



SHIRE OF CHRISTMAS ISLAND PUBLIC NOTICE

31/24

08 November 2024

DEVELOPING CHRISTMAS ISLAND'S FUTURE HOUSING NEEDS

Christmas Island Housing Futures Program – Community Input Needed!

The Shire of Christmas Island has commenced community consultations on its Christmas Island Housing Futures program made possible through stream one of the Dept. of Infrastructure, Transport, Regional Development, Communications and the Arts' Housing Support Program 2024.

The CI Housing Futures program will complete two structure plans on Crown owned land at the greater Phosphate Hill and Silver City precincts. Shire is guided by the WA Planning Commission's Guidance for Structure Plans August 2023 framework for this.

The WA Planning Commission provides that a structure plan is a key planning instrument for the coordination of future zoning, subdivision and development of an area of land. It provides detail as to the zoning, density and civic spaces planned in a new development site. The Phosphate Hill and Silver City structure plans feature a range of planning items including civic spaces, residential areas, sporting grounds, road design and a proposed re-utilisation of immigration facilities as a site for a future education or training annex.

The structure plan maps are now online at the home page of www.shire.gov.cx

Residents are invited to provide feedback on the structure plans for Phosphate Hill and Silver City on items including but not limited to:

- | | | |
|----------------------------|-----------------------|-----------------------|
| - Zoning | - Public Open Space | - Height of buildings |
| - Density | - Civic use creation | - Drainage challenges |
| - Road access design | - Footpath designs | - Green Reserves |
| - Flora & Fauna protection | - Green energy design | - Parking design |

The WAPC advises that the theme of responses to structure plan feedback could be around:

- Is the vision and objectives of the structure plan supported and why?
- Are there any important constraints or opportunities not identified in the structure plan that should be identified and why?
- Are there any specific design outcomes and implementation requirements that stakeholders strongly support and why?
- Is there any information depicted on the structure plan map that stakeholders strongly support and why?

- WA Planning Manual, Guidance for Structure Plans, WA Planning Commission Aug 2023

Please forward your comments to the Shire planning desk at chris@shire.gov.cx by February 14th 2025. Comments should be in writing through email, or by post at PO Box 863 Christmas Island, WA 6798.

The comments will help refine a final lodging version of the structure plan to the WA Planning Commission.

Please note once the structure plans are lodged with the WA Planning Commission for assessment in March 2025, the WAPC requires council to conduct a further statutory public consultation of at least 42 days. Please contact Chris Su for more information at chris@shire.gov.cx , 9164 8300 (237).

David Price
Chief Executive Officer



SHIRE OF CHRISTMAS ISLAND PUBLIC NOTICE

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发展圣诞岛未来的住房需求

圣诞岛住房未来计划 – 我们需要社区的投入！

圣诞岛郡已开始就其圣诞岛住房未来

计划进行社区协商，该计划是通过基础设施、交通、区域发展、通信和艺术部2024年住房支持计划之一实现的。

圣诞岛住房未来计划将完成大磷酸盐山和银城区公有土地的两个结构计划。圣诞岛郡受WA西澳规划委员会2023年8月结构规划指南 框架的指导。

WA规划委员会规定，结构规划是协调土地未来分区、细分和开发的关键规划工具。它提供了新开发场地规划的分區、密度和市政空间的详细信息。磷酸盐山和银城的结构规划包括一系列规划项目，包括市政空间、住宅区、运动场、道路设计以及拟议的移民设施再利用，作为未来教育或培训附件的场地。

结构平面图现在可以在www.shire.gov.cx 的主页上在线查看。

欢迎居民就磷酸盐山和银城的结构计划提供反馈，包括但不限于：

- | | | |
|----------|----------|---------|
| - 分区 | - 公共开放空间 | - 建筑物高度 |
| - 密度 | - 市政用途创造 | - 排水挑战 |
| - 道路通道设计 | - 人行道设计 | - 绿色保护区 |
| - 动植物保护 | - 绿色能源设计 | - 停车场设计 |

WA规划委员会 (WAPC)建议，对结构计划反馈的回应主题可以围绕以下的方面：

- 结构计划的愿景和目标是否得到支持，为什么？
- 结构计划中是否有任何未确定的重要约束或机会需要确定，为什么？
- 利益相关者是否强烈支持任何具体的设计成果和实施要求，为什么？
- 结构规划图上是否有利益相关者强烈支持的信息，为什么？

- WA规划手册，结构规划指南，WA规划委员会，2023年8月

请在2025年2月14日或之前，将您的宝贵意见发送至圣诞岛郡规划台的邮箱

chris@shire.gov.cx。您的评论应以书面形式，通过电子邮件或以书信形式邮寄到
PO BOX 863 Christmas Island, WA 6798。

这些意见将有助于完善向WA规划委员会提交的结构计划的最终提交版本。

请注意，一旦结构图于2025年3月提交给WA规划委员会进行评估，西澳大利亚州规划委员会
要求委员会进行至少42天的进一步法定公众咨询。如需更多信息，请联系
Chris Su : chris@shire.gov.cx 9164 8300 (237)。

David Price
Chief Executive Officer



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MEMBANGUNKAN KEPERLUAN PERUMAHAN MASA DEPAN PULAU KRISMAS

Program Perumahan Masa Depan Pulau Krismas – Input Komuniti Diperlukan!

Shire Pulau Krismas telah memulakan perundingan komuniti mengenai program Perumahan Masa Depan Pulau Krismas yang dimungkinkan melalui aliran satu dari Program Sokongan Perumahan 2024 dibawah Jabatan Infrastruktur, Transportasi, Pembangunan Wilayah, Komunikasi dan Kesenian.

Program Perumahan Masa Depan CI akan melengkapkan dua pelan struktur di tanah milik Komanwel di presint Phosphate Hill dan Silver City yang lebih besar. Shire dipandu oleh rangka kerja Panduan Pelan Struktur Suruhanjaya Perancangan WA Ogos 2023 untuk ini. Suruhanjaya Perancangan WA memperuntukkan bahawa pelan struktur ialah instrumen perancangan utama untuk penyelarasan zon masa depan, pecah bahagian dan pembangunan di sebuah tanah. Ia memberikan perincian tentang pengezonan, kepadatan dan ruang sivik yang dirancang di tapak pembangunan baharu. Pelan struktur Phosphate Hill dan Silver City menampilkan pelbagai item perancangan termasuk ruang sivik, kawasan kediaman, kawasan sukan, reka bentuk jalan dan cadangan penggunaan semula kemudahan imigresen sebagai tapak untuk dijadikan tempat pendidikan atau latihan di masa depan.

Peta pelan struktur kini sudah ada online di muka pertama dari website www.shire.gov.cx Semua penduduk pulau dijemput untuk memberikan maklum balas mengenai pelan struktur untuk Phosphate Hill dan Silver City mengenai item termasuk tetapi tidak terhad kepada:

- | | | |
|--------------------------------|---------------------------------|-----------------------|
| - Pengezonan | - Kawasan Lapang Awam | - Ketinggian bangunan |
| - Ketumpatan | - Penciptaan penggunaan sivik | - Cabaran saliran |
| - Reka bentuk akses jalan raya | - Reka bentuk laluan jalan kaki | - Rizab Hijau |
| - Perlindungan Flora & Fauna | - Reka bentuk tenaga hijau | - Reka bentuk parking |

WAPC menasihatkan bahawa tema respons kepada maklum balas pelan struktur mungkin sekitar:

- Adakah visi dan objektif pelan struktur disokong dan mengapa?
- Adakah terdapat sebarang kekangan atau peluang penting yang tidak dikenal pasti dalam pelan struktur yang harus dikenal pasti dan mengapa?
- Adakah terdapat sebarang hasil reka bentuk khusus dan keperluan pelaksanaan yang sangat disokong oleh pihak berkepentingan dan mengapa?
- Adakah terdapat sebarang maklumat yang digambarkan pada peta pelan struktur yang sangat disokong oleh pihak berkepentingan dan mengapa?

- Manual Perancangan WA, Panduan Pelan Struktur, Suruhanjaya Perancangan WA Ogos 2023

Sila majukan ulasan anda ke meja perancangan Shire di chris@shire.gov.cx paling lambat pada 14hb Februari 2025. Komen-komen hendaklah dibuat secara bertulis melalui e-mel, atau melalui pos di PO Box 863 Christmas Island, WA 6798.

Komen akan membantu memperhalusi versi penginapan terakhir pelan struktur kepada Suruhanjaya Perancangan WA.

Sila ambil perhatian sebaik sahaja pelan struktur diserahkan kepada Suruhanjaya Perancangan WA untuk penilaian pada Mac 2025, WAPC memerlukan kaunsel untuk menjalankan perundingan umum berkanun selanjutnya sekurang-kurangnya 42 hari. Sila hubungi Chris Su untuk maklumat lanjut di chris@shire.gov.cx , 9164 8300 (237).

David Price
Chief Executive Officer



Australian Government

**Department of Infrastructure, Transport,
Regional Development, Communications and the Arts**

Shire of Christmas Island Housing Support Program - Stream One



Calmy Planning & Design



DWA
David Wills and Associates
Consulting Engineers



APD
ENGINEERING

Planning Regulatory Framework

The Draft Structure Plans at Silver City and Phosphate Hill have to adhere to the manner and form of preparation expected by the Western Australian Planning Commission (WAPC) taking into account the following regulatory documents and policies:

- Schedule 2, Part 4 Planning and Development (Local Planning Scheme) Regulations 2015;
- WA Planning Manual Guidance for Structure Plans;
- State Planning Policy 7.0 - Design of the Built Environment;
- State Planning Policy 7.2 - Precinct Design Guidelines:
- Planning for Liveable Neighbourhoods
- State Planning Policy 7.3 - Residential design Codes Volumes 1 & 2
- Operational Policy 1.1 Subdivision of Land – General Principles
- Christmas island Local Planning Strategy and Scheme No. 2

Environmental Regulatory Framework

Environment protection and Biodiversity Conservation Act 1999

Shire Local Planning Strategy – Endorsed by the WAPC May 2015

- A – DEVELOPMENT SUBJECT TO FURTHER STRUCTURE PLANNING
- B – DEVELOPMENT SUBJECT TO PREPARATION OF STRUCTURE PLAN
- C – MAINTAIN AND CONSOLIDATE LONG TERM PORT CAPABILITIES
- D – UPGRADE SECOND PORT FACILITY TO SECOND STANDARD

- COMMUNITY INFRASTRUCTURE
- HORTICULTURE & AQUACULTURE
- ENVIRONMENTAL CORRIDOR
- NATIONAL PARK
- PROPOSED NATIONAL PARK
- LIGHT INDUSTRIAL AREA
- COMMERCIAL CENTRE
- URBAN
- ECO-TOURISM
- TOURISM SITE
- POTENTIAL ENVIRONMENTAL OFFSET AREA
- KEY INTERSECTION
- POTENTIAL FUTURE MINING AREAS

- GAZE ROAD TOURISM AND COMMERCIAL PRECINCT:
- SHORT STAY ACCOMMODATION
 - COMMERCIAL
 - MIXED USE
 - ENHANCED FORESHORE

- KAMPONG AND SMITH POINT:
- PROGRESSIVE TRANSITION OF HOUSING TO SAFER AREAS
 - CONSOLIDATION OF COMMERCIAL HUB

- TAI JIN HOUSE HERITAGE PRECINCT

- DRUMSITE:
- RELOCATION OF PARKS AUSTRALIA
 - ESTABLISH LOCAL COMMERCIAL CENTRE

- CONSOLIDATION OF UTILITIES INFRASTRUCTURE

- SETTLEMENT:
- MIXED USE RESIDENTIAL AND TOURISM
 - INCREASE RESIDENTIAL DENSITIES

- POTENTIAL TOURISM DEVELOPMENT SITE

- POTENTIAL GOLF COURSE EXPANSION

- POON SAAN:
- URBAN CONSOLIDATION OPPORTUNITIES
 - MURRAY ROAD ENHANCEMENT

- DEVELOPMENT SUBJECT TO ENHANCED WASTE MANAGEMENT PRACTICES AND SITE REMEDIATION

- POSSIBLE TOURISM RESORT AND SHORT STAY ACCOMMODATION

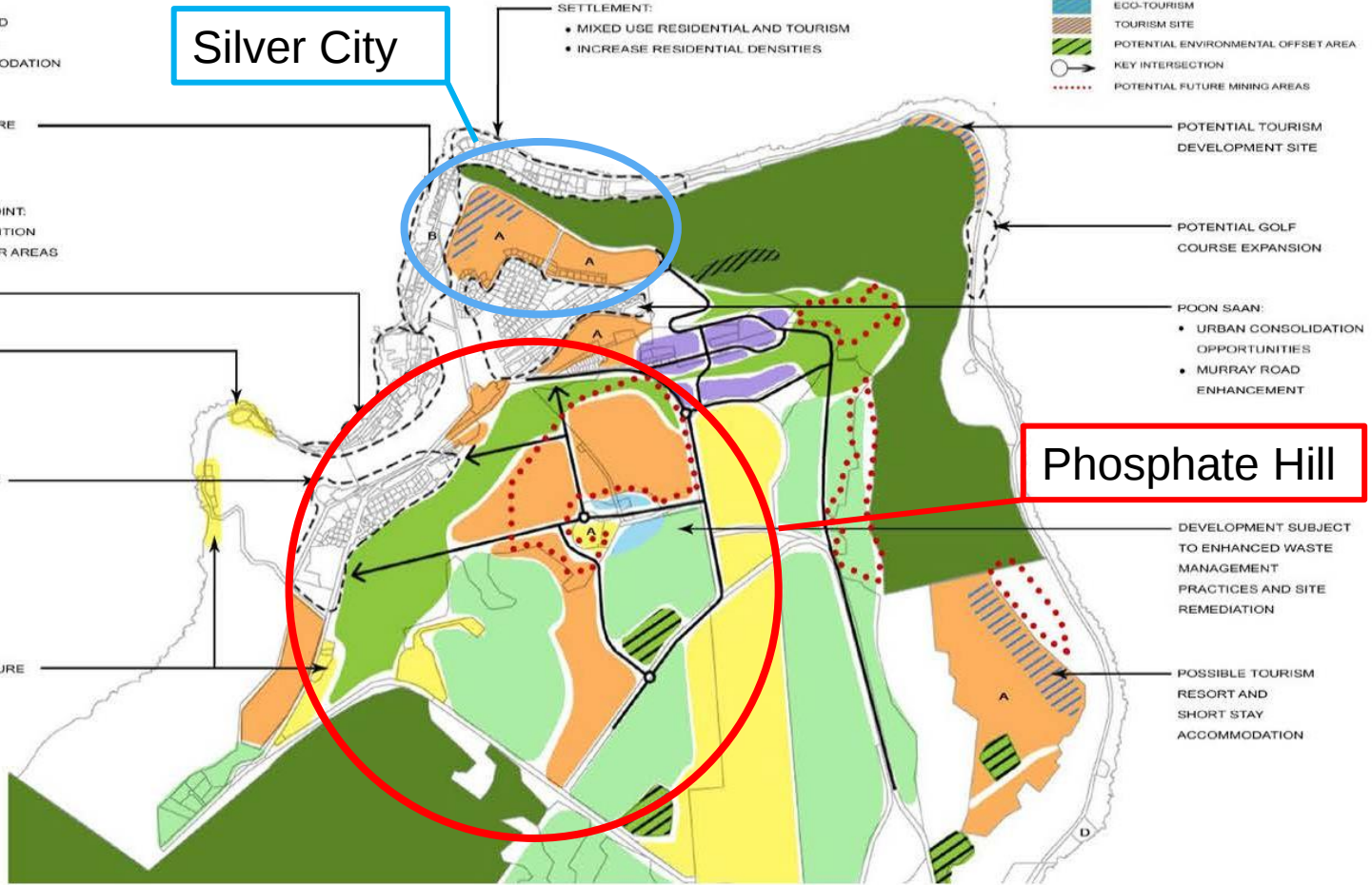
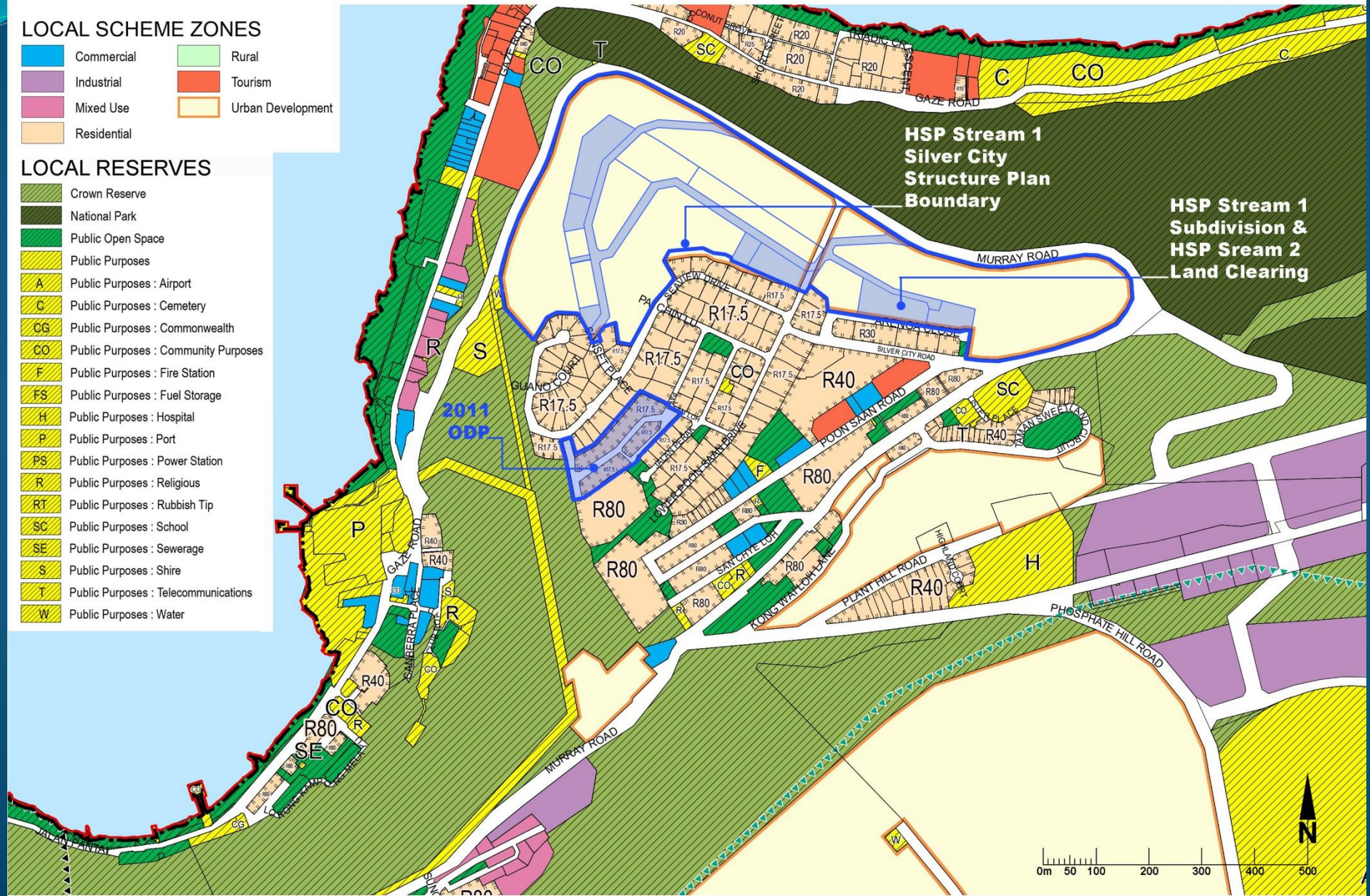


Figure 13: Strategic Land Use Plan - North East

Silver City Proposed Structure Plan - TPS No.2 Map Context

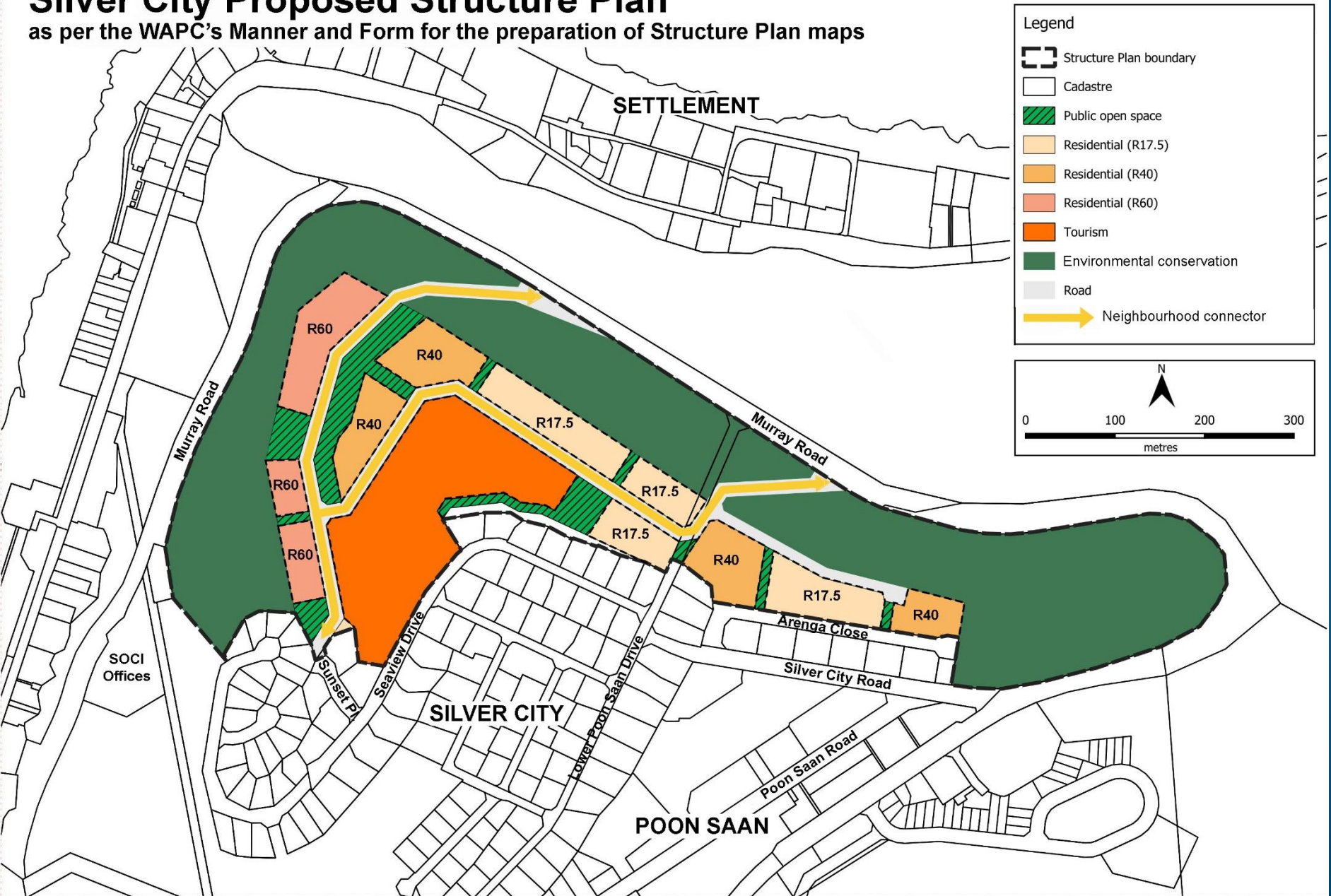
- LOCAL SCHEME ZONES**
- | | |
|-------------|-------------------|
| Commercial | Rural |
| Industrial | Tourism |
| Mixed Use | Urban Development |
| Residential | |

- LOCAL RESERVES**
- | |
|---|
| Crown Reserve |
| National Park |
| Public Open Space |
| Public Purposes |
| A Public Purposes : Airport |
| C Public Purposes : Cemetery |
| CG Public Purposes : Commonwealth |
| CO Public Purposes : Community Purposes |
| F Public Purposes : Fire Station |
| FS Public Purposes : Fuel Storage |
| H Public Purposes : Hospital |
| P Public Purposes : Port |
| PS Public Purposes : Power Station |
| R Public Purposes : Religious |
| RT Public Purposes : Rubbish Tip |
| SC Public Purposes : School |
| SE Public Purposes : Sewerage |
| S Public Purposes : Shire |
| T Public Purposes : Telecommunications |
| W Public Purposes : Water |



Silver City Proposed Structure Plan

as per the WAPC's Manner and Form for the preparation of Structure Plan maps



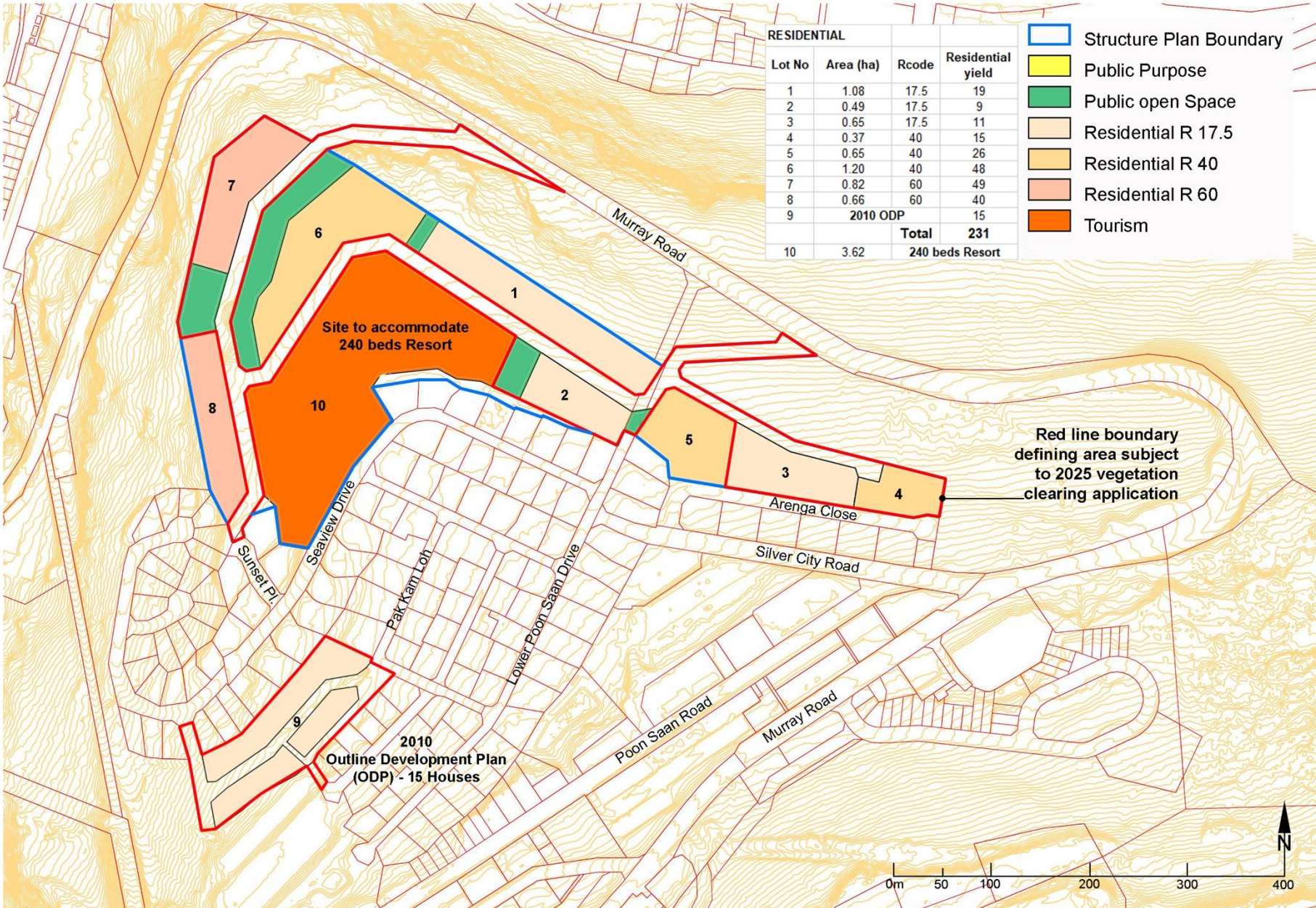
Land considered for Vegetation Clearing Application in 2nd quarter of 2025



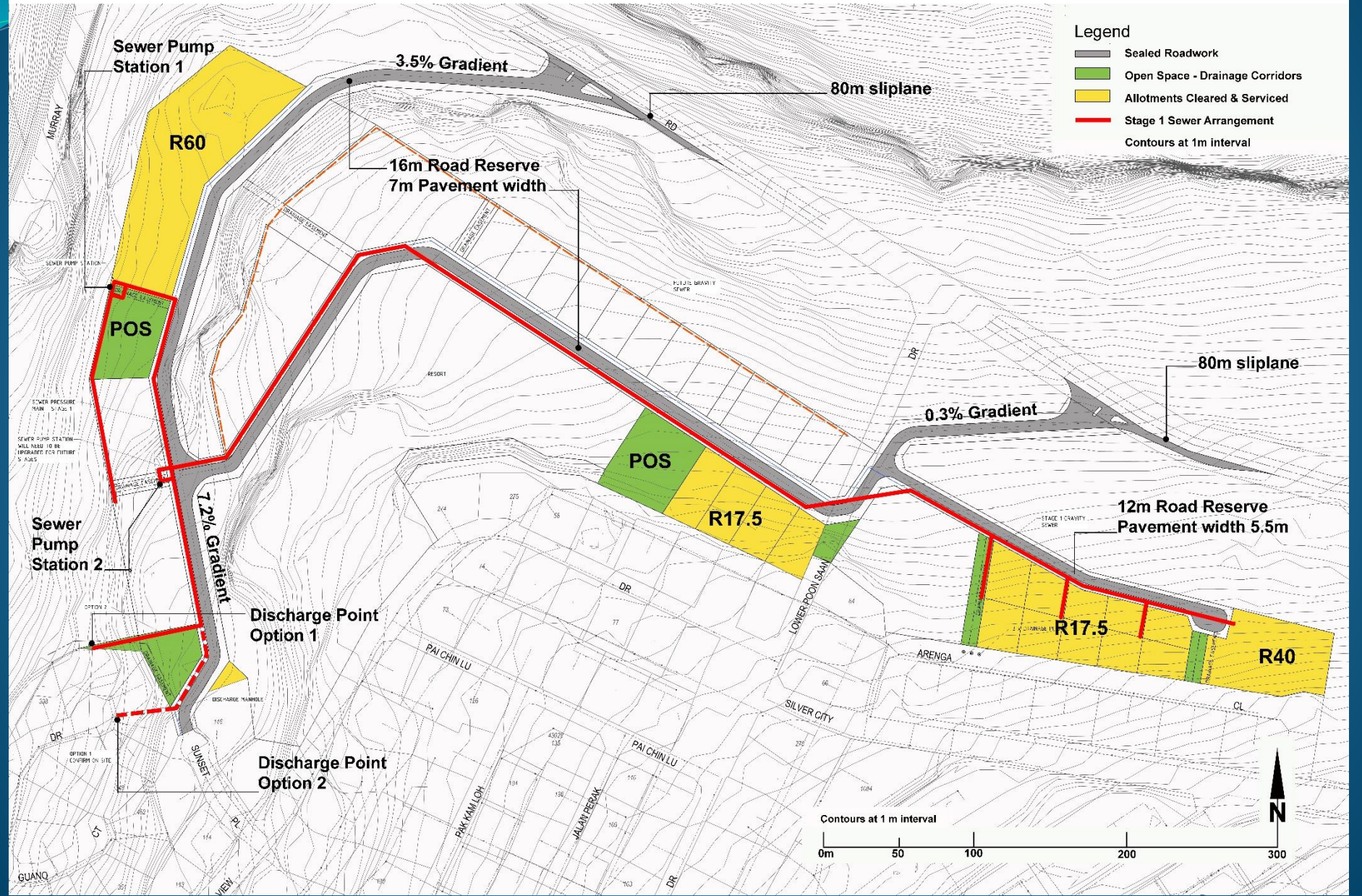
Silver City Field Survey - Flora & Fauna traverses 10-17 Sep.2024



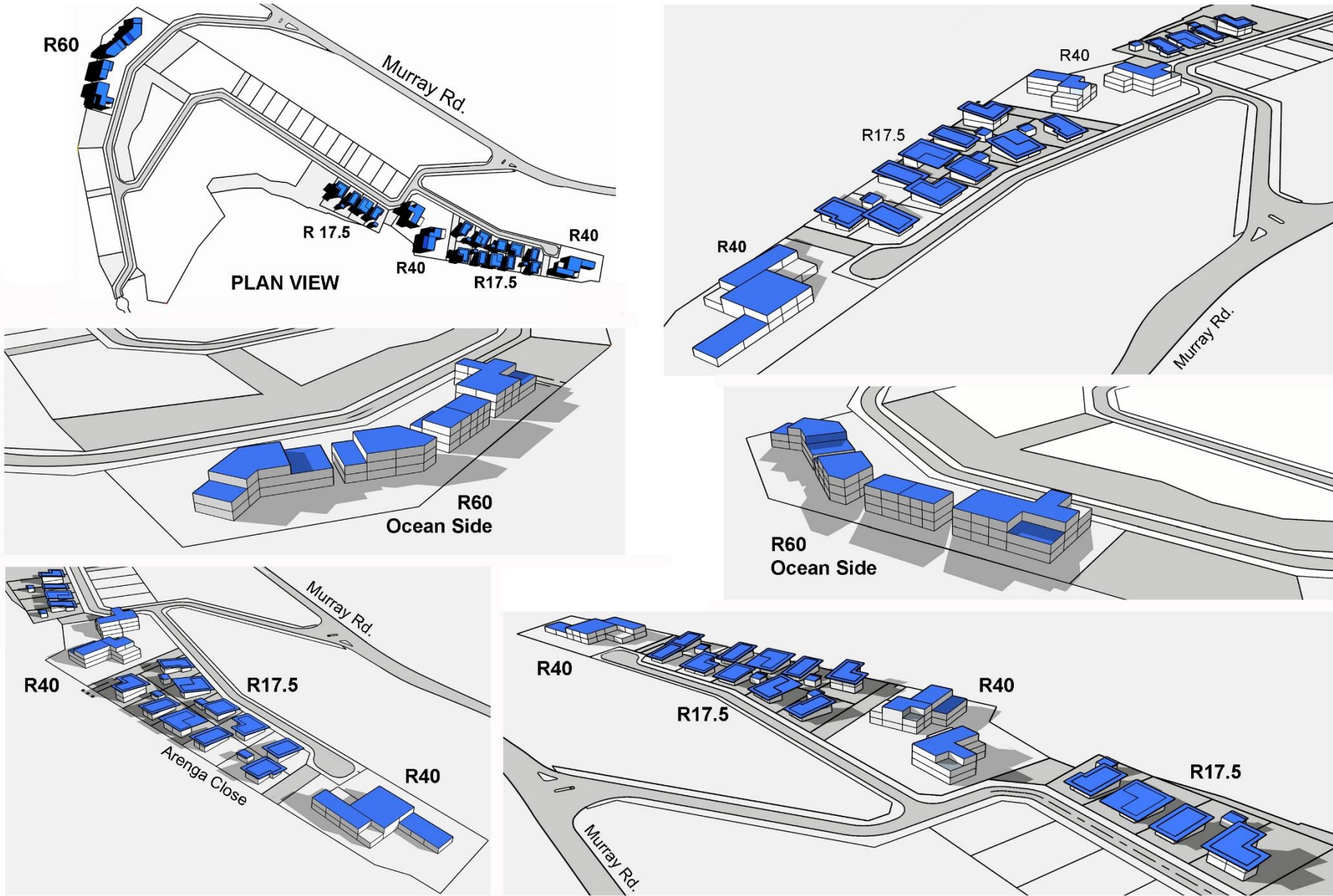
Silver City - Residential Yield Estimate



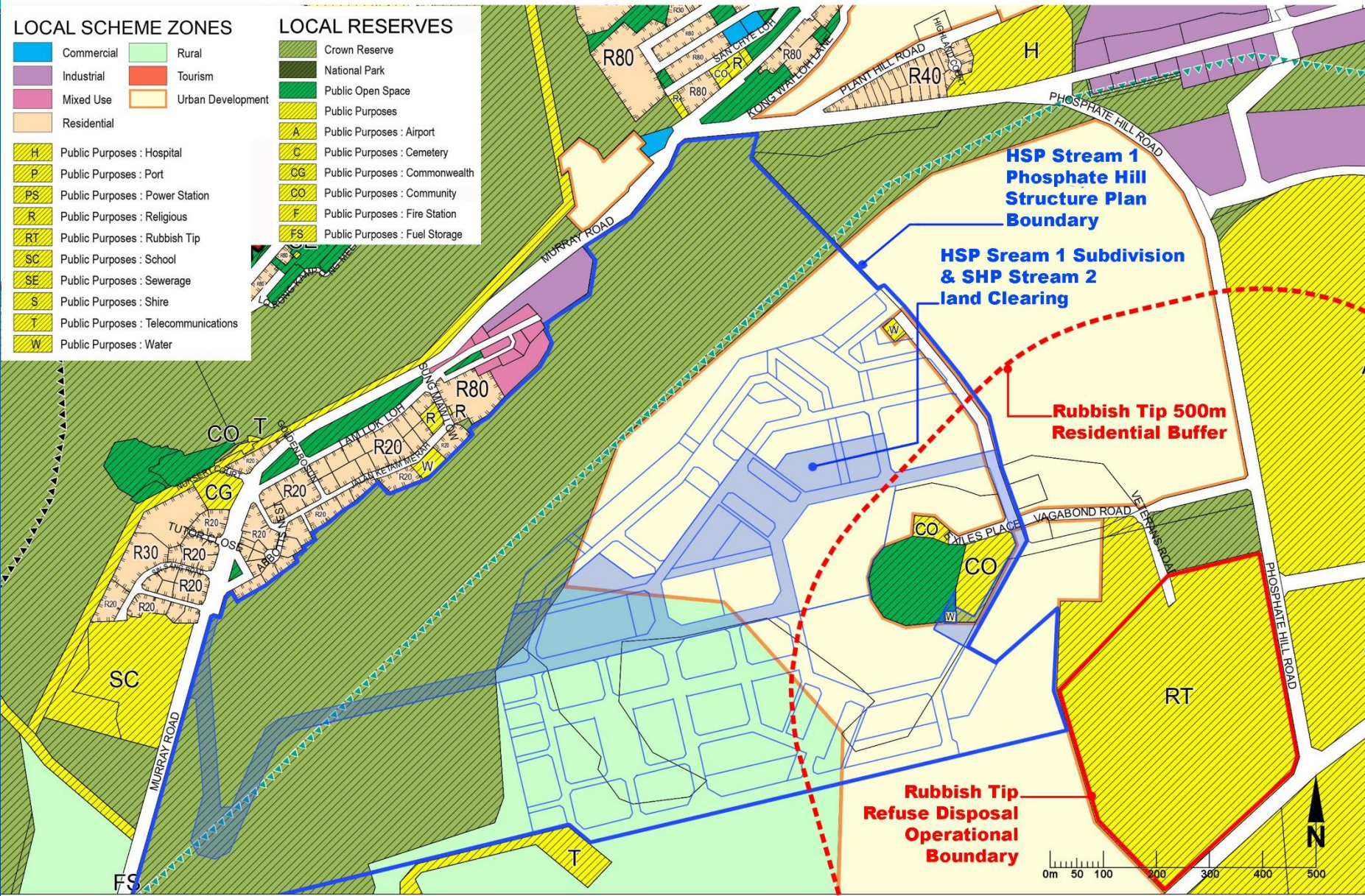
Civil Engineering and Subdivision parameters – Stage 1



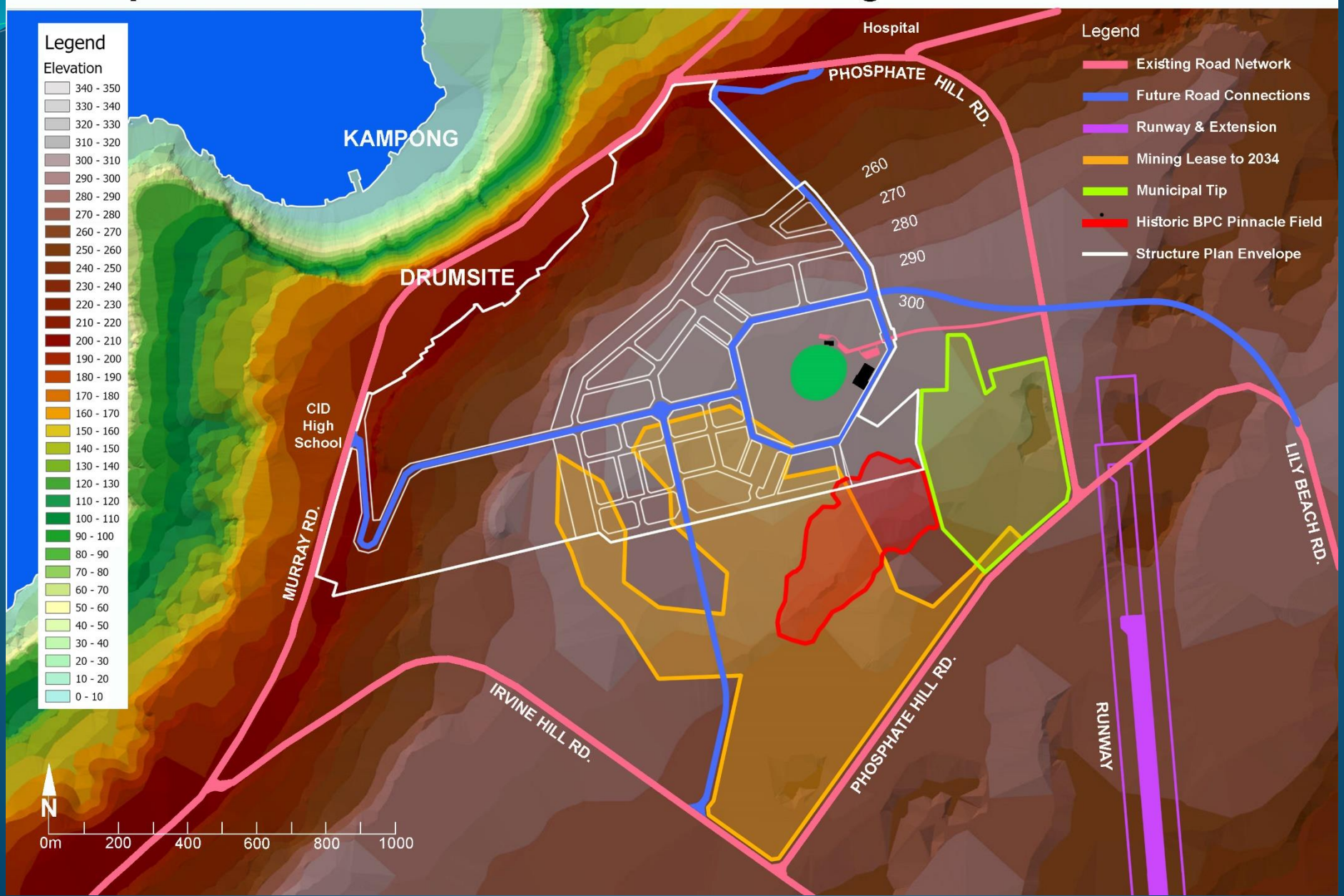
Silver City - Preliminary Built Form Modeling



Phosphate Hill Proposed Structure Plan - TPS No.2 Map Context



Phosphate Hill Draft Structure Plan Influencing Parametres



Phosphate Hill Proposed Structure Plan

as per the WAPC's Manner and Form for the preparation of Structure Plan maps

Legend

 Structure Plan boundary

 Cadastre

 Civic and community

 Mixed use (R80)

 Public open space

 Residential (R17.5)

 Residential (R40)

 Residential (R60)

 Public purposes - education

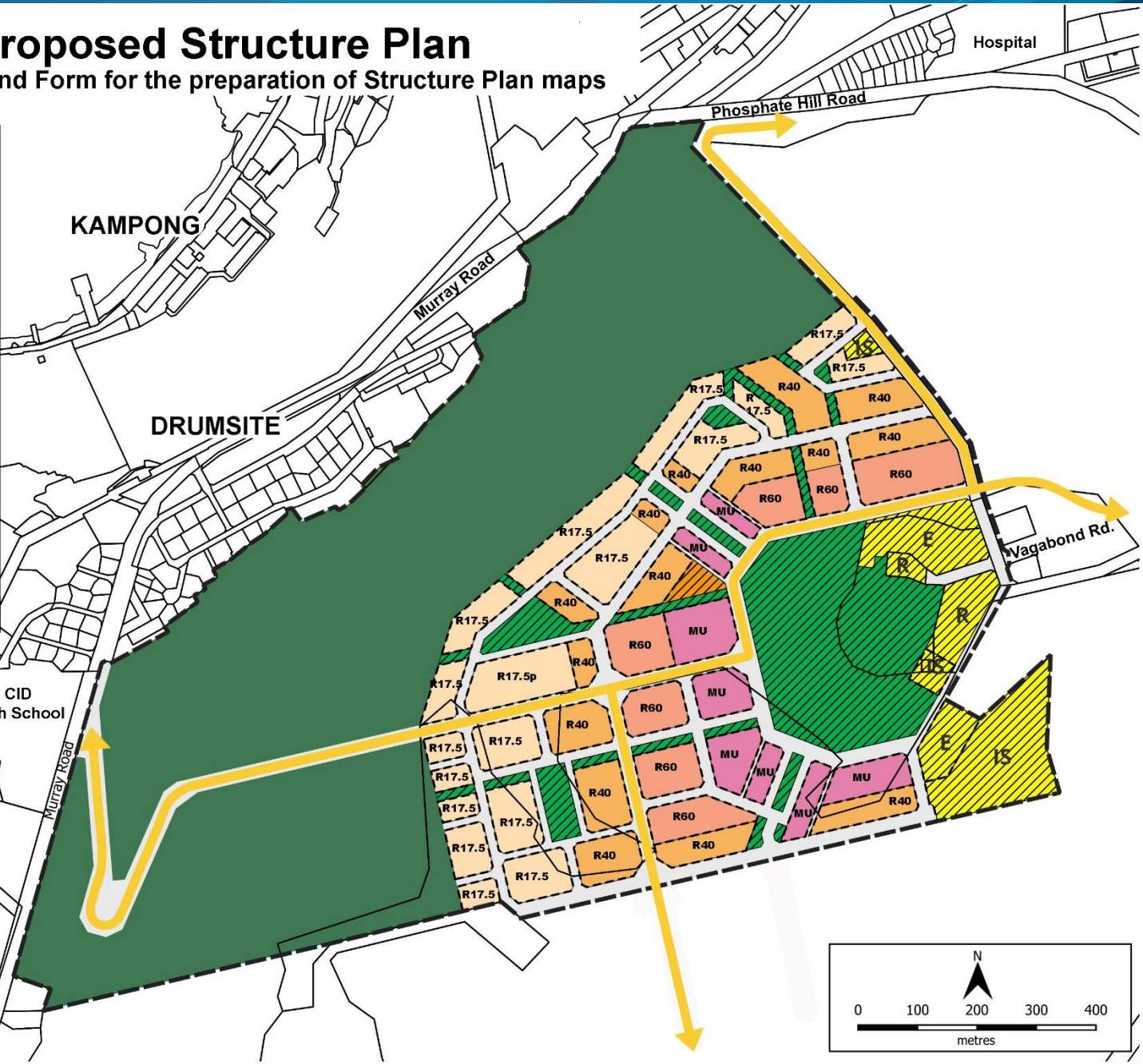
 Public purposes - infrastructure services

 Public purposes - recreation

 Environmental conservation

 Road

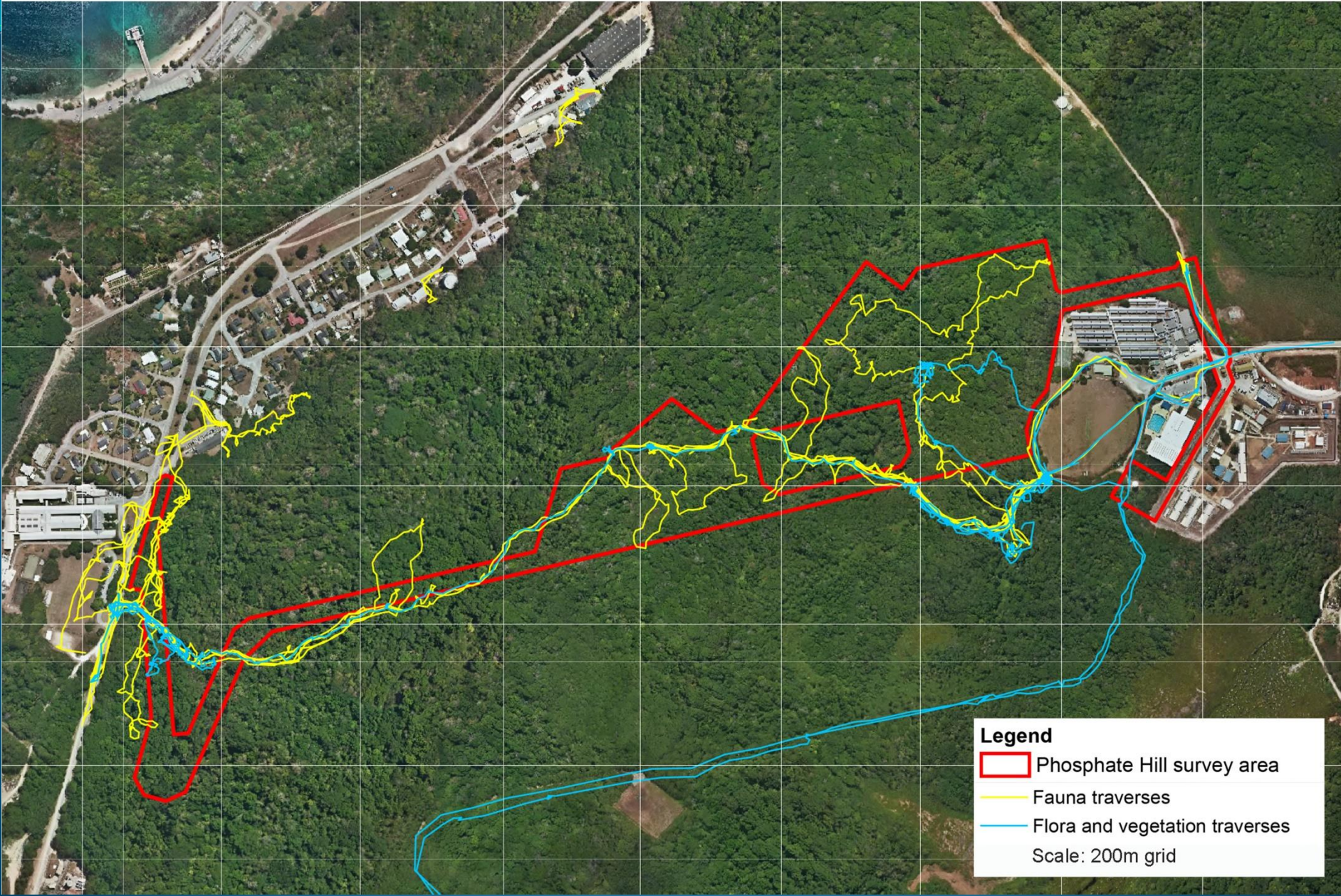
 Neighbourhood connector



Land considered for Vegetation Clearing Application in 2nd quarter of 2025

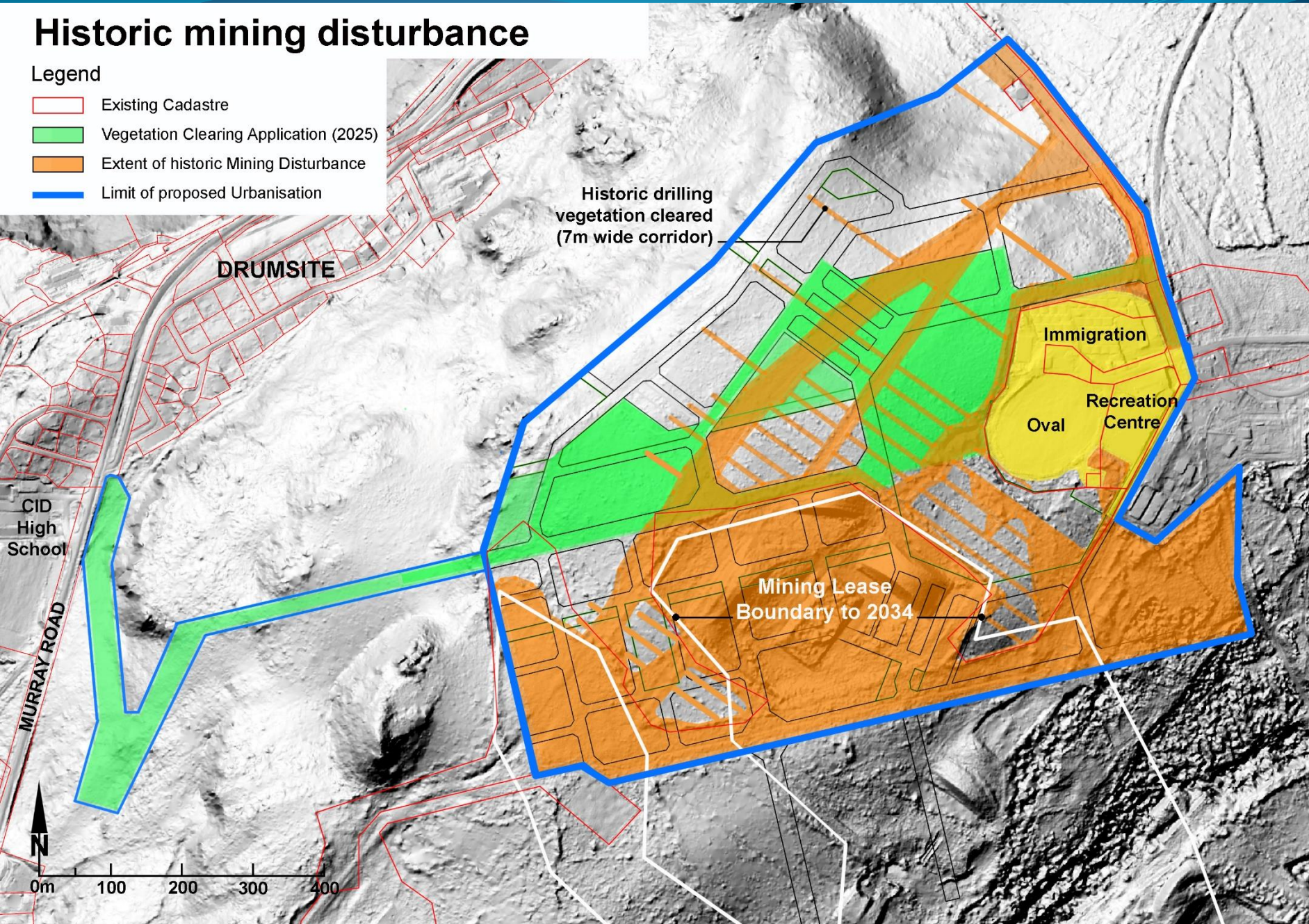


Phosphate Hill Field Survey - Flora & Fauna traverses 10-17 Sep.2024

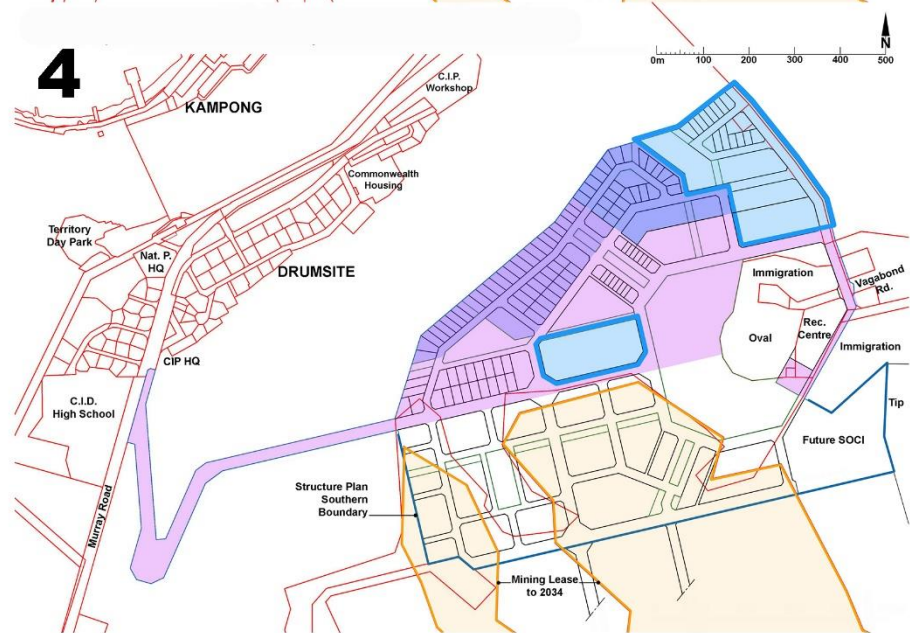
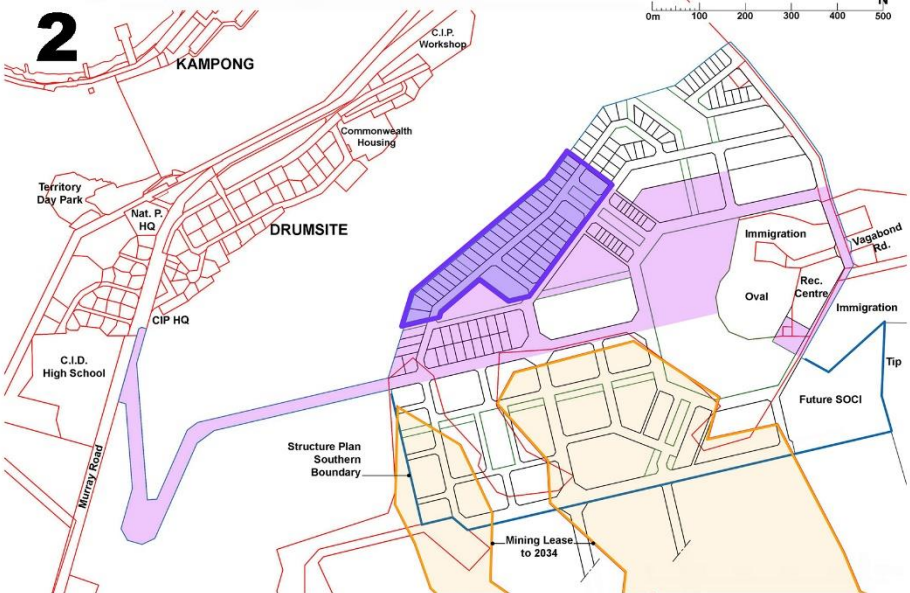
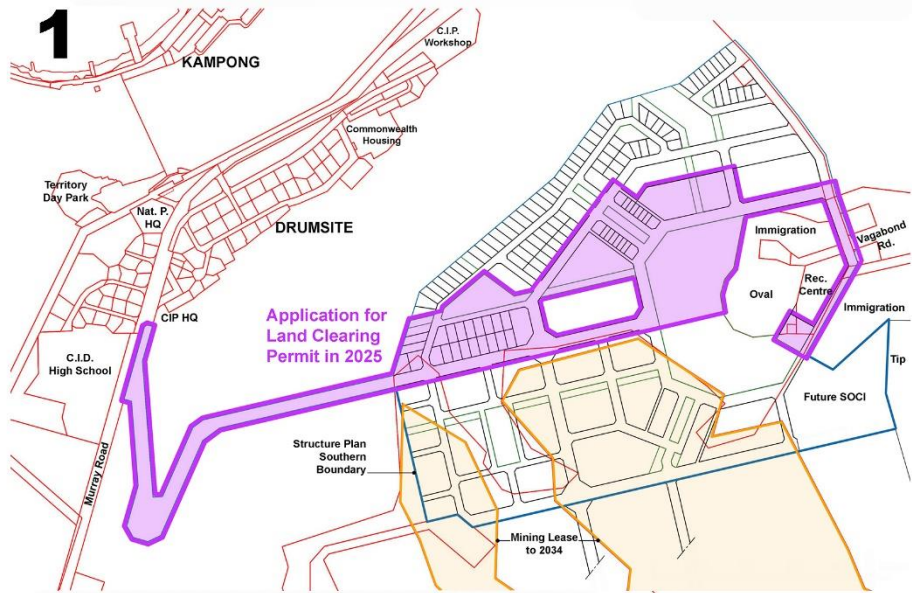


Historic mining disturbance

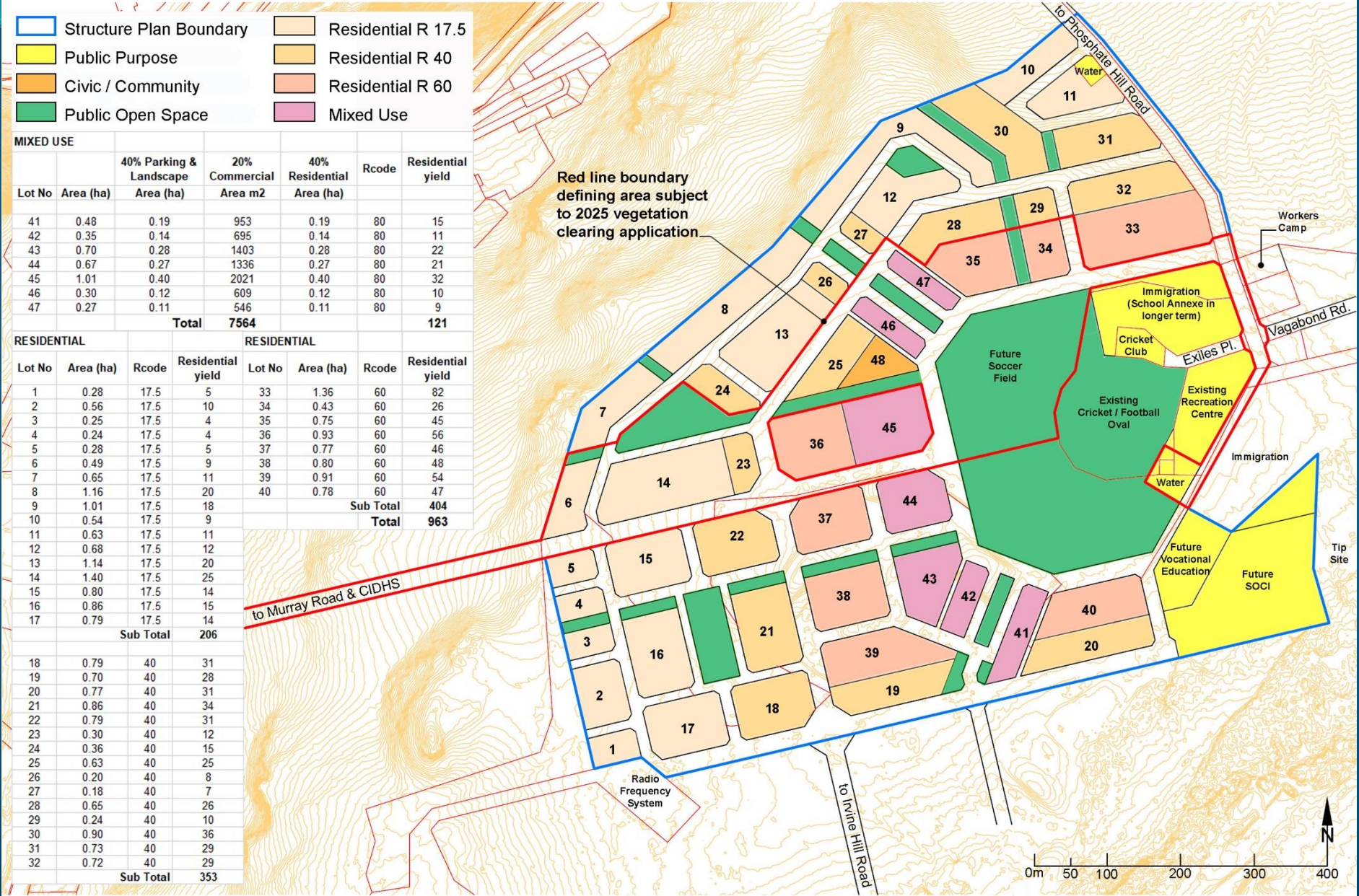
- Legend
- Existing Cadastre
 - Vegetation Clearing Application (2025)
 - Extent of historic Mining Disturbance
 - Limit of proposed Urbanisation



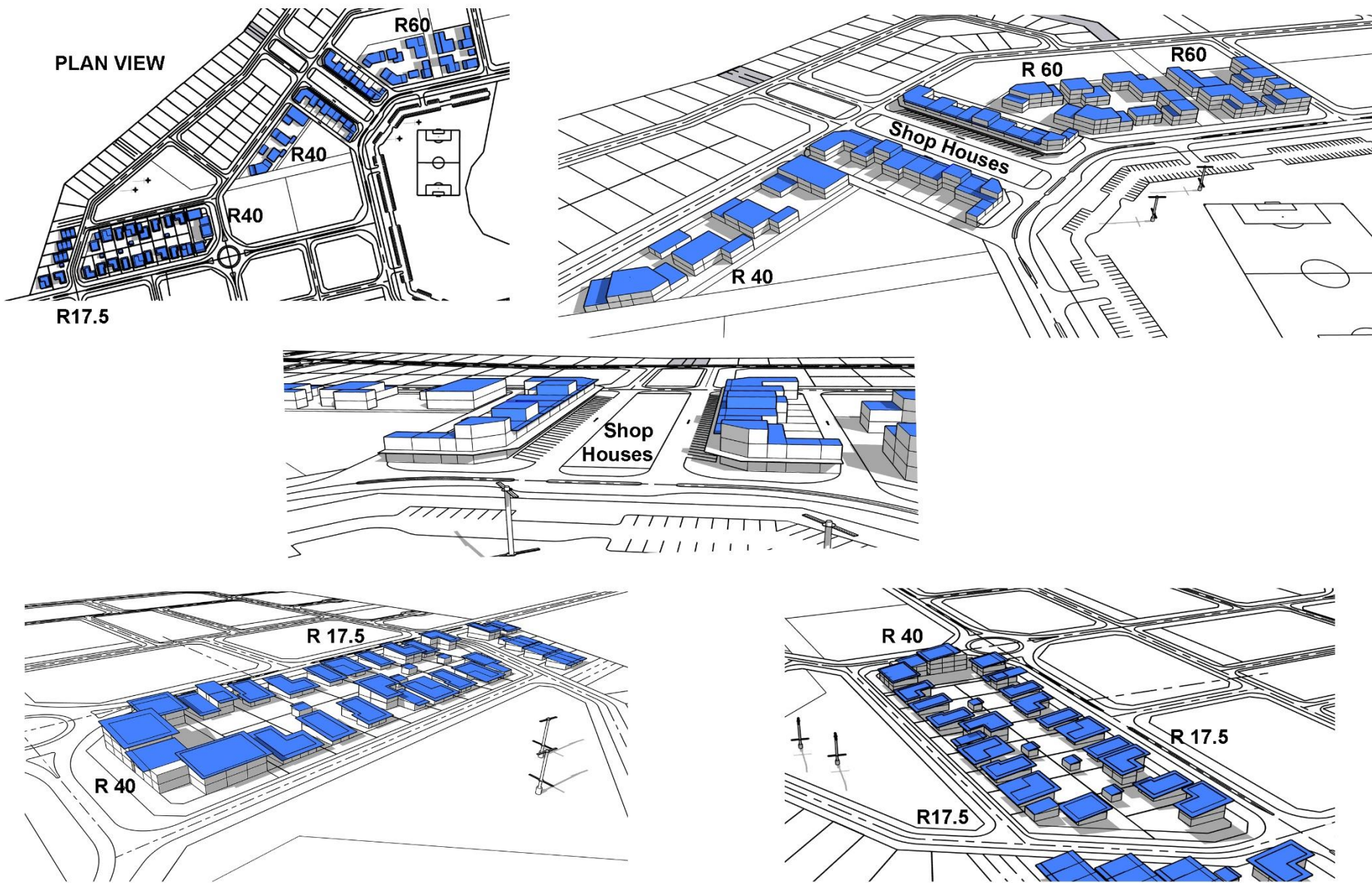
Phosphate Hill Development Stages



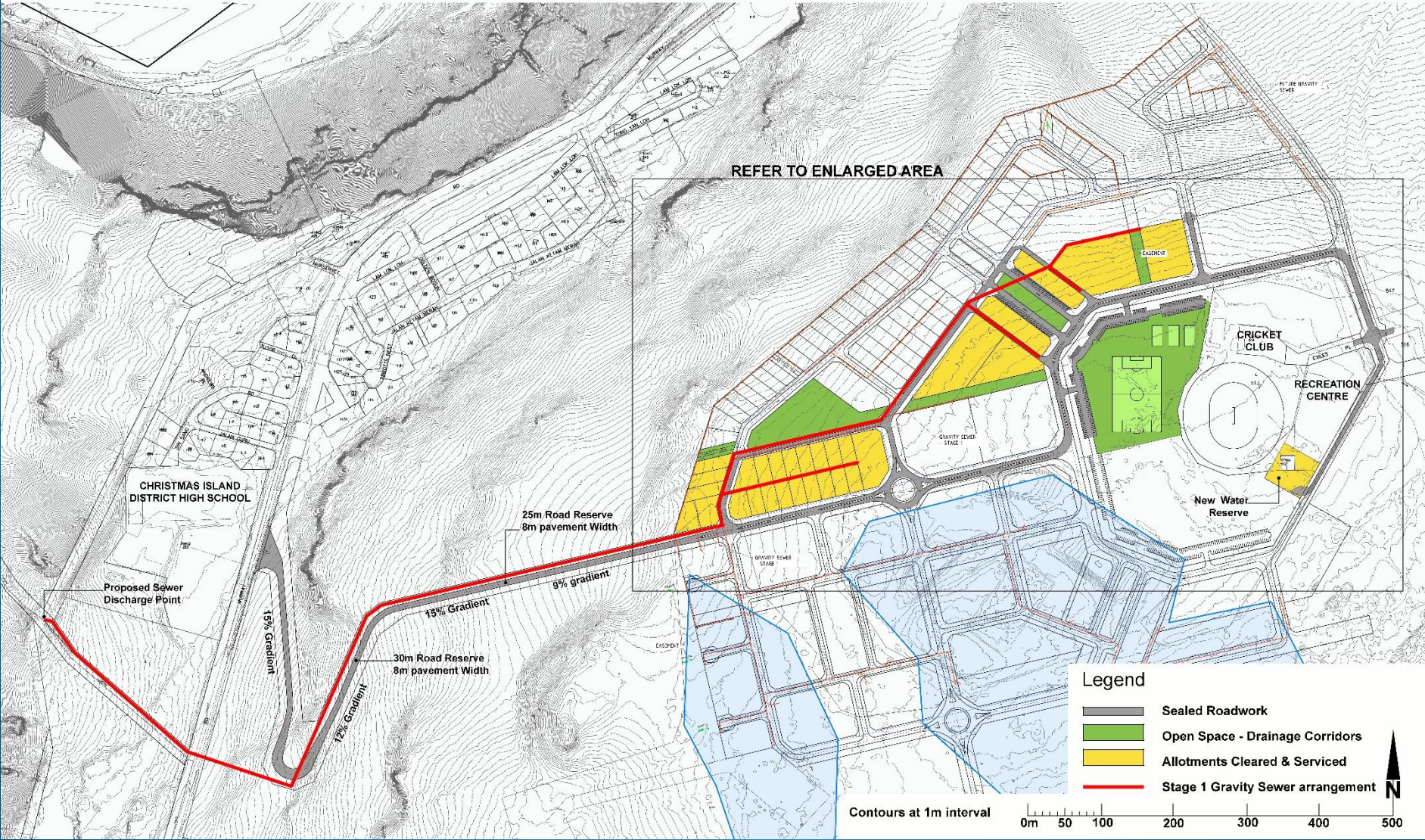
Phosphate Hill - Residential & Commercial Yield Estimate



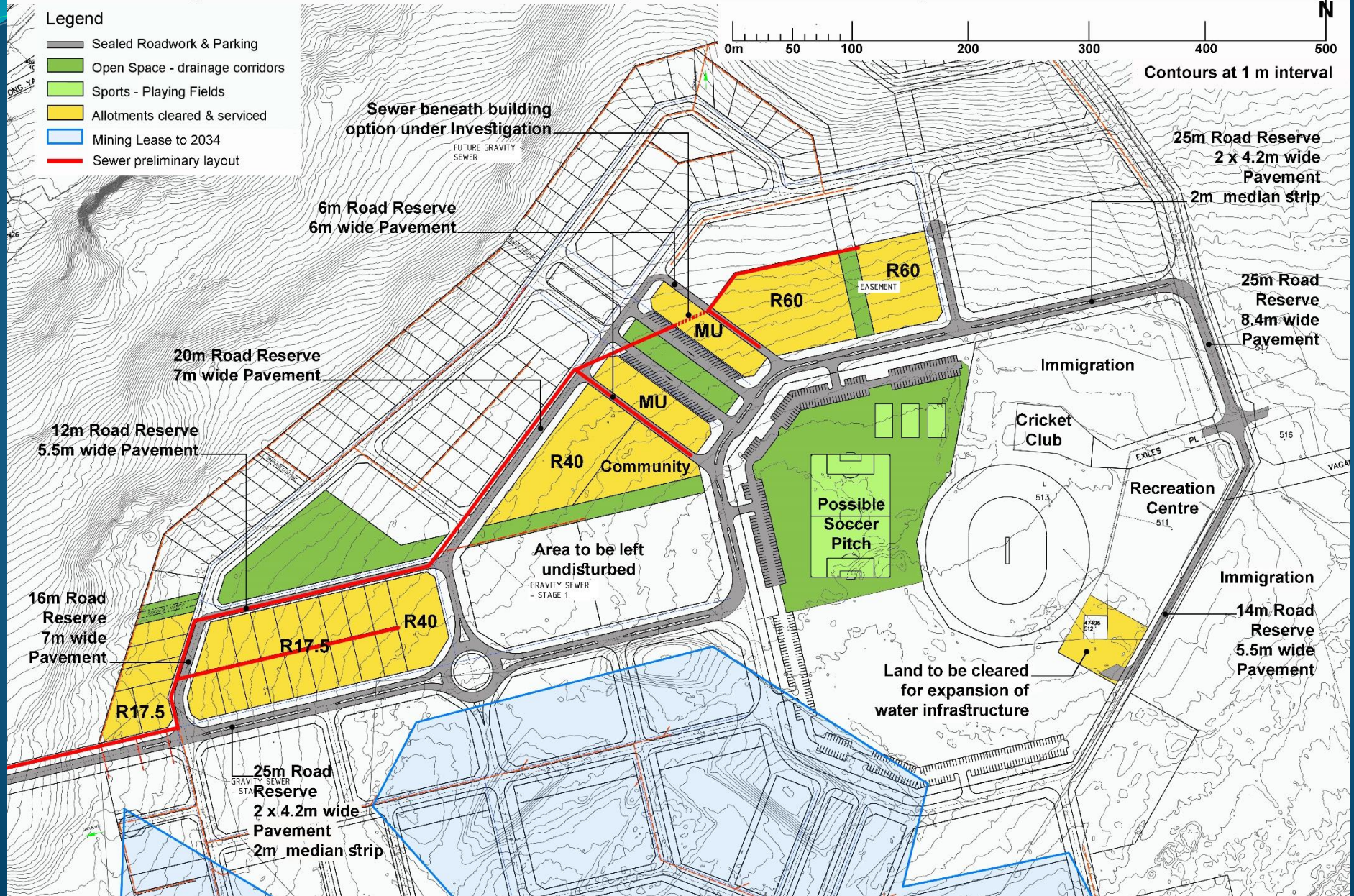
Phosphate Hill - Preliminary Built Form modeling



Phosphate Hill Civil Engineering Scoping Area - Stage 1 Overall



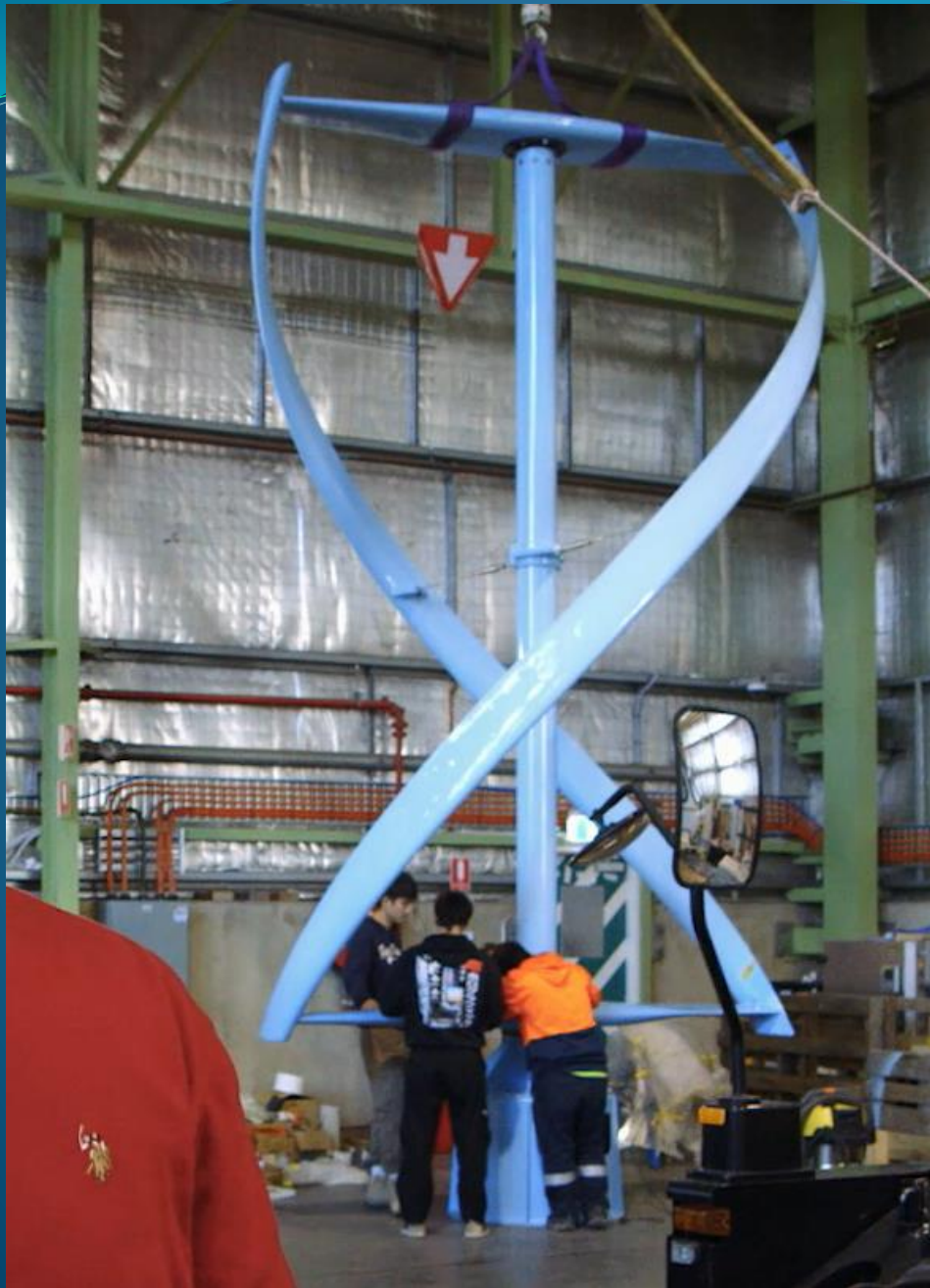
Civil Engineering & Subdivision parametres - Stage 1



Planning for Green Energy

Potential
Partnership with
Flinders University
& VAWT-X





"Quiet off-grid power close to the end user"

Pilot Project funded by DITRDCA

Telecommunications Disaster Resilience Innovation Program:

- Design and Modelling at Flinders Uni
- Assembly at the University's Factory of the Future (Old Mitsubishi Plant)
- Field Deployment February 2025

Turbine Characteristics:

- Total weight 580 Kg
- Turbine in Steel Column base
- Blades in carbon & glass composites
- Installed Power 80 kW

