supports the best fitting commercial rezoning.	Immediate
	To ensure zoning consistency with existing land uses.	3. Amend the planning scheme map by replacing residential zoning with commercial zoning.	The SOCI recognises the established mechanical repairs business non-conformity in the residential zone and supports the best fitting commercial rezoning.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	4. Amend the planning scheme map by replacing rural zoning with environmental conservation zoning.	The SOCI and the National Parks recognise the high frequency of crab migration in that area and the potential negative impact a rural land use could generate in that location. For this the SOCI supports the rezoning from rural to environmental conservation.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	5. Amend the planning scheme map by replacing POS zoning with environmental conservation zoning.	The SOCI and the National Parks recognise the high frequency of crab migration in that area and the potential negative impact a rural land use could generate in that location. For this the SOCI supports the rezoning from crown reserve to environmental conservation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
G - Drumsite (cont.)	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	6. Amend the planning scheme map by replacing crown reserve with environmental conservation zoning	The SOCI and the National Parks recognise the high frequency of crab migration in that area and the potential negative impact a rural land use could generate in that location. For this the SOCI supports the rezoning from crown reserve to environmental conservation.	Immediate
	To ensure road reserves reflects existing road configurations.	7. Amend the planning scheme map to illustrate a reconfigured Murray Road reserve.	The SOCI has rebuilt Murray Road southward in that location due to the phosphate conveyor collapse associated with adjacent landslide events experienced at the top of the Flying Fish Cove cliff and supports the need to extend the road reserve southward accordingly.	Immediate
	To ensure road reserves can accommodate optimal road design configuration	8. Amend the planning scheme map to illustrate a reconfigured road reserve at the Murray Road, Lam Lok Loh, Sung Miaw Low intersection.	Section X of Part 2 acknowledges the benefit of the Drumsite six-way roundabout concept and consequently the need to rationalise zoning and cadastral configurations necessary for its orderly implementation in the future.	Immediate
	To ensure zoning consistency with existing land uses.	9. Amend the planning scheme map by extending R80 zoning over industrial zoning.	The SOCI recognises that part of the commonwealth housing project is constructed over industrial land and support the rezoning with commonwealth consent.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
G - Drumsite (cont.)	To ensure zoning consistency with existing land uses.	10. Amend the planning scheme map by extending R80 zoning over crown reserve zoning.	The SOCI recognises that part of the commonwealth housing project is constructed over crown reserve land and supports the rezoning with commonwealth consent.	Immediate
	To ensure zoning consistency with existing land uses.	11. Amend the planning scheme map by extending R20 zoning over crown reserve zoning.	The SOCI recognises that part of the commonwealth R20 housing project is constructed over crown reserve land and supports the rezoning with commonwealth consent.	Immediate
	To ensure zoning compatibility with adjacent road infrastructure.	12. Amend the planning scheme map by rezoning mixed use to POS.	Section X of Part 2 recognises that part of this property owned by the commonwealth should remain clear of development to provide unobstructed view to motorists approaching this six-way intersection and acknowledges the concept design for a roundabout prepared by the SOCI.	Immediate
H - Light Industrial Area	To provide sufficient industrial land supply in the long term	1. Amend the planning scheme map by rezoning crown reserve to industrial.	Section X of Part 2 recognises the need to maximise industrial land offerings around the existing light industrial area in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
H - Light Industrial Area (cont.)	To adjust unbuilt and inefficient road reserves.	2. Amend the planning scheme map to illustrate the rectified road reserve alignment between Murray Road and Quarry Road.	Section X of Part 2 identifies the need to optimise the vertical gradient and the horizontal alignment required to optimise the Murray Road to Quarry Road link as per the findings of the. SOCI endorsed June 2021 <i>Proposed Amendments to the LIA</i> .	Immediate
	To adjust unbuilt and inefficient road reserves.	3. Amend the planning scheme map to illustrate the revised road reserve connecting the hospital area to the Murray Road to Quarry Road link.	Section X of Part 2 identifies the optimum road alignment connecting the hospital area to Murray Road and Quarry Road as per the findings of the. SOCI endorsed June 2021 <i>Proposed Amendments to the LIA</i> .	Immediate
	To adjust unbuilt and inefficient road reserves.	4. Amend the planning scheme map to illustrate the revised road reserve from the Murray Road to Phosphate Hill Road.	Section X of Part 2 identifies the opportunity offered by the former mining haulage route to connect the Murray Road to Quarry Road link to the southern segment of Phosphate Hill Road as per the findings of the. SOCI endorsed June 2021 <i>Proposed Amendments to the LIA</i> .	Immediate
	To ensure additional land supply for the SOCI and IOTPS depots.	5. Investigate the extent of land that should be protected for the orderly expansion of the SOCI and IOTPS depots	Section X of Part 2 recognises the opportunities and benefits associated with the long-term expansion of the SOCI and IOTPS depots and defines the terms of reference of the investigation.	Short-term

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
H - Light Industrial Area (cont.)	To ensure current licensed land does not preclude the establishment of future road.	6. Reconfigure Acker's operating licence area to accommodate future road reserve and associated concept subdivision layout.	Section X of Part 2 refers to the SOCI endorsed <i>June 2021 Proposed Amendment to the LIA</i> that accommodates a reconfiguration of Acker's operating licence area.	Short-term
	To assign land for the storage of containers and freight storage.	7. Illustrate in the planning strategy the area purposely dedicated to the storage of public and private containers and freight storage.	Section X of Part 2 recognises the shortage of space at the wharf and the opportunity to create a dedicated area for the storage of containers and freight in that location in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	8. Amend the planning scheme map by rezoning crown reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of setting light industrial activities 40m away from the National Park boundary and supports the rezoning of crown reserve to environmental conservation in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
H - Light Industrial Area (cont.)	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	9. Amend the planning scheme map by rezoning crown reserve and industrial land to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of establishing the historical hand dug deep pinnacle field as a permanent corridor linking the Phosphate Hill area with the National Park to the east in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	10. Amend the planning scheme map by rezoning crown reserve and industrial land to environmental conservation.	Section X of Part 2 identifies the merit of establishing a permanent 30m green buffer between the Phosphate Hill Road reserve and the industrial area itself whilst enhancing the local ecology.	Immediate
I - Taman Sweetland	To ensure adequate supply of appropriately zoned land to meet future hospital needs.	1. Amend the planning scheme map by rezoning urban development land to public purposes hospital.	Section X of Part 2 Identifies the benefit of expanding the hospital site northward with secondary basement entries accessible from plant Hill Road and Murray Road and acknowledges the associate relevance of the SOCI endorsed layout of the <i>June 2021 Proposed Amendments of the Light Industrial Area</i> .	Immediate
	To secure adequate and practical road connectivity between planning areas within the township	2. Amend the planning scheme map by creating a road reserve over the urban development zone,	Section X of Part 2 articulates the purpose and benefits associated with the establishment of a future neighbourhood road connector between Kong Wai Loh Lane and the Light Industrial Area.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
I - Taman Sweetland (cont.)	To encourage new residential developments within the settled areas.	3. Amend the planning scheme map by rezoning the urban development zone to R60 residential.	Section X of Part 2 acknowledges and supports a medium density residential development on this site with dual access from Taman Sweetland Crescent and the new neighbourhood connector to the south.	Immediate
	To encourage new residential developments within the settled areas.	4. Amend the planning scheme map by rezoning the urban development zone to R60 residential.	The SOCI acknowledges and supports a medium density residential development on this well serviced site in close proximity to community amenities.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	5. Amend the planning scheme map by rezoning the public purposes hospital reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of creating a buffer between the hospital and the light industrial area and the consolidation of an environmental corridor linking the national park with the Phosphate Hill corridor to the south in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	6. Amend the planning scheme map by rezoning the industrial zone and the crown reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of creating a buffer between the hospital and the light industrial area and the consolidation of an environmental corridor linking the National Park with the Phosphate Hill corridor to the south in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
I - Taman Sweetland (cont.)	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	7. Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	Section X of Part 2 identifies the ecological and environmental advantages of creating a buffer between the hospital and the light industrial area and the consolidation of an environmental corridor linking the National Park with the Phosphate Hill corridor to the south in line with the SOCI endorsed <i>June 2021 Proposed Amendment to the Light Industrial Area</i> .	Immediate
	To encourage new residential developments within the settled areas.	8. Amend the planning scheme map by rezoning the crown reserve and urban development zones to R40 residential.	The SOCI recognises the merit of expanding residential use around the Taman Sweetland Circuit and take advantage of the existing public open space.	Immediate
	To ensure an adequate supply of appropriately zoned land to meet the residential need of seniors.	9. Investigate the development potential for a range of old age accommodations at Taman Sweetland.	The SOCI recognises the importance of creating a seniors precinct at Taman Sweetland in close proximity to the hospital but integrated with the community and defines the terms of reference of the investigation at Section X of Part 2.	Short-term
	To ensure zoning consistency with existing land uses.	10. Amend the planning scheme map by rezoning crown reserve to public purpose religious.	The SOCI recognises the existence of an active Chinese shrine established on this site and supports the rezoning accordingly.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
J - Golf Course / Resort	To ensure an adequate supply of appropriately zoned land to meet future tourism in strategic locations.	1. Amend the planning scheme map by rezoning the urban development zone to tourism.	The SOCI does not support the development of new residential settlements away from the township, the community and commercial facilities and endorses the rezoning from urban development to tourism with the agreement of the party with long term interest in the land.	Immediate
	To ensure zoning consistency with existing land tenures.	2. Amend the planning scheme map to rezone the access road to tourism.	The SOCI recognises the need of maintaining the land tenure integrity of the 99y leased site inclusive of its road access and supports the abolition of Headridge View as a public road.	Immediate
	To ensure an adequate supply of appropriately zoned land to meet future tourism in strategic locations.	3. Amend the planning scheme map by rezoning the mixed use zone to tourism.	The SOCI does not support mixed use development away from the townsite community and commercial facilities and supports the rezoning to tourism for this site adjoining exceptional environmental attributes.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	4. Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	The SOCI recognises the ecological benefits in introducing environmental conservation areas in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports rezoning the portion of crown reserve to environmental conservation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
J - Golf Course / Resort (cont.)	To protect public open space continuity along the foreshore	5. Amend the planning scheme map by rezoning the crown reserve to public open space.	The SOCI recognises the importance of the foreshore area and the need to keep it accessible to the public and supports the rezoning accordingly.	Immediate
	To ensure zoning consistency with existing land uses.	6. Amend the planning scheme map by rezoning the rural zone to environmental conservation.	The SOCI recognises the importance of land use rationalisation where existing zonings cannot provide the expected outcome and supports the rezoning accordingly.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	7. Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	The SOCI recognises the ecological benefits in introducing environmental conservation areas in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports the rezoning accordingly.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	8. Amend the planning scheme map by rezoning tourism to environmental conservation.	The SOCI recognises that the topography west of Linkwater road is far too steep to accommodate any form of tourism development cost effectively and supports the rezoning from tourism to environmental conservation.	Immediate
	To ensure road reserves are appropriately aligned with existing road configurations.	9. Amend the planning scheme map by rezoning the tourism zone to road reserve.	Section X of Part 2 identifies the need to rectify the extent of an adjusted road reserve based on the deposited diagram reflecting the as-constructed alignment of Linkwater Road.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
J - Golf Course / Resort (cont.)	To ensure road reserves are appropriately aligned with existing road configurations.	10. Amend the planning scheme map by rezoning the road reserve to environmental conservation.	Section X of Part 2 identifies the need to rectify the extent of an adjusted road reserve based on the deposited diagram reflecting the as-constructed alignment of Linkwater Road.	Immediate
K - Lily Beach Road	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	1. Amend the planning scheme map by rezoning the crown reserve to environmental conservation.	The SOCI recognises the environmental as well as social benefit of maintaining and protecting the ecology along this portion of Lily Beach Road that is subject to high local and tourist usage and supports the rezoning from crown reserve to environmental conservation.	Immediate
	To protect public open space continuity along the foreshore	2. Amend the planning scheme map by rezoning the crown reserve to public open space	The SOCI recognises the importance of the foreshore area and the need to keep it accessible to the public and supports the rezoning accordingly.	Immediate
	To encourage the economic development of pinnacle fields where ecological diversity has been reduced to extremely low levels.	3. Amend the planning scheme map by rezoning the crown reserve to rural.	The SOCI recognises the opportunity to promote agri-business on this disused ex-mining site with existing vehicular access and in relative proximity to the township and supports the rezoning from crown reserve to rural.	Immediate
	To protect sites with chalk extraction potential	4. Investigate the extent of land that should be protected for the purpose of chalk mining	Section X of Part 2 recognises the importance of chalk extraction for municipal and or private use and defines the terms of reference of the investigation.	Short-term

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
K - Lily Beach Road (cont.)	To encourage the economic development of pinnacle fields where ecological diversity has been reduced to extremely low levels.	5. Investigate the development potential of the pinnacle field immediately west of Lily Beach Road	Section X of Part 2 recognises the opportunities and benefits to redevelop pinnacle fields from a sustainable economic perspective post mining and defines the terms of reference of the investigation.	Short-term
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	6. Amend the planning scheme map by rezoning crown reserve to Environmental Conservation.	The SOCI recognises the merit of formalising environmental protection around the historic Chinese cemetery and continuity with the adjacent National Park where the topography associated with the major cliff feature to the south could not support development. For these reasons the SOCI support the rezoning from crown reserve to environmental conservation.	Immediate
L - Airport and Surrounds	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	1. Amend the planning scheme map by rezoning rural land to public purposes - airport.	Section X of Part 2 recognises the benefit associated with the expansion of the southern end of the runway with the introduction of a 240m Runway End Safety Area in line with the International Civil Aviation Organisation requirement at class 4 international aerodromes which Christmas Island is.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
L - Airport and Surrounds (cont.)	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	2. Amend the planning scheme map by rezoning rural land to public purposes - airport.	Section X of Part 2 Recognises the need and benefit in providing additional land to ultimately increase carpark capacity immediately to the west of the exiting carpark without disrupting existing surrounding infrastructure.	Immediate
	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	3. Investigate the technical parameters associated with the northward extension of the runway.	Section X of Part 2 recognises the opportunities and benefits associated with the expansion of the runway and defines the terms of reference of the investigation.	Short Term
	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	4. Investigate the extent of land required for the earthworks associated with the northward extension of the runway.	Section X of Part 2 recognises the need to protect the land required for the earthworks as part of the expansion of the runway and defines the terms of reference of the investigation.	Short Term
	To secure adequate and practical road connectivity between planning areas within the	5. Amend the planning scheme map illustrating a realigned Lily Beach Road to accommodate the northward extension of the runway.	Section X of Part 2 identifies the importance of realigning Lily Beach Road to directly connect with the Phosphate Hill plateau eastern neighbourhood connector.	Immediate
	To ensure the long-term orderly expansion of infrastructure and activities at the airfield.	6. Investigate the location of dangerous goods at the airfield.	Section X of Part 2 identifies the need to investigate the location of dangerous goods at the airfield inclusive of hydrogen and defines the terms of reference of the investigation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
L - Airport and Surrounds (cont.)	To ensure adequate supply of appropriately zoned land to meet future renewable energy demand.	7. Investigate the potential deployment of solar arrays and low VAWTs within the airport reserve.	Section X of Part 2 identifies the island wide importance of investigating the establishment of renewable energy infrastructure at the airfield and defines the terms of reference of the investigation.	Immediate
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations within the township	8. Amend the planning scheme map by rezoning crown reserve to environmental conservation.	The SOCI recognises the ecological benefits in providing environmental protection to this patch of vegetation alongside a proposed 30m buffer and in the vicinity of the airfield in order to protect known tall to moderate closed canopy evergreen forest identified in the Geoscience Australia vegetation mapping and supports the rezoning accordingly.	Immediate
	To maintain environmental characteristics on either side of Phosphate Hill Road and Irvine Hill Road.	9. Amend the planning scheme map to illustrate a 30m environmental buffer along the length of Phosphate Hill Road and Irvine Hill Road and rezone the buffer from rural to environmental conservation.	The SOCI recognises Phosphate Hill Road as the main access road to and from the airport for the majority of the settled areas and highlights the importance of its environmental identity to the local community, the merit in creating a visual buffer with existing and future adjoining land uses and the beneficial impact on visitors. For these reasons the SOCI supports the rezoning from rural to environmental conservation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
L - Airport and Surrounds (cont.)	To ensure adequate supply of appropriately zoned and strategically located land to meet future tourism demand.	10. Amend the planning scheme map by rezoning rural land to tourism.	The SOCI acknowledges the impracticality of developing rural enterprises on these sites due to known environmental approval challenges whilst recognising the importance these two ex-mining areas could offer in terms of low footprint tourism in close proximity to the airport and the National Park and supports the rezoning from rural to tourism.	Immediate
	To ensure adequate supply of appropriately zoned and strategically located land to meet future tourism demand.	11. Investigate the potential for ecology exploration and research immediately adjacent to the national park.	Section X of Part 2 articulates the scientific merit and ecological benefits of creating a natural science living laboratory for the local community and visitors and defines the terms of reference of the investigation.	Immediate
	To ensure adequate supply of appropriately zoned and strategically located land to meet future tourism demand.	12. Investigate the potential for developing a camping ground adjacent to the airport.	Section X of Part 2 articulates the social merit and economic advantage of providing a camping ground for the local community and visiting backpackers and defines the terms of reference of the investigation.	Short-term
M - East Coast	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	1. Amend the planning scheme map by rezoning rural to environmental conservation.	The SOCI recognises the impracticality and lack of ecological merit in maintaining the rural zoning for this area entirely surrounded by the National Park with no legal access and supports the rezoning from rural to environmental conservation.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
M - East Coast (cont.)	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	2. investigate the possibility of creating a linear POS corridor on either side of the historic railway.	Section X of Part 2 articulates the social merit and economic advantage of including within a dedicated POS the historic railway as a discovery trail linking Drumsite to South Point via the National Park for the benefit of the community and visitors and defines the terms of reference of the investigation.	Short-term
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	3. Amend the planning scheme map by rezoning rural to environmental conservation.	The SOCI recognises the impracticality and lack of ecological merit in maintaining the rural zoning on this area largely surrounded by the National Park and supports the rezoning from rural to environmental conservation.	Immediate
N - South Point	To secure an alternative municipal landfill site outside the groundwater protection area.	1. Investigate long term land fill possibility at South Point.	The SOCI recognises the importance of assessing the feasibility of establishing a land fill site at South Point and defines the terms of reference of the investigation.	Short-term
	To introduce environmental conservation areas and maintain ecological diversity in strategic locations.	2. Amend the planning scheme map by rezoning crown reserve and rural to environmental conservation.	Section X of Part 2 articulates the ecological benefits in introducing environmental conservation areas in order to protect known tall to moderate closed canopy evergreen forest.	Immediate

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
N - South Point (cont.)	To ensure adequate supply of appropriately zoned land to meet future renewable energy demand.	3. Investigate the possibility of establishing a vertical axis wind turbine farm at South Point.	Section X of Part 2 identifies the island wide importance of investigating the establishment of renewable energy infrastructure at South Point and defines the terms of reference of the investigation.	Short-term
	To maintain the option of establishing as space launching infrastructure at South Point.	4. Investigate the possibility of establishing a space port at South Point.	Section X of Part 2 recognises the fast-growing satellite launching industry in Australia and globally whilst the technical and economic benefits to launch from South Point remain and defines the terms of reference of the investigation.	Short-term
	To ensure an adequate supply of appropriately zoned land to meet future tourism demand in strategic locations.	5. Amend the planning scheme map by rezoning the rural zone to tourism.	The SOCI identifies the tourism merit offered by the area of the former mining settlement, with the existing Chinese temple and shrine, the old railway infrastructure and sweeping ocean views towards the sunset.	Immediate
	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	6. investigate the possibility of creating a linear POS corridor on either side of the historic railway.	Section X of Part 2 articulates the social merit and economic advantage of including within a dedicated POS the historic railway as a discovery trail linking Drumsite to South Point via the National Park for the benefit of the community and visitors and defines the terms of reference of the investigation.	Short-term

Table 5 – Planning Areas – Planning Directions and Actions

Planning Area	Planning Direction	Action	Rationale	Timeframe
O - Rest of island	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	1. Amend the planning scheme map by rezoning public purpose commonwealth to public purpose community.	Section X of Part 2 articulates the merit of making this extraordinary pinnacle mining legacy accessible to the community and visitors alike in the same manner as natural pinnacles in WA.	Short-term
	To ensure adequate supply of appropriately zoned and strategically located land to meet future community demand.	2. Investigate the possibility of introducing community and tourism activities within the most formidable pinnacle field on the island.	Section X of Part 2 articulates the merit of making this extraordinary pinnacle mining legacy accessible to the community and visitors alike and defines the terms of reference of the investigation.	Short-term
	To ensure an adequate supply of appropriately zoned land to meet future tourism demand in strategic locations.	3. Investigate the possibility of introducing eco-tourism facilities in areas surrounded by the national park.	Section X of Part 2 identifies the tourism merit offered by ex-mining areas that could be made accessible to tourism in close consultation with national park and defines the terms of reference of the investigation.	Short-term

5. Strategy Maps

The three Strategy Maps ([refer to pages 110, 111 and 112](#)) spatially illustrate the location of all planning areas and associated index, how the planning areas interact with one another in the context of land use changes and they reflect wholistically the four planning themes:

- Community, urban growth and settlement;
- Economy and employment;
- Environment and
- Infrastructure.

The Strategy Maps perform several functions as a response to the various land use, economic, social and environmental challenges and opportunities facing the Island community today.

In a practical and tangible sense, the Strategy Maps:

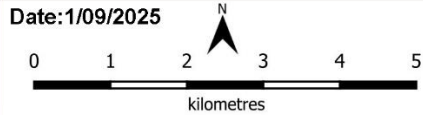
- a) Acknowledge community aspirations depicted in several public documents spanning more than a decade;
- b) Represent the future land use directions for the Island as a whole;
- c) Guides the future development and long-term sustainable growth of the Island to 2050 for a 5000 permanent residents' population;
- d) Take into account contemporary socio-economic community challenges and needs
- e) Address the development and foreseeable transition of the local economy
- f) Consider a balanced approach to the protection of the environment
- g) Facilitate land use change where necessary
- h) Establish the density of the future built form
- i) Identify pressing questions relating to climate change and

- j) Acknowledge issues associated with heritage matters.

The Strategy Maps are underpinned by a suite of Planning Area Maps shown in [section 4](#) above with specific objectives, land use priorities and opportunities/limitations requiring different approaches to future land uses

These Planning Area Map provide the fine grain spatial arrangements envisaged together with proposed modification of the current TPS No.2 Maps.

Local Planning Strategy Map - Island



Legend

- Planning area
- Planning area reference
- Mining lease to 2034

Urban growth and settlement

- Low density residential (R40 or less)
- Mid rise residential (R60, 3 storeys or less)
- Residential
- Future residential
- Urban development

Economy and employment

- Commercial
- Future commercial
- Industrial
- Future industrial
- Mixed use
- Future mixed use
- Rural
- Future rural
- Tourism
- Future tourism

Environment and recreation

- Public open space
- Regional parks and recreation
- Future environmental conservation
- Future recreation

Planning area index

A Settlement	F Phosphate Hill	K Lily Beach Road
B Gaze Road	G Drumsite	L Airport and Surrounds
C Silver City	H Light Industrial Area	M East Coast
D Poon Saan	I Taman Sweetland	N South Point
E Kampong/Smith Point	J Golf Course/Resort	O Rest of Island



Produced by Jeffrey Planning & Mapping and Calmy Planning & Design using data sourced from Geoscience Australia & DPLH, September 2025.
NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.
Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Local Planning Strategy Map - North

Date:1/09/2025

0 1 2 kilometres

Legend

Planning area

Planning area reference

Mining lease to 2034

Urban growth and settlement

Low density residential (R40 or less)

Mid rise residential (R60, 3 storeys or less)

Residential

Future residential

Urban development

Economy and employment

Commercial

Future commercial

Industrial

Future industrial

Mixed use

Future mixed use

Rural

Future rural

Tourism

Future tourism

Environment and recreation

Public open space

Regional parks and recreation

Future environmental conservation

Future recreation

Planning area index

A Settlement

B Gaze Road

C Silver City

D Poon Saan

E Kampong/Smith Point

F Phosphate Hill

G Drumsite

H Light Industrial Area

I Taman Sweetland

J Golf Course/Resort

K Lily Beach Road

L Airport and Surrounds

M East Coast

O Rest of Island

Infrastructure

Crown land

Public purposes

Future public purposes

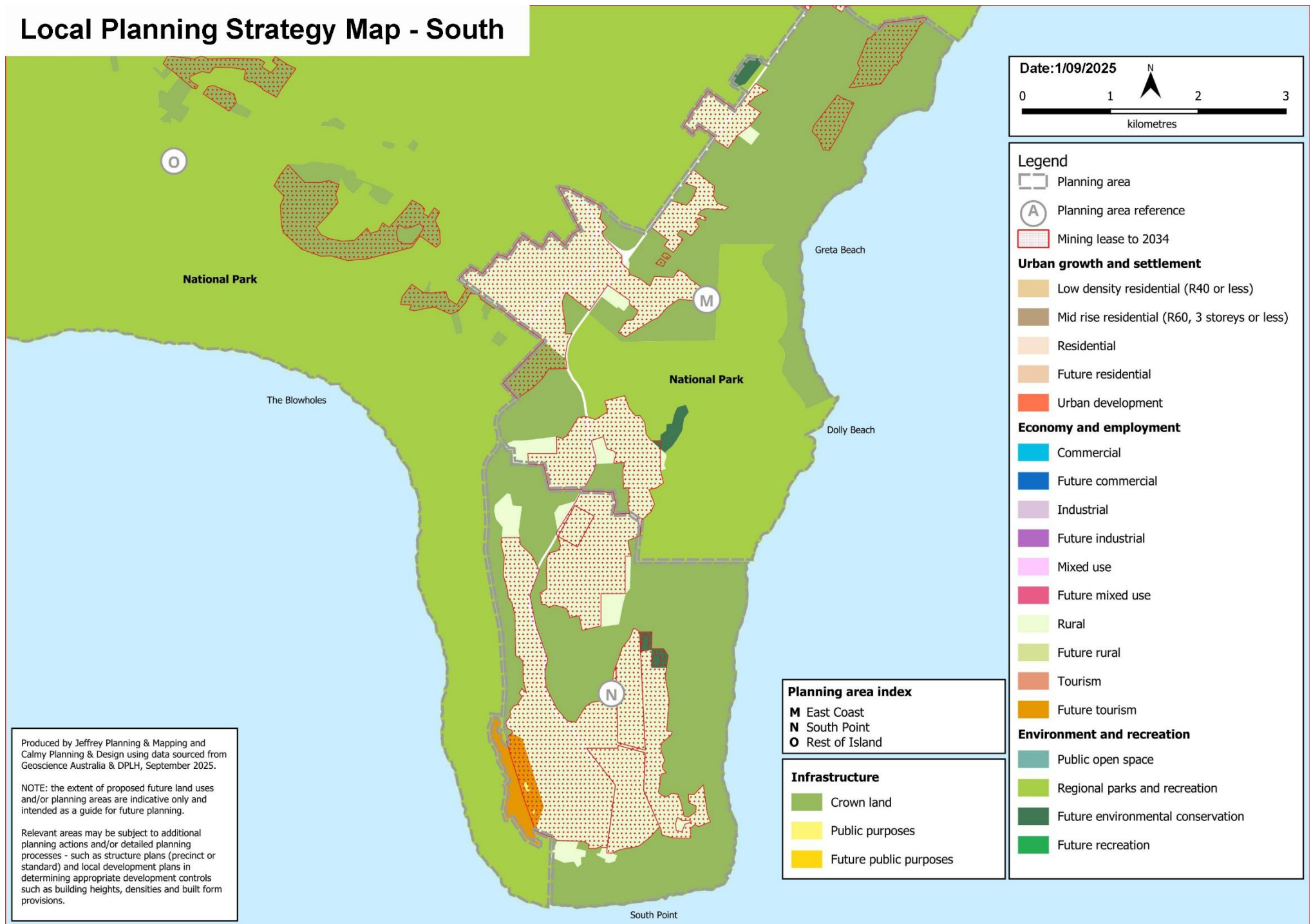
Produced by Jeffrey Planning & Mapping and Calmy Planning & Design using data sourced from Geoscience Australia & DPLH, September 2025.

NOTE: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning.

Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.



Local Planning Strategy Map - South



6. Implementation and Review

The implementation and review of the local planning strategy is fundamental in ensuring that proposed actions are implemented, and that the local planning strategy continues to be relevant and contemporary.

This section acknowledges and recognises the following:

- a) implementation of actions is intended to occur within specified timeframes as shown at [tables 1 to 5 and defined at page 9](#).
- b) a comprehensive review of the local planning scheme and strategy will be undertaken every five years in the form of a report of review, which will include a basic assessment of the status of all of the actions from the local planning strategy to confirm whether actions are either completed, in progress, not commenced or no longer relevant and
- c) amendments to the local planning strategy and scheme may be required to assist the implementation of the local planning strategy.

Part 2 – Background Information and Analysis

Part 2 is not included in this document

NOTE:

At its 21 November 2023 Ordinary Meeting the Council resolved to submit to the Western Australian Planning Commission the October 2023 Draft Local Planning Strategy - Part 1 Strategy and the November 2023 Draft Local Planning Strategy Part 2 Background Information and Analysis for compliance and certification.

The DPLH reviewed Part 1 and Part 2 and requested adaptation of the documents to the manner and form prescribed in the WAPC/DPLH newly introduced *March 2023 Local Planning Strategy Guidelines*.

An agreement is now sought between the SOCI and the DITRDSCSA on all Planning Actions proposing changes in land use associated with Crown Land.

Once an agreement is reached, Part 2 will be amended to include the rationale depicted as **Section X of Part 2 in all tables 1 to 5**.

At this point, Part 2 is intended to be presented for endorsement at the February 2026 Ordinary Meeting of Council.



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	10.2.1
SUBJECT	Schedule of Accounts - October 2025
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	10 November 2025
AUTHOR	Wei Ho, Assistant Director of FCS
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council receive the expenditure totaling \$1,385,568.05 as presented in October 2025 Schedule of Accounts.

BACKGROUND

The Local Government Act 1995 (WA)(CI) requires Council to maintain a Municipal Fund, a Reserve Fund and a Trust Fund and to manage and report on these accounts in accordance with this Act and Regulations.

Outstanding creditors as at 31 October 2025: **\$149,581.20**

COMMENT

A schedule of accounts is attached to this report, setting out expenditure from the Municipal and Trust Funds. This report is provided in compliance with the Act and Regulations.

STATUTORY ENVIRONMENT

Section 6.10 of the Local Government Act 1995 (WA)(CI) authorises payment from Municipal and Trust Funds.

Regulation 12 of the Local Government (Financial Management) Regulations 1996 requires a local government to compile a list of Creditors each month.

Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires that if a Local Government has delegated to the CEO the exercise of its power to make payments from the Municipal Fund or the Trust Fund, the CEO is to compile each month a list of accounts paid since the last payment such list was prepared.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter. The CEO is to ensure that all expenditure incurred is in accordance with the Annual Budget and any approved variations.

FINANCIAL IMPLICATIONS

The financial implications arising from expenditure from the Municipal, Reserve and Trust funds are reported on a monthly/quarterly basis to Council via Financial and cash flow statements in accordance with the Act and Regulations.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government Environment is to “Provide good governance in line with the requirements of the Local Government Act and the culture of the Island”. Objective 4 of the same Environment is to “Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan”.

VOTING REQUIREMENTS

A simple majority is required.

ATTACHMENTS

10.2.1.1 Certification of CEO and Chairperson of the Meeting.

10.2.1.2 Schedule of Accounts – October 2025 (including Credit Card Transaction in accordance with Financial Regulation 13A)

“Pursuant to s 5.25 (j) of the Local Government Act, and Regulation 14 (2) of the Local Government (Administration) Regulations, this attachment is not available to the public.”



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	10.2.2
SUBJECT	Financial Statements – October 2025
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	13 November 2025
AUTHOR	Wei Ho, Assistant Director of FCS
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council receives the Financial Statements of October 2025.

BACKGROUND

The Local Government Act 1995 (WA)(CI) requires the local government to prepare a monthly or a quarterly financial report in accordance with this Act, Financial Regulations and other relevant legislation.

COMMENT

A monthly or quarterly financial report is attached to this report, setting out expenditure from the Municipal and Trust Funds. This report is provided in compliance with the Act and Regulations. Also included is a status report on Asset Acquisition expenditure for the period.

This financial statement are prepared in a new accrual type format including the statement of financial activity (operating income and expenditure) and statement of financial position (balance sheet).

This new format provides council with a more comprehensive of financial information and is in line with all other local government monthly financial report.

STATUTORY ENVIRONMENT

Section 6.4 of the Local Government Act 1995 (WA) (CI) requires a local government to prepare a financial report.

Regulation 34 of the Local Government (Financial Management) Regulations 1996 requires a local government to prepare a monthly or a quarterly financial report.

Regulation 35 of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare the quarterly report in the form as set out.

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter. Each Manager and the CEO are to ensure that the expenditure is incurred in accordance with the Annual Budget and or any variations as approved.

FINANCIAL IMPLICATIONS

The financial implications arising from expenditure from the Municipal and Trust funds are reported on a monthly/quarterly basis to Council via Financial and cash flow statements in accordance with the Act and Regulations.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government environment is to “Provide good governance in line with the requirements of the Local Government Act and the culture of the Island”. Objective 4 of the same Environment is to “Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan”.

VOTING REQUIREMENTS

A simple majority is required.

ATTACHMENTS

10.2.2.1 Financial Statements October 2025

SHIRE OF CHRISTMAS ISLAND

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 31 October 2025

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF CHRISTMAS ISLAND
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2025

	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
Note	(a) \$	(b) \$	(c) \$	(c) - (b) \$	((c) - (b))/(b) %	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	1,970,018	1,970,018	1,990,258	20,240	1.03%	
Grants, subsidies and contributions	9,555,100	5,873,997	5,210,200	(663,797)	(11.30%)	▼
Fees and charges	999,698	333,168	799,926	466,758	140.10%	▲
Interest revenue	314,309	86,077	126,781	40,704	47.29%	▲
Other revenue	32,600	12,847	34,316	21,469	167.11%	▲
	12,871,725	8,276,107	8,161,481	(114,626)	(1.39%)	
Expenditure from operating activities						
Employee costs	(8,033,638)	(2,967,565)	(2,555,347)	412,218	13.89%	▲
Materials and contracts	(4,554,188)	(1,135,936)	(806,725)	329,211	28.98%	▲
Utility charges	(146,750)	(48,890)	(26,493)	22,397	45.81%	▲
Depreciation	(2,405,420)	(801,689)	(820,295)	(18,606)	(2.32%)	
Insurance	(197,569)	(65,805)	(261,388)	(195,583)	(297.22%)	▼
Other expenditure	(446,533)	(149,629)	(202,883)	(53,254)	(35.59%)	▼
	(15,784,098)	(5,169,514)	(4,673,131)	496,383	9.60%	
Depreciation excluded from operating activities	2,405,420	801,689	820,295	18,606	2.32%	
Amount attributable to operating activities	(506,953)	3,908,282	4,308,645	400,363	10.24%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	3,579,240	409,703	578,048	168,345	41.09%	▲
	3,579,240	409,703	578,048	168,345	41.09%	
Outflows from investing activities						
Acquisition of property, plant and equipment	(2,910,000)	(75,000)	(638,578)	(563,578)	(751.44%)	▼
Acquisition of infrastructure	(1,739,688)	(434,901)	(639,354)	(204,453)	(47.01%)	▼
	(4,649,688)	(509,901)	(1,277,932)	(768,031)	(150.62%)	
Amount attributable to investing activities	(1,070,448)	(100,198)	(699,884)	(599,686)	(598.50%)	
FINANCING ACTIVITIES						
Inflows from financing activities						
Transfer from reserves	332,000	0	0	0	0.00%	
	332,000	0	0	0	0.00%	
Outflows from financing activities						
Transfer to reserves	(580,000)	0	(110,637)	(110,637)	0.00%	
	(580,000)	0	(110,637)	(110,637)	0.00%	
Amount attributable to financing activities	(248,000)	0	(110,637)	(110,637)	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year						
2(a) Amount attributable to operating activities	1,803,966	1,803,966	1,803,965	(1)	(0.00%)	
Amount attributable to operating activities	(506,953)	3,908,282	4,308,645	400,363	10.24%	▲
Amount attributable to investing activities	(1,070,448)	(100,198)	(699,884)	(599,686)	(598.50%)	▼
Amount attributable to financing activities	(248,000)	0	(110,637)	(110,637)	0.00%	
Surplus or deficit after imposition of general rates	(21,435)	5,612,050	5,302,089	(309,961)	(5.52%)	

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.

▲ Indicates a variance with a positive impact on the financial position.

▼ Indicates a variance with a negative impact on the financial position.

Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF CHRISTMAS ISLAND
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2025

	Actual 30 June 2025	Actual as at 31 October 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	2,451,671	5,093,416
Trade and other receivables	129,959	575,397
Other financial assets	5,126,316	7,236,954
Inventories	931,070	253,878
Other assets	31,289	19,965
TOTAL CURRENT ASSETS	8,670,305	13,179,610
NON-CURRENT ASSETS		
Property, plant and equipment	16,890,028	17,117,007
Infrastructure	29,430,719	29,661,377
TOTAL NON-CURRENT ASSETS	46,320,747	46,778,384
TOTAL ASSETS	54,991,052	59,957,994
CURRENT LIABILITIES		
Trade and other payables	666,000	73,232
Contract liabilities	29,866	247,547
Capital grant/contributions liabilities	574,878	1,850,511
Employee related provisions	2,174,392	2,174,392
TOTAL CURRENT LIABILITIES	3,445,136	4,345,682
NON-CURRENT LIABILITIES		
Employee related provisions	26,327	26,327
TOTAL NON-CURRENT LIABILITIES	26,327	26,327
TOTAL LIABILITIES	3,471,463	4,372,009
NET ASSETS	51,519,589	55,585,985
EQUITY		
Retained surplus	15,328,698	19,284,456
Reserve accounts	5,107,737	5,218,374
Revaluation surplus	31,083,156	31,083,156
TOTAL EQUITY	51,519,591	55,585,986

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF CHRISTMAS ISLAND
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2025

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 October 2025

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLICIES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Measurement of employee benefits

SHIRE OF CHRISTMAS ISLAND
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2025

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 31 October 2025
Note	\$	\$	\$
Current assets			
Cash and cash equivalents	2,451,671	2,451,671	5,093,416
Trade and other receivables	129,959	129,959	575,397
Other financial assets	5,126,316	5,126,316	7,236,954
Inventories	931,070	931,070	253,878
Other assets	31,289	31,289	19,965
	8,670,305	8,670,305	13,179,610
Less: current liabilities			
Trade and other payables	(665,998)	(666,000)	(73,232)
Other liabilities	(604,744)	(604,744)	(2,098,058)
Employee related provisions	(2,174,392)	(2,174,392)	(2,174,392)
	(3,445,134)	(3,445,136)	(4,345,682)
Net current assets	5,225,171	5,225,169	8,833,928
Less: Total adjustments to net current assets	2(b) (3,421,203)	(3,421,204)	(3,531,841)
Closing funding surplus / (deficit)	1,803,968	1,803,965	5,302,087

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets			
Less: Reserve accounts	(5,107,736)	(5,107,737)	(5,218,374)
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of other provisions held in reserve		(380,759)	(425,609)
- Current portion of employee benefit provisions held in reserve	1,686,533	2,067,292	2,112,142
Total adjustments to net current assets	2(a) (3,421,203)	(3,421,204)	(3,531,841)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF CHRISTMAS ISLAND
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2025-26 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$ \$	Var. % %	
Revenue from operating activities			
Grants, subsidies and contributions	(663,797)	(11.30%)	▼
Project has not complete to generate grants		Timing	
Fees and charges	466,758	140.10%	▲
Yearly Residential & Quarterly Enterprises Garbage Charge		Timing	
Private work done more than budgeted		Permanent	
Interest revenue	40,704	47.29%	▲
Interest for Fixed Term Deposit		Timing	
Other revenue	21,469	167.11%	▲
Contribution/Sponsor for CI Marathon & Territory Day		Permanent	
Expenditure from operating activities			
Employee costs	412,218	13.89%	▲
PWOH cost to be allocate		Timing	
Materials and contracts	329,211	28.98%	▲
Activity not as high as budgeted for		Timing	
Utility charges	22,397	45.81%	▲
Activity not as high as budgeted for		Timing	
Insurance	(195,583)	(297.22%)	▼
Insurance Paid in July to be distribute		Timing	
Other expenditure	(53,254)	(35.59%)	▼
Resource to be allocate		Timing	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	168,345	41.09%	▲
Grants received earlier than expected-Parks Contract		Timing	
Outflows from investing activities			
Acquisition of property, plant and equipment	(563,578)	(751.44%)	▼
Payment to plant & machinery for parks project		Timing	
Acquisition of infrastructure	(204,453)	(47.01%)	▼
Capital work completed earlier than expected		Timing	

SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$1.80 M	\$1.80 M	\$1.80 M	(\$0.00 M)
Closing	(\$0.02 M)	\$5.61 M	\$5.30 M	(\$0.31 M)

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$12.31 M	% of total
Unrestricted Cash	\$7.09 M	57.6%
Restricted Cash	\$5.22 M	42.4%

Refer to 3 - Cash and Financial Assets

Payables	
	\$0.07 M
Trade Payables	\$0.07 M
0 to 30 Days	55.2%
Over 30 Days	44.8%
Over 90 Days	0.0%

Refer to 8 - Payables

Receivables	
	\$0.30 M
Rates Receivable	\$0.28 M
Trade Receivable	\$0.30 M
Over 30 Days	4.6%
Over 90 Days	2.4%

Refer to 6 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.51 M)	\$3.91 M	\$4.31 M	\$0.40 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$1.99 M	% Variance
YTD Actual	\$1.99 M	
YTD Budget	\$1.97 M	1.0%

Grants and Contributions		
	\$5.21 M	% Variance
YTD Actual	\$5.21 M	
YTD Budget	\$5.87 M	(11.3%)

Refer to 10 - Grants and Contributions

Fees and Charges		
	\$0.80 M	% Variance
YTD Actual	\$0.80 M	
YTD Budget	\$0.33 M	140.1%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$1.07 M)	(\$0.10 M)	(\$0.70 M)	(\$0.60 M)

Refer to Statement of Financial Activity

Proceeds on sale		
	\$0.00 M	%
YTD Actual	\$0.00 M	
Adopted Budget	\$0.00 M	

Asset Acquisition		
	\$0.64 M	% Spent
YTD Actual	\$0.64 M	
Adopted Budget	\$1.74 M	(63.2%)

Refer to 5 - Capital Acquisitions

Capital Grants		
	\$0.58 M	% Received
YTD Actual	\$0.58 M	
Adopted Budget	\$3.58 M	(83.8%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.25 M)	\$0.00 M	(\$0.11 M)	(\$0.11 M)

Refer to Statement of Financial Activity

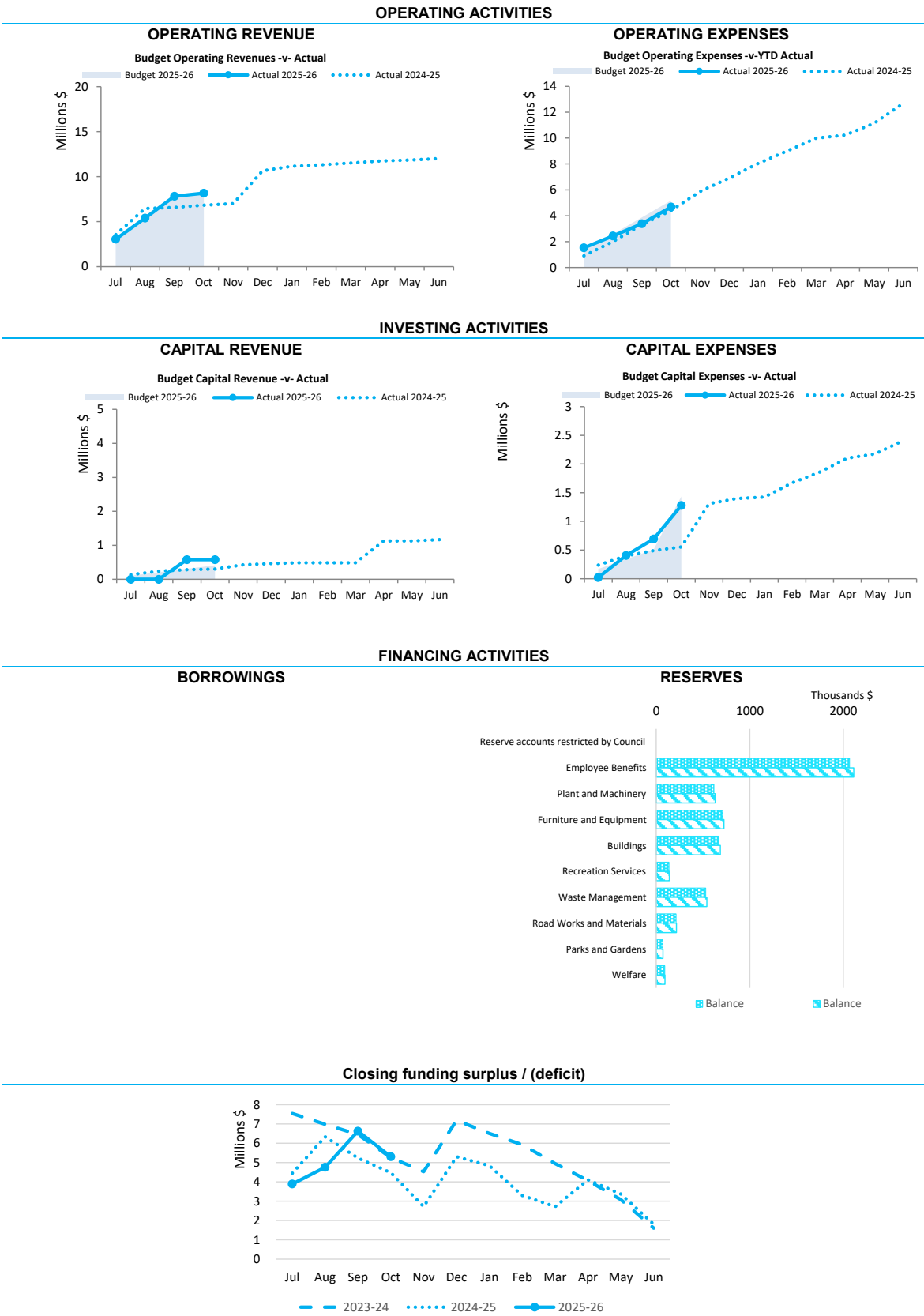
Borrowings	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.00 M

Reserves	
Reserves balance	\$5.22 M
Net Movement	\$0.11 M

Refer to 4 - Cash Reserves

This information is to be read in conjunction with the accompanying Financial Statements and notes.

2 KEY INFORMATION - GRAPHICAL



**SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2025**

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Petty Cash and Floats	Cash and cash equivalents	600	0	600	0	N/A		
Municipal Fund	Cash and cash equivalents	3,087,825	0	3,087,825	0	Bank-Westpac	Variable	N/A
Municipal Fund FTD #956	Cash and cash equivalents	504,991	0	504,991	0	Bank-Westpac	3.96%	Jan-26
Municipal Fund FTD #949	Financial assets at amortised cost	500,000	0	500,000	0	Bank-Westpac	3.99%	Nov-25
Municipal Fund FTD #950	Cash and cash equivalents	500,000	0	500,000	0	Bank-Westpac	3.95%	Jan-26
Municipal Fund FTD #951	Cash and cash equivalents	500,000	0	500,000	0	Bank-Westpac	3.95%	Jan-26
Municipal Fund FTD #952	Cash and cash equivalents	500,000	0	500,000	0	Bank-Westpac	3.95%	Jan-26
Municipal Fund FTD #953	Financial assets at amortised cost	500,000	0	500,000	0	Bank-Westpac	3.94%	Feb-26
Municipal Fund FTD #944	Financial assets at amortised cost	500,000	0	500,000	0	Bank-Westpac	3.94%	Feb-26
Municipal Fund FTD #955	Financial assets at amortised cost	500,000	0	500,000	0	Bank-Westpac	3.94%	Feb-26
Trust Fund FTD #141	Financial assets at amortised cost	0	0	0	63,150	Bank-Westpac	3.95%	Jan-26
Community Welfare Fund	Financial assets at amortised cost	0	2,161	2,161	0	Bank-Westpac	Variable	N/A
CWF FTD #236	Financial assets at amortised cost	0	25,838	25,838	0	Bank-Westpac	3.95%	Dec-25
CWF FTD #235	Financial assets at amortised cost	0	35,729	35,729	0	Bank-Westpac	4.10%	Dec-25
CWF FTD #234	Financial assets at amortised cost	0	29,352	29,352	0	Bank-Westpac	3.95%	Jan-26
Reserve Fund	Financial assets at amortised cost	0	41,339	41,339	0	Bank-Westpac	Variable	N/A
Reserve Fund FTD #362	Financial assets at amortised cost	0	1,964,026	1,964,026	0	Bank-Westpac	3.95%	Dec-25
Reserve Fund FTD #363	Financial assets at amortised cost	0	73,094	73,094	0	Bank-Westpac	3.95%	Jan-26
Reserve Fund FTD #364	Financial assets at amortised cost	0	832,125	832,125	0	Bank-Westpac	3.95%	Jan-26
Reserve Fund FTD #358	Financial assets at amortised cost	0	522,127	522,127	0	Bank-Westpac	4.60%	Mar-26
Reserve Fund FTD #359	Financial assets at amortised cost	0	574,848	574,848	0	Bank-Westpac	4.10%	Dec-25
Reserve Fund FTD #360	Financial assets at amortised cost	0	570,839	570,839	0	Bank-Westpac	4.10%	Dec-25
Reserve Fund FTD #361	Financial assets at amortised cost	0	546,896	546,896	0	Bank-Westpac	4.10%	Dec-25
Total		7,093,416	5,218,374	12,311,790	63,150			
Comprising								
Cash and cash equivalents		5,093,416	0	5,093,416	0			
Financial assets at amortised cost - Term Deposits		2,000,000	5,218,374	7,218,374	63,150			
		7,093,416	5,218,374	12,311,790	63,150			

KEY INFORMATION

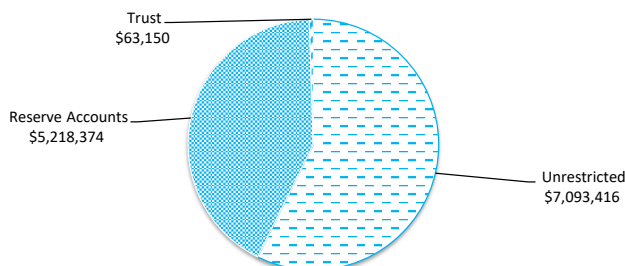
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 7 - Other assets.



SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2025

4 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Employee Benefits	2,067,292.30	0	0	2,067,292	2,067,292	44,850	0	2,112,142
Plant and Machinery	617,407.50	40,000	0	657,408	617,408	13,395	0	630,803
Furniture and Equipment	709,752.95	0	(80,000)	629,753	709,753	15,398	0	725,151
Buildings	671,211.50	0	(250,000)	421,212	671,212	14,562	0	685,774
Recreation Services	137,272.76	0	0	137,273	137,273	2,978	0	140,251
Waste Management	530,234.00	0	0	530,234	530,234	11,504	0	541,738
Road Works and Materials	212,745.70	540,000	0	752,746	212,746	4,615	0	217,361
Parks and Gardens	70,543.90	0	0	70,544	70,544	1,530	0	72,074
Welfare	91,275.00	0	(2,000)	89,275	91,275	1,805	0	93,080
	5,107,736	580,000	(332,000)	5,355,736	5,107,737	110,637	0	5,218,374

5 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings - non specialised	150,000	0	20,593	20,593
Buildings - specialised	190,000	0	13,136	13,136
Furniture and equipment	260,000	75,000	174,150	99,150
Plant and equipment	2,310,000	0	430,699	430,699
Acquisition of property, plant and equipment	2,910,000	75,000	638,578	563,578
Infrastructure - roads	1,739,688	434,901	639,354	204,453
Acquisition of infrastructure	1,739,688	434,901	639,354	204,453
Total capital acquisitions	4,649,688	509,901	1,277,932	768,031
Capital Acquisitions Funded By:				
Capital grants and contributions	3,579,240	409,703	578,048	168,345
Reserve accounts				
Furniture and Equipment	80,000		0	0
Buildings	250,000		0	0
Welfare	2,000		0	0
Contribution - operations	738,448	100,198	699,884	599,686
Capital funding total	4,649,688	509,901	1,277,932	768,031

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

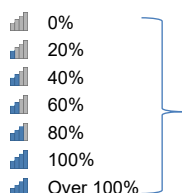
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators

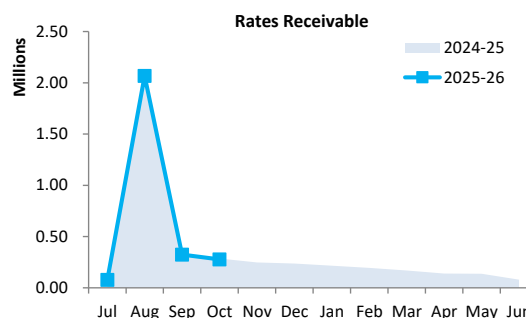


Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

		Adopted			Variance
Account Description		Budget	YTD Budget	YTD Actual	(Under)/Over
		\$	\$	\$	\$
Building Non Specialised					0
907900	General Housing Upgrade (For Budget Transfer)	150,000	0	0	0
907230	30 Seaview Drive	0	0	20,593	(20,593)
Building Non-Specialised Total		150,000	0	20,593	(20,593)
Building Specialised					0
427900	Replace Flooring in Finance Office & Tea Room	50,000	0	0	0
427900	Replace George Fam Office Blinds	25,000	0	0	0
427900	Replace Metalwork Balustrading	75,000	0	0	0
1117900	Poon Saan Community Hall Renovations	40,000	0	0	0
1127208	Foreshore Padang Bowls Rink Shade (24/25)	0	0	13,136	(13,136)
Building Specialised Total		190,000	0	13,136	(13,136)
Furniture and Equipment					0
427800	Phone System Upgrade	50,000	50,000	649	49,351
1127800	Replacement of Poon Saan Outdoor Cinema Seating	20,000	0	0	0
1127800	Playground & Park Upgrades	90,000	0	46,532	(46,532)
1217800	Parks Road Upgrade	100,000	25,000	126,969	(101,969)
Furniture and Equipment Total		260,000	75,000	174,150	(99,150)
Plant and Machinery					0
427500	Toyota Rav4 Replace	60,000	0	0	0
1217500	Bulldozer	550,000	0	94,017	(94,017)
1217500	Grader	500,000	0	87,855	(87,855)
1217500	10T Tipper	275,000	0	0	0
1217500	Multi Tyre Roller	260,000	0	43,559	(43,559)
1217500	Excavator	300,000	0	54,337	(54,337)
1217500	Bitumen Sprayer	365,000	0	108,625	(108,625)
1217500	Aggregate Spreader	0	0	40,800	(40,800)
1217500	Freight & Delivery - 24/25 Purchased Plants	0	0	1,506	(1,506)
Plant and Machinery Total		2,310,000	0	430,699	(430,699)
Total Property, Plant & Equipment		2,910,000	75,000	638,578	(563,578)
Infrastructure Roads					0
72943	CRA 25/26	553,391	138,346	0	138,346
72317	CRA 23/24 - Reseal Jalan Ketam Merah-RD0038	0	0	315,256	(315,256)
72319	CRA 23/24 - Reseal Jalan Masjid	0	0	20,192	(20,192)
72321	CRA 23/24 - Reseal Poon Saan Rd at Hardware	0	0	96,709	(96,709)
72324	CRA 23/24 - Reseal EW Baseline to Blowholes Turn Off-RD00663	0	0	2,426	(2,426)
72605	Blowhole Rd Upgrade-Maintenance to Blowhole Rd Stage 1	487,933	121,979	0	121,979
72944	RTR 25/26 - North South Baseline	529,240	132,308	0	132,308
72108	RTR 24/25 - Rocky Point Spur Rd Construction	25,000	6,247	0	6,247
72109	RTR 24/25 - Nursery Rd Construction	50,000	12,497	0	12,497
72111	RTR 24/25 - Sin Sang Rd Reseal	38,000	9,501	0	9,501
72912	RTR 24/25 - Taman Sweetland Crescent Reseal-RD0012	38,000	9,496	204,771	(195,275)
72932	RTR 24/25 - Gaze Road	18,124	4,527	0	4,527
Infrastructure Roads Total		1,739,688	434,901	639,354	(204,453)
Infrastructure Other					0
Infrastructure Other Total		0	0	0	0
Total Infrastructure		1,739,688	434,901	639,354	(204,453)
		4,649,688	509,901	1,277,932	(768,031)

6 RECEIVABLES

Rates receivable	30 Jun 2025	31 Oct 2025
	\$	\$
Opening arrears previous year		80,521
Levied this year		1,990,258
Less - collections to date	107,184	(1,794,346)
Gross rates collectable	107,184	276,433
Allowance for impairment of rates receivable	(26,663)	0
Net rates collectable	80,521	276,433
% Collected	0.0%	86.7%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	285,228	6,439	0	7,297	298,964
Percentage	0.0%	95.4%	2.2%	0.0%	2.4%	
Balance per trial balance						
Trade receivables	0	285,228	6,439	0	7,297	298,964
Total receivables general outstanding						298,964

Amounts shown above include GST (where applicable)

KEY INFORMATION

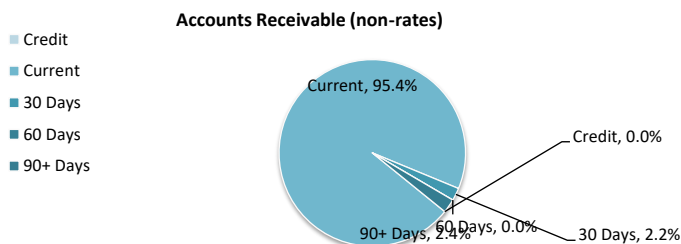
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



7 OTHER CURRENT ASSETS

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 31 October 2025
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost	5,107,736	2,110,638	0	7,218,374
Financial assets at fair value through profit and loss	18,580	0	0	18,580
Inventory				
Fuel & Materials	931,070	90,688	(767,880)	253,878
Other assets				
Prepayments	13,502	6,463	0	19,965
Accrued income	17,787	0	(17,787)	0
Total other current assets	6,088,675	2,207,789	(785,667)	7,510,797
Amounts shown above include GST (where applicable)				

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

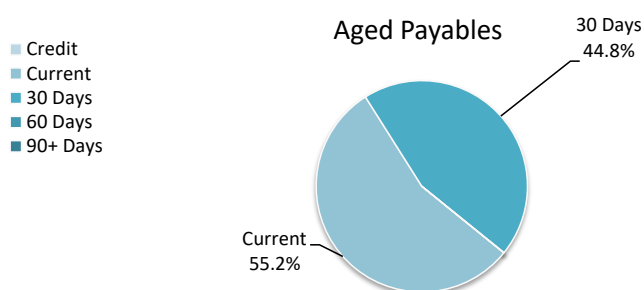
8 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	40,763	33,076	0	0	73,839
Percentage	0.0%	55.2%	44.8%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors	0	40,763	33,076	0	0	73,839
Other payables		(647)				(607)
Total payables general outstanding						73,232

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



9 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2025 \$	Liability transferred from/(to) non current \$	Liability Increase \$	Liability Reduction \$	Closing Balance 31 October 2025 \$
Other current liabilities						
Other liabilities						
Contract liabilities		29,866	0	217,681	0	247,547
Capital grant/contributions liabilities		574,878	0	1,860,984	(585,351)	1,850,511
Total other liabilities		604,744	0	2,078,665	(585,351)	2,098,058
Employee Related Provisions						
Provision for annual leave		1,129,310	0	0	0	1,129,310
Provision for long service leave		1,045,082	0	0	0	1,045,082
Total Provisions		2,174,392	0	0	0	2,174,392
Total other current liabilities		2,779,136	0	2,078,665	(585,351)	4,272,450

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 10 and 11

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2025

OPERATING ACTIVITIES

10 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and		
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	YTD
	1 July 2025	Liability	Liability	31 Oct 2025	Liability	Budget	Budget	Revenue
	\$	\$	\$	\$	\$	Revenue	\$	Actual
Grants and subsidies								
Financial Assistant Grant	0	0	0	0	0	6,810,000	4,562,700	4,556,522
CI Fisheries Management Grant	0	217,681	0	217,681	217,681	435,362	145,104	0
Housing Support Program	0	0	0	0	0	738,500	246,141	51,900
Australia Day Grant	0	0	0	0	0	14,000	4,665	0
Saluting Their Service Commemorations Grant	6,000	0	0	6,000	6,000	6,000	1,997	0
Indian Ocean Cultural Exchange Grant	23,866	0	0	23,866	23,866	21,560	7,184	0
Parks Road Upgrade	0	0	0	0	0	904,203	301,400	7,303
	29,866	217,681	0	247,547	247,547	8,929,625	5,269,191	4,615,725
Contributions								
Commonwealth Community Service Obligations (IMO)	0	0	0	0	0	594,475	594,475	594,475
Australia Day Contribution	0	0	0	0	0	1,000	332	0
Bus Service Contribution	0	0	0	0	0	30,000	9,999	0
	0	0	0	0	0	625,475	604,806	594,475
TOTALS	29,866	217,681	0	247,547	247,547	9,555,100	5,873,997	5,210,200

SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2025

INVESTING ACTIVITIES

11 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Oct 2025	Current Liability 31 Oct 2025	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
Central Road Authority (CRA) Grant	0	0	0	0	0	600,000	199,980	0
Blowhole Road Upgrade - Maintenance to Blowholes Rd Stage 1	387,934	0	0	387,934	387,934	100,000	33,330	0
Road to Recovery	186,944	0	(21,605)	165,338	165,338	529,240	176,393	21,605
1 Rarks Road Upgrade	0	1,860,984	(563,745)	1,297,239	1,297,239	2,350,000	0	556,443
	574,878	1,860,984	(585,351)	1,850,511	1,850,511	3,579,240	409,703	578,048

**SHIRE OF CHRISTMAS ISLAND
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2025**

12 TRUST FUND

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2025	Amount Received	Amount Paid	Closing Balance 31 October 2025
	\$	\$	\$	\$
Taman Sweetland Reserve (POS)	61,804	1,346	0	63,150
	61,804	1,346	0	63,150



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	10.2.3
SUBJECT	Taman Sweetland Reserve (POS) Trust
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	28 October 2025
AUTHOR	Kevin Wilson, Finance Manager
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATION

That Council approve the write off of the above Trust and transfer the balance of \$61,805 plus any interest that may accrue from 30 June 2025 to Municipal Funds.

BACKGROUND

The Local Government Act 1995 (WA)(CI) requires Council to maintain a Municipal Fund, a Reserve Fund and a Trust Fund and to manage and report on these accounts in accordance with this Act and Regulations.

The Shire has set up a Trust Account for Taman Sweetland Reserve (POS) which has a current balance of \$61,805 as of 30 June 2025. This Trust account was set up on 5 May 2004, however there is no signed and approved Trust documentation available to support the creation and approval from Council for this Trust. On 5 May 2004 an amount of \$28,904.50 was deposited into the Shires Westpac Bank Account, from DOFA but there is no supporting documentation around the reasons for this deposit. It was transferred into this Trust account possibly as a means of managing and retaining these funds separate from Shire General Funds.

As it is not clear which Commonwealth Department the DOFA is and why the Shire received this deposit and as there is no formal documentation approving a Trust account it is recommended that this Trust be formally closed, and the balance be transferred to Shire Municipal Funds.

Under the Local Government act Division 4 S6.9 (4) the shire can transfer any money held in a Trust account to the municipal fund if it has been held for more than 10 years or more. However, if there is a claim on this money it is to be repaid to the person/body that originally paid this money. There has not been any claim on the Shire for these funds.

COMMENT

The Auditors in the recent audit have questioned this particular Trust and as there is insufficient documentation supporting the establishment of this Trust it is recommended that it be cancelled and any balances be transferred to Municipal funds.

STATUTORY ENVIRONMENT

Section 6.10 of the Local Government Act 1995 (WA)(CI) authorises payment from Municipal and Trust Funds.

Section 6.9 (1,2,3) details the legislative requirements around Trust fund management

Section 6.9 (4) is provision for Council to close trust and transfer any balance to Municipal Funds

POLICY IMPLICATIONS

There are no significant policy implications arising from this matter.

FINANCIAL IMPLICATIONS

The financial implications will be that the balance plus any interest accrued from 30 June 2025 will be transferred to Shire municipal Funds.

STRATEGIC IMPLICATIONS & MILESTONES

Objective 1 of the Government Environment is to “Provide good governance in line with the requirements of the Local Government Act and the culture of the Island”. Objective 4 of the same Environment is to “Effectively manage the resources of the Shire in line with the objectives of the Strategic Plan”.

VOTING REQUIREMENTS

Absolute Majority is required.

ATTACHMENTS

10.2.3.1 Historical Transaction Evidence

10.2.3.2 Copy of Section 6.9 (4) Trust Fund of Local Government 1995

Local Government Act 1995

Part 6 Financial management
Division 4 General financial provisions
s. 6.8

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
 - (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

** Absolute majority required.*

- (1a) In subsection (1) —
additional purpose means a purpose for which no expenditure estimate is included in the local government's annual budget.
- (2) Where expenditure has been incurred by a local government —
 - (a) pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and
 - (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.

[Section 6.8 amended: No. 1 of 1998 s. 19.]

6.9. Trust fund

- (1) A local government is to hold in the trust fund all money or the value of assets —
 - (a) that are required by this Act or any other written law to be credited to that fund; and
 - (b) held by the local government in trust.
- (2) Money or other property held in the trust fund is to be applied for the purposes of, and in accordance with, the trusts affecting it.

- (3) Where money or other property is held in the trust fund, the local government is to —
- (a) in the case of money, pay it to the person entitled to it together with, if the money has been invested, any interest earned from that investment;
 - (b) in the case of property, deliver it to the person entitled to it.
- (4) Where money has been held in the trust fund for 10 years it may be transferred by the local government to the municipal fund but the local government is required to repay the money, together with any interest earned from its investment, from that fund to a person claiming and establishing a right to the repayment.

[Section 6.9 amended: No. 49 of 2004 s. 57.]

6.10. Financial management regulations

Regulations may provide for —

- (a) the security and banking of money received by a local government; and
- (b) the keeping of financial records by a local government; and
- (c) the management by a local government of its assets, liabilities and revenue; and
- (d) the general management of, and the authorisation of payments out of —
 - (i) the municipal fund; and
 - (ii) the trust fund,of a local government.

6.11. Reserve accounts

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year,



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	10.5.1
SUBJECT	Committee Memberships
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	2.4.1, 2.4.2, 2.4.12, 2.4.13
INTEREST DISCLOSURE	Nil
DATE OF REPORT	12 November 2025
AUTHOR	Chris Su, Director Planning, Governance & Policy
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATIONS

That Council receives and confirms the nominations from invited community groups and other stakeholders for the 2025-2027 Community Consultative Committee, Fisheries Management Committee in attachment one.

That Council notes the CI Seniors Association has yet to complete nomination of their representatives for the CI Seniors Citizen Centre Advisory Committee.

BACKGROUND

All committees of council are spilled following every local government election. The first council meeting following an election confirms the s5.8 committees under the Local Government Act (1995)(WA)(CI) for the next two years.

Council resolved these at the 21 October 2025 OCM for the s5.8 committees as follows:

- Resolution 85/25 Community Consultative Committee
- Resolution 86/25 Community Welfare Fund Committee
- Resolution 91/25 Senior Citizens Centre Advisory Committee
- Resolution 92/25 Fisheries Management Committee

Invitations were sent to serving community groups as well as a public notice created to invite members of the public to participate in the Fisheries Management Committee for the two-year term.

COMMENT

Section 5.12 of the Local Government Act (1995)(WA)(CI) was amended by the WA Government in 2024 to require local government to resolve through absolute majority the chairperson and any deputy chairperson of each s5.8 committee of council. The previous practice has been that the committee themselves elect amongst them a presiding chairperson for the committee.

A separate agenda item will follow to have Council determine the presiding chair for the s5.8 committees being the CCC and FMC as well as the new statutory Audit, Risk and Improvement Committee which replaces the previous Audit Committee in local governments in WA. Note that the CI Seniors Association had not completed their nomination of three persons to join the Senior Citizens Centre Advisory

Committee as yet; the practice has been for consensus deliberation on matters at the weekly seniors events for decision making affecting them.

FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS & MILESTONES

Sound alignment with the new requirements under s.512 of the Local Government Act (WA)(CI)(1995) underpins council's commitment to delivering on the following parts of the statutory *10 Year CI Strategic Community Plan 2023-2033*.

Item Economy and Employment 5: *A Local Voice for Lobbying*

Item Governance 2: *Have a Say*

Item Governance 3: *Promote and Advocate for Islanders*

VOTING REQUIREMENTS

An absolute majority is required.

ATTACHMENTS

10.5.1.1 Membership of Community Consultative Committee and Fisheries Management Committee

Attachment 10.5.1.1 –

Community Consultative Committee's Group Representatives

The Shire contacted the community groups in the CCC charter to nominate a new representative if one were to replace their 2023-2025 representative. PRL representative advised that a new 2026 representative will be nominated shortly, and to maintain herself as PRL representative in 2025.

	Community Organisation	Nominated Representative
1	CI Christian Fellowship	Stephanie Sambell
2	CI Women's Association	Jessica Seet
3	CI Neighbourhood Centre	Oliver Lines
4	Phosphate Resources Limited	Zoe Mc Millan
5	Chinese Literary Association	Tan Teik Kiang
6	Malay Association of Christmas Island	Hafiz Masli
7	Union of Christmas Island Workers	Gordon Thomson
8	Islamic Council of Christmas Island	Sultan Sayed
9	Poon Saan Club	Suzane Chan
10	CI Tourism Association	David Watchorn

Applications for Fisheries Management Committee

The Shire advised the public in Public Notice 35/25 on October 23rd 2025 that applications for committee membership to the Fisheries Management Committee were open. Shire received the following nominations -

	Community Member	
1	Mark Rochfort	2023-2025 FMC member
2	Brady Collett	2023-2025 FMC member
3	David Mulheron	New applicant
4	Azli Al Bashri	New applicant
5	Alistair Mc Govern	New applicant



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	10.5.2
SUBJECT	Committee Chairperson Nominations
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	2.4.1,2.4.13,2.4.6
INTEREST DISCLOSURE	Nil
DATE OF REPORT	12 November 2025
AUTHOR	Chris Su, Director Planning, Governance & Policy
SIGNATURE OF AUTHOR	SIGNED
SIGNATURE OF CEO	SIGNED

RECOMMENDATIONS

That Council appoints the following people as chair for the following committees:

_____ as the Chairperson for the Community Consultative Committee

_____ as the Chairperson for the Fisheries Management Committee

_____ as the Chairperson for the Audit, Risk and Improvement Committee

BACKGROUND

Section 5.12 of the Local Government Act (1995)(WA)(CI) was amended in 2024 by the WA Government to require that the local government elect a chairperson to each of its s5.8 committees by absolute majority.

COMMENT

Please find attached the list of members for each of the above committees that Council may select from for a chairperson. Please note that this membership list is based on agenda item 10.5.1.1 and 10.5.1.2 which comprises of the organizational and public individual nominees for the committee membership.

The new statutory *Audit, Risk and Improvement Committee* replaces the previous statutory *Audit Committee*. All local councils are required to establish their ARIC committee, with the statutory committee spill at the October local government election providing the optimum time to do so for SOCI. The WA Dept. of Local Government will advise when the full obligations for a local government ARIC will be gazetted; advice received is that councils will have six months to implement the full suite of new obligations following gazettal.

FINANCIAL IMPLICATIONS

None

STRATEGIC IMPLICATIONS & MILESTONES

Sound alignment with the new requirements under s.512 of the Local Government Act (WA)(CI)(1995) underpins council's commitment to delivering on the following parts of the statutory *10 Year CI Strategic Community Plan 2023-2033*.

Item Governance 1: *Accountable and Transparent Leadership*

VOTING REQUIREMENTS

An absolute majority is required.

ATTACHMENTS

10.5.2.1 Membership list of Community Consultative Committee, Fisheries Management Committee and Audit, Risk and Improvement Committee

Attachment 10.5.2.1 – Committee Memberships

Fisheries Management Committee

	Community Member	
1	Mark Rochfort	Public
2	Brady Collett	Public
3	David Mulheron	Public
4	Azli Al Bashri	Public
5	Alistair Mc Govern	Public
6	Kelvin Lee	Councillor
7	Azmi Yon	Councillor
8	Gordon Thomson	Councillor
9	David Price	SOCI CEO
10	Chris Su	SOCI officer
11	Shahrin Jamil	SOCI Fisheries Ranger

Community Consultative Committee Memberships

	Organisation	Person
1	CI Christian Fellowship	Stephanie Sambell
2	CI Women's Association	Jessica Seet
3	CI Neighbourhood Centre	Oliver Lines
4	Phosphate Resources Limited	Zoe Mc Millan
5	Chinese Literary Association	Tan Teik Kiang
6	Malay Association of Christmas Island	Hafiz Masli
7	Union of Christmas Island Workers	Gordon Thomson
8	Islamic Council of Christmas Island	Sultan Sayed
9	Poon Saan Club	Suzane Chan
10	CI Tourism Association	David Watchorn
11	SOCI	Cr Stephanie Lai
12	SOCI	Cr Steven Pereira
13	SOCI	Cr Kelvin Lee
14	SOCI	David Price
15	SOCI	Chris Su

Audit, Risk and Improvement Committee

SOCI Councillors	All councillors are ARIC members by resolution 90/25
Director of Finance and Admin Kevin Wilson	Ex-officio member
CEO David Price	Ex-officio member



SHIRE OF CHRISTMAS ISLAND

SUBMISSION TO	Ordinary Council Meeting 18 November 2025
AGENDA REFERENCE	11.1
SUBJECT	Notice of Motion Cr LAI
LOCATION/ADDRESS/APPLICANT	
FILE REFERENCE	2.3.3
INTEREST DISCLOSURE	Nil
DATE OF REPORT	6 November 2025
AUTHOR	David Price, CEO
SIGNATURE OF CEO	SIGNED

The below notice of motion was received from Cr LAI.

RECOMMENDATION

That Council:

1. *Request the CEO to prepare a draft Electronic Attendance at Meetings Policy for Council's consideration, which:*
 - a. *Aligns with the provisions of Regulations 14A 14C and 14CA of the Local Government (Administration) Regulations 1996;*
 - b. *Outlines the circumstances under which Elected Members may attend Council and Committee Meetings by electronic means when physical attendance is not practicable;*
 - c. *Defines the process for requesting and approving electronic attendance, including the role of the Presiding Member and requirements for suitable location and equipment;*
 - d. *Addresses participation, voting, confidentiality, and record-keeping arrangements for meetings attended electronically;*
 - e. *Ensures compliance with the 50% attendance cap for remote participation in any 12-month period, as required under Regulation 14CA(2); and*
 - f. *Reflects best-practice guidance provided by the Western Australian Local Government Association (WALGA) and the Department of Local Government, Sport and Cultural Industries (DLGSC).*
2. *Request the CEO to provide the draft policy, together with any recommended amendments to the Meeting Procedures Local Law (if required), to a future Council meeting for endorsement.*

BACKGROUND

Modern governance practices recognise that elected members may occasionally be unable to attend meetings in person due to illness, travel, work commitments, or caring responsibilities.

The Local Government (Administration) Regulations 1996 permit attendance by electronic means under defined conditions, including safeguards around visibility, audibility, confidentiality, and participation.

Developing a formal Electronic Attendance at Meetings Policy will:

- Provide clarity and consistency for councillors and staff;
- Promote accessibility, inclusion, and continuity of representation;
- Align Council with the governance standards already adopted by many other Western Australian local governments; and
- Ensure full compliance with legislative requirements.

COMMENT (Provided by the CEO)

The Local Government (Administrative) Regulations 1966 were amended from providing attendance via telephone to providing attendance by electronic means.

The Amended Regulations prescribe the right and process for attendance by electronic means. The notice of motion reflects what is currently within the provisions of the Regulations.

STATUTORY ENVIRONMENT

Local Government (Administrative) Regulations 1996 14C and 14CA

14C. Attendance at meetings by electronic means may be authorised (Act s. 5.25(1)(ba))

(1) In this regulation —

meeting means —

- (a) an ordinary meeting of the council; or
- (b) a special meeting of the council; or
- (c) a meeting of a committee of the council; or
- (d) a meeting of an audit committee of a local government;

natural disaster includes fire, flood, lightning, movement of land and storm;

relevant period, in relation to the proposed meeting referred to in subregulation (3), means the period of 12 months ending on the day on which the proposed meeting is to be held.

(2) A member of a council or committee may attend a meeting by electronic means —

(a) if —

- (i) a public health emergency or state of emergency exists or a natural disaster has occurred; and
- (ii) because of the public health emergency, state of emergency or natural disaster, the member is unable, or considers it inappropriate, to be present in person at the meeting; and
- (iii) the member is authorised to attend the meeting by electronic means by the mayor, president or council;

or

- (b) if the member is otherwise authorised to attend the meeting by electronic means by the mayor, president or council.

- (3) The mayor, president or council cannot authorise a member to attend a meeting (the ***proposed meeting***) under subregulation (2)(b) if the member's attendance at the proposed meeting under that authorisation would result in the member attending more than half of the meetings (including the proposed meeting) of the council or committee, in the relevant period, under an authorisation under subregulation (2)(b).
- (4) Subregulation (3) does not apply to a member who is a person with a disability as defined in the *Disability Services Act 1993* section 3.
- (5) In deciding whether to authorise a member to attend a meeting by electronic means under subregulation (2), the mayor, president or council must have regard to whether the location from which the member intends to attend the meeting, and the equipment that the member intends to use to attend the meeting, are suitable for the member to be able to effectively engage in deliberations and communications during the meeting.

[Regulation 14C inserted: SL 2020/20 r. 7; amended: SL 2022/185 r. 5.]

14CA. Provisions relating to attendance at meetings by electronic means (Act s. 5.25(1)(ba))

- (1) In this regulation —
meeting has the meaning given in regulation 14C(1).
- (2) The electronic means by which a member may attend a meeting under an authorisation under regulation 14C(2) include telephone, video conference or other means of instantaneous communication, as determined by the mayor, president or council.
- (3) A member who attends a meeting under an authorisation under regulation 14C(2) by electronic means determined under subregulation (2) is, whether or not the member is physically in the State, taken to attend and be present at the meeting for the purposes of the Act and these regulations while the member is in contact by those electronic means with each other member present at the meeting.
- (4) Subregulations (5) to (7) apply if —
 - (a) a member has been authorised to attend a meeting by electronic means under regulation 14C(2); and
 - (b) the meeting, or part of the meeting, is to be closed to members of the public under section 5.23(2).
- (5) The member must not attend the meeting or the closed part of the meeting unless, before the meeting, or the part of the meeting, is closed, the member declares that the member can maintain confidentiality during the meeting or the closed part of the meeting (as the case requires).
- (6) If the member makes the declaration under subregulation (5) and subsequently cannot maintain confidentiality, the member must leave the meeting or the closed part of the meeting.
- (7) A member's declaration under subregulation (5) must be recorded in the minutes of the meeting.

[Regulation 14CA inserted: SL 2022/185 r. 6.]

POLICY IMPLICATIONS

Development of new Council Policy.

FINANCIAL IMPLICATIONS

There are no significant financial implications arising from this matter.

STRATEGIC IMPLICATIONS & MILESTONES

There are no significant strategic implications arising from this matter.

VOTING REQUIREMENTS

A simple majority is required.

ATTACHMENTS

Nil

Behind Closed Doors

Recommendation:

The meeting be closed to members of the public in accordance with section 5.23(2) of the Local Government Act 1995 for council to discuss matters of a confidential nature.

Meeting Reopened to the Public:

Recommendation:

The meeting be reopened to members of the public