



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 23 March 2021** 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**
  - 5.1 Cr Zainal – 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 9 February 2021 (pg 1-4)
  - 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**
  - 10.1 **Chief Executive Officer**
    - 10.1.1 Report of Review to Initiate Formal Review of the TPS No. 2 (pg 5-64)
    - 10.1.2 Proposed Amendment to the Light Industrial Area (pg 65-86)
    - 10.1.3 Foreshore Padang Shelter (Settlement Cinema Masterplan 2020) (pg 87-92)
    - 10.1.4 2021 ALGA Conference in Canberra (pg 93)
  - 10.2 **Manager Finance & Administration**
    - 10.2.1 Schedule of Accounts – February 2021 (pg 94-99)
    - 10.2.2 Financial Statements – February 2021 (pg 100-105)
  - 10.3 **Manager Community/Recreation Services & Training**
  - 10.4 **Manager Works, Services & Waste**
    - 10.4.1 LRCI Funding Program Phase 1 (pg 106)
  - 10.5 **Manager Governance Research Policy & Grants**
    - 10.5.1 Grants Update (pg 107-108)
- 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**
  - 13.1 Manager's Conditions  
(To be circulated at the meeting)
- 14 **Closure of Meeting**
- 15 **Date of the next Ordinary Meeting**  
27 April 2021



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	5.1
SUBJECT	Cr ZAINAL – Leave of Absence
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	2.13.16
INTEREST DISCLOSURE	None
DATE OF REPORT	9 March 2021
AUTHOR	David Price, CEO
SIGNATURE OF CEO	

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### RECOMMENDATION

That the leave of absence application submitted by Cr Farzian ZAINAL (12/3/2021 to 23/3/2021) be approved.

### BACKGROUND

Cr Farzian ZAINAL (12/3/2021 to 23/3/2021) submitted a Leave of Absence application to the CEO.

### COMMENT

N/A

### STATUTORY ENVIRONMENT

There are no statutory environment implications arising from this matter.

### POLICY IMPLICATIONS

There are no significant policy implications arising from this matter.

### FINANCIAL IMPLICATIONS

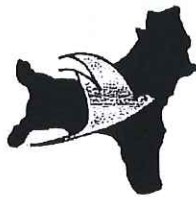
There are no significant financial policy implications arising from this matter.

### STRATEGIC IMPLICATIONS & MILESTONES

There are no significant strategic implications arising from this matter.

### VOTING REQUIREMENTS

A simple majority is required.



## SHIRE OF CHRISTMAS ISLAND

### APPLICATION FOR LEAVE OF ABSENCE

I Councillor Farzian Zainal

Hereby apply to the Council of the Shire of Christmas Island for

Leave of absence from 12/03/21 to 23/03/21 (inclusive)

In accordance with section 2.25 (1) of the Local Government Act (CI).

Yours sincerely

Signature

09/03/21

Date



## UNCONFIRMED MINUTES

Ordinary Meeting of the Shire of Christmas Island held at the George Fam Chambers at 7.00pm on Tuesday 9 February 2021

### 1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

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

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

- 2.1 Record of Attendance  
Deputy President  
Councillors

Cr Kee Heng **FOO**  
Cr Azmi **YON**  
Cr Kelvin **LEE**  
Cr Philip **WOO**  
Cr Hafiz **MASLI**  
Cr Vincent **SAW**  
Cr Morgan Boon Hwa **SOH**  
Cr Farzian **ZAINAL**

Chief Executive Officer  
Manager Finance and Admin  
Manager Community/Recreation Services

David **PRICE**  
So Hon **GAN**  
Olivier **LINES**

#### 2.2 Leave of Absence

- 2.3 **Apologies**  
Shire President  
Manager Works, Services & Waste  
Manager Governance, Research, Policy & Grants

Cr Gordon **Thomson**  
Graeme **HEDDITCH**  
Chris **SU**

#### 2.4 Declarations of Financial/Impartiality/Proximity Interest

### 3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

### 4 PUBLIC QUESTION TIME

- 4.1 Tanya CROSS raised the question of the Shire's contribution payment to the sign of the shed occupied by Eco Crabs. The CEO indicated the payment was in the process of being paid.
- 4.2 Tanya CROSS indicated that with the excessive recent rain some water was entering the shed that has been provided free of charge to Eco Crabs. The CEO indicated that the Works Manager was returning to the CI on the 16<sup>th</sup> of February and would visit the shed to determine the cause of the water entering the shed and recommend the appropriate remedy.
- 4.3 Tanya CROSS raised the question was the Shire looking to have regulations on further bans on plastics.

The CEO indicated there was no proposal to develop a By-Law as such but with community education and the release of the free reusable water bottle possible later this year, it may be possible in the future to have such a draft By-Law for community comment.

- 4.4 Cr LEE Asked if the Shire had been in contact with the Western Australian Premier regarding recent comments that Christmas Island could be used as a COVID-19 quarantine station for residents returning from overseas. The CEO indicated that no contact has been made and that the Detention Centre on Christmas Island was not available for such use due to present Commonwealth usage.
- 4.5 Cr YON asked if the Shire was aware of a tree on the foreshore opposite the Malay Club that needs either pruning or removal. The CEO indicated he was aware of the tree in question and discussions were ongoing with the IOTA on who was responsible for such work to be carried out.
- 4.6 Cr ZAINAL asked if the Shire was able to remove feral chickens if approached by residents and did the Shire have a feral chicken eradication plan. The CEO indicated that if residents were experiencing problems with feral chickens they should contact the Ranger or Garry FOO who would facilitate the possible removal of such chickens. The CEO also indicated that the Shire has no eradication plan for feral chickens.
- 4.7 Cr ZAINAL asked if it was possible to install a swing and or a Flying Fox line at the Taman Sweetland park area. The CEO reported that the Shire was providing a new swing for the Kampong area which was soon to be installed, and invited Cr ZAINAL and other Councillors to raise playground equipment suggestions at the upcoming pre-budget discussion for possible inclusion in the 21/22 budget.
- 4.8 Cr ZAINAL asked if the Shire was applying in the next Building Better Regions round for the re development of the old Sports Hall. The CEO indicated that the Shire was making such an application.

## **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 8 December 2020**

Members considered the unconfirmed minutes.

#### **Council Resolution**

**Moved: Cr LEE**

**Seconded: Cr MASLI**

**Res. No: 1/21**

That Council adopt the unconfirmed minutes of the 8 December 2020 Council Meeting.

**Carried: 8/0**

### **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**

### **10.1 Chief Executive Officer**

#### **10.1.1 CEO Report on the 19/20 Auditors Report**

#### **Council Resolution**

**Moved: Cr SAW**

**Seconded: Cr MASLI**

**Res. No: 2/21**

Council endorses the CEOs Report and directs the CEO to forward a copy of the Report to the Minister and to place on the Shire's Web Site in accordance with the Act.

Council also recommends the Department of Local Government Western Australia be requested to conduct a review of the Asset Sustainability Ratio.

Council requests the CEO to conduct a review the Shire's road asset register to ensure that register does not include roads owned by and are on other Government Department registers.

**Carried: 8/0**

#### 10.1.2 Budget Review 2020/21

##### **Council Resolution**

**Moved: Cr LEE**

**Seconded: Cr SOH**

**Res. No: 3/21**

That the variations in the existing budget line items as set out in the attached proposed budget review report be approved.

**Carried: 8/0 Absolute Majority**

#### 10.1.3 Policy Adoption

##### **Council Resolution**

**Moved: Cr SAW**

**Seconded: Cr MUSLI**

**Res. No: 4/21**

Council adopts the proposed Elected Member and CEO Attendance at Events Policy and Professional Development of Council Member Policy.

**Carried: 8/0 Absolute Majority**

#### 10.1.4 Christmas Island – Compliance Audit Return (CAR) 2020

##### **Council Resolution**

**Moved: Cr WOO**

**Seconded: Cr MUSLI**

**Res. No: 5/21**

Council adopts the Christmas Island-Compliance Audit Return (CAR) 2020 and instructs the Chief Executive Officer to lodge the Certified CAR in the Smart Hub portal by 31 March 2020.

**Carried: 8/0 Absolute Majority**

### 10.2 Manager Finance & Administration

#### 10.2.1 Schedule of Accounts – December 2020 & January 2021

##### **Council Resolution**

**Moved: Cr LEE**

**Seconded: Cr WOO**

**Res. No: 6/21**

That Council approves the expenditure as presented in December 2020 & January 2021 Schedule of Accounts.

**Carried: 8/0**

#### 10.2.2 Financial Statements - December 2020 & January 2021

##### **Council Resolution**

**Moved: Cr MUSLI**

**Seconded: Cr SOH**

**Res. No: 7/21**

That Council receives the Financial Statements of December 2020 & January 2021 for the Municipal Fund.

**Carried: 8/0**

#### 10.2.3 Outstanding Rates/Debtors Report 31 January 2021

**Council Resolution**

**Moved:** Cr YON

**Seconded:** Cr ZAINAL

**Res. No:** 8/21

The report is noted.

**Carried:** 8/0

#### **10.3 Manager Community/Recreation Services & Training**

#### **10.4 Manager Works, Services & Waste**

#### **10.5 Manager Governance, Research, Policy & Grants**

#### **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**

#### **14 CLOSURE OF MEETING**


The Shire President closed the meeting at 7.50pm

#### **15 DATE OF NEXT MEETING: 23 March 2021**



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.1.1
SUBJECT	<b>Report of Review to initiate formal review of the TPS No.2</b>
LOCATION/ADDRESS/APPLICANT	
FILE REFERENCE	6.4.14
INTEREST DISCLOSURE	
DATE OF REPORT	15 March 2021
AUTHOR	David Price, CEO
SIGNATURE OF CEO	

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### RECOMMENDATION

Council approve the *SOCI March 2021 Report of Review* (the Report), and its recommendations and provide the approved Report to the Western Australian Planning Commission (WAPC) as pre-requisite to formally initiate the review of the *Local Planning Scheme No.2* (LPS No.2) as amended

### BACKGROUND

The SOCI must carry out the review the LPS No.2 from the 16 February 2021 (5 years anniversary of the gazetted LPS No.2) onwards pursuant to the requirements of *Part 6 Division 1 section 65* of the *WA Planning and Development (Local Planning Schemes) Regulations 2015 - Planning and Development Act 2005 (CI)*

Under *Part 6 Division 1 section 66 (1) (2) (3) of the WA Planning and Development (Local Planning Schemes) Regulations 2015* the SoCI must prepare and adopt a *Report of Review* to formally initiate the formal process of reviewing its LPS No.2.

LPS No 2 scheme text was amended on 28 March 2017, Council resolution 21/17 (Kiln Road Amendment and 17 June 2017, Council resolution 55/11 (SOCI Amendment)

### COMMENT

The attached Report provides: a description of the status of the LPS No.2; amendment made to it; an overview of development activity since the 17 Feb.2016 gazettal of the Scheme and to which extent the LPS No.2 has been amended.

The Report also make reference to:

The SOCI adopted ***December 2018 Christmas Island Singapore Strategy***;

The Christmas Island Strategic Assessment in progress;

The SOCI adopted ***August 2020 Strategic Directions***;

The need to review the layout of the Light Industrial Area and

The merit in introducing a Special Control Area around the northern end of the runway.

Finally, the Report recommends:

- a) the SOCI May 2015 Local Planning Strategy be reviewed and
- b) the SOCI Local Planning Scheme No.2 DISTRICT ZONING SCHEME be amended

#### **STATUTORY ENVIRONMENT**

Refer to Background section above

#### **POLICY IMPLICATIONS**

Compliance with the WA Planning Regulations

#### **FINANCIAL IMPLICATIONS**

A budget allocation exists to review the LPS2 concurrently with the CISA process.

#### **STRATEGIC IMPLICATIONS & MILESTONES**

- a) Approve the Report by resolution
- b) Provide the approved Report to the WAPC

#### **VOTING REQUIREMENTS**

Simple Majority

#### **ATTACHMENT**

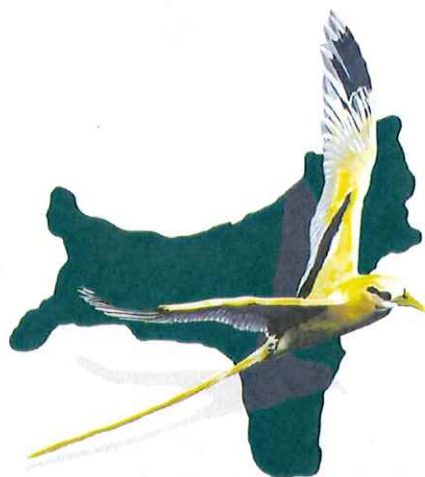
*10.1.1.1 - SOCI Report of Review March 2021*

# Shire of Christmas Island

## Local Planning Scheme No. 2 DISTRICT ZONING SCHEME

### **REPORT OF REVIEW**

March 2021



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**SHIRE OF  
CHRISTMAS ISLAND**

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## 1. Purpose of Report of Review

This *Report of Review* is made pursuant to the requirements of Part 6 Division 1 section 66 of the *WA Planning and Development (Local Planning Schemes) Regulations 2015*.

Ultimately the *Report of Review* is expected to be approved by resolution of the Shire of Christmas Island (SoCI) Council and subsequently provided to the Western Australian Planning Commission mandated to authorise the review of the *Local Planning Scheme No.2*.

## 2. Publication of the Local Planning Scheme

The SoCI *Local Planning Scheme No.2 DISTRICT ZONING SCHEME* (the Scheme or LPS No.2) was published in the Western Australian Gazette on Wednesday, 17 February 2016.

## 3. Amendment made to the Scheme

Amendment 1: 28 March 2017, Kiln Place amendment

Amendment 2: 17 June 2017, WA Planning Commission amendment to text

## 4. Consolidation of the Scheme

The Scheme was last consolidated under Part 5 Division 5 of the *Planning and Development Act 2005 (CI)* in 2011 (DPLH to confirm exact status and date).

## 5. Overview of subdivision and development activity since gazettal

### 5.1 WAPC approvals

- a) Nov. 2016 Landgate deposited plan for 3 SoCI industrial lots
- b) Sep. 2017 4 lots private residential subdivision

### 5.2 Shire planning approvals

- a) Apr. 2016 Change of Use Class 5 – Office to Class 6 Fast food outlet
- b) May 2016 Building extension – veranda
- c) Aug. 2016 Free standing roofed timber deck
- d) Sep. 2016 50m high emergency radio services tower
- e) Nov. 2016 Ramp for persons with disability in public building
- f) Jun. 2017 Class 7b storage shed CI High School
- g) Jun. 2017 Building extension - patio and deck
- h) Oct. 2017 12m high Buddha statue
- i) Dec. 2017 Allow unrestricted long stay for 9 short stay accommodation units
- j) Dec. 2017 Retaining wall between private properties
- k) Dec. 2017 Light industrial workshop building
- l) Jan. 2018 Telecommunication building and ancillary facilities
- m) Jan. 2018 Backpacker hostel refurbishment
- n) Jul. 2018 Detached ancillary dwelling
- o) Jul. 2018 Building extension – deck
- p) Aug. 2019 Overhaul/enlargement of the CI open air cinema screen
- q) Aug. 2019 Short stay tourism accommodation
- r) Apr. 2020 Building extension – deck
- s) Sep. 2020 Grouped dwelling
- t) Sep. 2020 Outbuilding within strata development

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## 6. Overview & extent to which the Scheme has been amended

To date no amendment has been made to the Scheme since gazettal.



## 7. Review of the Local Planning Strategy & Scheme amendment

### 7.1 Christmas Island Singapore Strategy (CISS)

In 2018 the SoCI progressed the CISS in preparation for the mandatory and formal review of the Town Planning Scheme by February 2021.

As part of this process the SoCI gave consideration to ultimately include the CISS within the future planning instruments to strengthen the Island's historic and special relationship with Singapore and bolster the Island's economy.

In effect the preamble to the CISS stipulates:

*"The Christmas Island – Singapore Strategy (CISS) recognises the strong historic, cultural and social ties between Christmas Island (CI) and Singapore.*

*It focuses on the immediate and urgent effort to transition the CI economy from Mining & Immigration to Agriculture, Tourism, Education and Defence under the auspices of the November 2016 Australia-Singapore Comprehensive Strategic Partnership (ASCSP) seeking to bring the two economies closer together within a 10-year timeframe.*

*The CISS's foremost function is to foster new investment opportunities on CI, and possibly the Indian Ocean Territories (IOT) as a whole, from South-East Asia's first financial hub and Australia's closest strategic and longstanding Defence partner in the region."*

The SoCI formally adopted the CISS (see full document in [appendix 1 p.6](#)) at its 11 December 2018 Ordinary Council meeting.

### 7.2 Land & Economic Futures Charter

The 11 December 2018 the Council also adopted the *SoCI Land & Economic Futures Charter*. (refer [appendix 2 p.24](#)) The Charter, developed in consultation with Phosphate Resources Ltd., is the necessary approach for the Commonwealth and the SoCI to jointly manage future land use on CI to ensure a more strategic approach associated with the development of land in light of Christmas Island Phosphates' land relinquishment program. The Charter is also designed to facilitate a clear planning approach to the indispensable release of Crown Land to encourage investment post mining and immigration.

### 7.3 Christmas Island Strategic Assessment (CISA)

On the 14<sup>th</sup> of February 2019, the Commonwealth Minister for the Environment, represented by the Hon Melissa Price MP and the Commonwealth Assistant Minister for Regional Development and Territories, represented by the Hon Sussan Ley MP, signed as Parties, an agreement pursuant to *Part 10 Strategic Assessment Section 146 agreement of the Environment Protection and Biodiversity Conservation Act 1999 (Cth)*.

The stated context and scope of the CISA is stated in the Agreement as follow:

*"The Parties acknowledge that Christmas Island has unique environmental values that must be considered alongside the economic and social benefits of development on the island.*

*The Parties agree to undertake a strategic assessment of the impacts from actions taken on Christmas Island under a plan, policy or program (the Plan), which will be prepared by DIRDC, on all matters protected under Part 3 of the EPBC Act.*

*A whole-of-island strategic assessment will enable economic development and environmental protection up to the next 50 years. It will support the consideration of future land uses and opportunities in an open and transparent manner, and provide greater certainty to stakeholders.*



*The Plan will aim to provide opportunities for the sustainable development of Christmas Island (excluding areas within the Christmas Island National Park). Development may include, but is not limited to, residential, commercial, tourism (including eco-tourism), industrial developments, mining, agriculture and supporting infrastructure.*

*Development within the boundary of the Christmas Island National Park will continue to require approval under the EPBC Act and meet the requirements of the Christmas Island National Park Management Plan. Development within the boundary of the Christmas Island National Park is not intended to be covered by the strategic assessment.*

*DIRDC agrees to share information and work closely and collaboratively with the Environment Department throughout the strategic assessment process.*

*The Environment Department agrees to share information it holds on the environment of Christmas Island, including within the Christmas Island National Park”.*

In such context consideration had to be given to the relationship between Town Planning & the CISA Plan. The complex interaction between the Town Planning instruments and the EPBC assessment requirements is not new to the SoCI. The Review of the LPS No.1 in 2010 led to the creation of the LPS No.2 who was submitted for approval to the WAPC in 2011.

The WA Department of the Environment recommended to the WAPC the LPS No.2 needed not be assessed under the EPBC Act whilst the federal Department of the Environment argued to the contrary. Legal positions were examined and five years lapsed before the Minister responsible for the IOT resolved to sign the LPS No.2 without assessment. The LPS No.2 was finally gazetted in 2016.

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This historical background highlights the risk associated with potential inconsistencies between the Town Planning instruments and the forthcoming CISA Plan.

The SoCI's main concern is therefore to ensure maximum geometric alignment between the proposed CISA Plan and what could constitute the future land use Zoning under the LPS No.3. For this the SoCI must, within reason and fairness, protect the underlining aim, objectives, purpose and quantum of zoned land associated with the LPS No.2 in force.

Specifically, the SoCI anticipates some reconfiguration to the current zoning associate with existing Crown Land and the anticipated Crown Land disposal for residential purposes in response to the commonly agreed expected demand for some 5000 residents in the 30 to 50 years life of the CISA Plan.

In effect the SoCI is determined to ensure, with the Commonwealth's assistance, the CISA Plan can translate seamlessly into the forthcoming Local Planning Scheme No.3 thus fulfilling the critical objective of reducing bureaucratic procedures whilst considerably increasing certainty and confidence for prospective early investors expected to boost the island economy.

#### **7.4 Review of the SoCI 2015 Strategic Directions**

In light of the Commonwealth's commitment to prepare the CISA Plan “up to the next 50 years”, the SoCI decided, through resolution, to provide meaningful input into the Plan by timely reviewing *Section 4 Strategic Directions* of its WAPC endorsed *May 2015 Local Planning Strategy* (LPS).

Such review of the LPS *Strategic Directions* aimed at occurring concurrently with the CISA process with the deliberate intention to inform, in part, the establishment of the CISA Plan.



It took into account the major issues the Island is currently experiencing and or is expected to face in the short, medium and long term in the following categories:

Population growth; Cessation of mining; Food supply; Tourism opportunities; Construction material supply; Future economic activities; Private investment; Accommodation supply; Natural environment; Potable water; Wastewater; Energy; Waste management; Climate change; Roads; Airport; Port; Urban expansion; Heritage and Community facilities.

The LPS *Strategic Directions* 4th draft was officially advertised by the SoCI for a 24 days period for public comments through Public Notice 29/20 on the 29th of June 2020. Submissions were received from the Water Corporation, the Christmas Island Tourism Association, the Indian Ocean Group Training Association, Phosphate Resources Limited and Extra Divers. The submissions were analysed, responded to and, where applicable, changes to the document proposed. The Shire Council adopted a resolution to accept the proposed changes at its 25 August 2020 Ordinary Council Meeting resulting in the SoCI's endorsed *Strategic Directions August 2020*. (see full document in [appendix 3 p.25](#))

### 7.5 Light Industrial Area (LIA) reconfiguration

The LPS No.2 layout of the LIA originates from the then Attorney General's Department *Report for Christmas Island Light Industrial Area Outline Development Plan - Dec. 2010*.

The layout has shown to be deficient in many areas such as: insufficient buffer with the nearby hospital, extremely high construction cost of part of the road network; discrepancy between zoning and cadastral geometry and the need for the relinquishment of the large overlapping mining lease (surplus to mining requirement) over most the LIA in order to allow the creation of new roads under the *WA Land Administration Act 1997 (CI)*.

The SoCI, who also owns in freehold a major section of the LIA, has reviewed the LIA layout in the early part of 2021 to remedy the above deficiencies and timely contribute to the CISA Plan.

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### 7.6 Runway non-compliant with aviation standards

The extension of CI runway is protected under the LPS No.2. In its current configuration the runway does not meet the Civil Aviation Safety Authority (CASA) minimum longitudinal slope (2.3% instead of no more than 1.25%). The 60m runway End Safety Areas are shorter than CASA's 90m requirement and the International Civil Aviation Organisation recommended 240m.

The topographic infringement of the Obstacle Limitation Surface (OLS) at the runway's north western end, the potential extension of the mining lease within the OLS, the foreseeable closure of the nearby municipal tip site combined with the lack of compliance with aviation standards are giving merit to the introduction of a *Special Control Area* under the LPS No.3 that would encompass the northern end of the runway, the adjacent municipal refuse Reserve, potential developable areas post mining and the LIA southern section.

## 8. Recommendations

In light of the reasonings developed in: the *SoCI Dec. 2018 CISS*; the *SoCI Dec. 2018 Land & Economic Futures Charter*; the *Aug. 2020 LPS Strategic Directions*; the on-going progress of the Commonwealth driven CISA Plan; the necessity to amend the LIA layout and the challenges associated with the CI runway, it is recommended:

- a) the SoCI May 2015 Local Planning Strategy be reviewed and
- b) the SoCI 17 February 2016 *Local Planning Scheme No.2 DISTRICT ZONING SCHEME* be amended.



## Appendix 1



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# CHRISTMAS ISLAND – SINGAPORE STRATEGY



SHIRE OF  
CHRISTMAS ISLAND

December 2018



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## 1. Preamble Statement

"The *Christmas Island – Singapore Strategy* (CISS) recognises the strong historic, cultural and social ties between Christmas Island (CI) and Singapore.

It focuses on the immediate and urgent effort to transition the CI economy from Mining & Immigration to Agriculture, Tourism, Education and Defence under the auspices of the November 2016 *Australia-Singapore Comprehensive Strategic Partnership* (ASCSP) seeking to bring the two economies closer together within a 10-year timeframe.

The CISS's foremost function is to foster new investment opportunities on CI, and possibly the Indian Ocean Territories (IOT) as a whole, from South-East Asia's first financial hub and Australia's closest strategic and longstanding Defence partner in the region."

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## 2. Introduction & Objectives

The Shire of Christmas Island (SoCI) **Local Planning Strategy** (LPS) is progressively being reviewed and adjusted in preparation for the mandatory and formal review of the **Town Planning Scheme No.2** by 2021 pursuant to *Part 6, Division 1 section 65 of the WA Planning & Development Regulations 2015*. As part of this process the SoCI is giving consideration to introduce the CISS to strengthen the Island's historic and special relationship with Singapore and bolster the Island's economy.

The CISS provides a strategic agenda to support the growth of the CI economy with a specific Singapore focus. Many opportunities raised in the CISS could have economic synergies and or applications to the Cocos (Keeling) Islands (CKI). In this context, it is neither the role nor the intended ambition of the SoCI to influence the Shire of CKI in economic matters that can relate to Singapore and the IOT as a whole.

For more than a century and to this day CI is the IOT's leading economy. With the cessation of immigration activities and the life expectancy of the mine unlikely to project beyond 2028, such leadership position is declining rapidly. This predictable downturn is and will continue to affect the Christmas Islanders as well as the Commonwealth bottom line with less revenues. The CISS is mapping a range of short to long term initiatives that would be in the interest of CI, Australia and Singapore to ensure that such trend can be reversed.

The CISS outlines the economic prospects that the ASCSP could open up in terms of Cultural Relations; Education; Innovation & Science; People movements and Northern Australia Agribusiness Development Partnership thus potentially mitigating CI's foreseeable decline, foster new joint business opportunities and potentially secure CI's necessary economic renewal.

Finally, the CISS is designed as a wholistic enabling tool with specific targets to ensure that CI and the IOT are firmly considered within the Northern Australia framework and well represented in all future ASCSP high level deliberations between Australia and Singapore.

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### 3. ASCSP Fact Sheet – Project 2025

The following fact sheet published by the Department of Foreign Affairs & Trade provides a summary of the key aspects of the ASCSP:

*On the economic front, the partnership will mean, in practical terms:*

- a) *An early review of the Singapore-Australia Free Trade Agreement, unlocking new trade and investment opportunities and establishing a Closer Economic Relationship arrangement;*
- b) *Exploring investment opportunities in sectors such as food, agribusiness and infrastructure, and in new growth areas including Northern Australia;*
- c) *Increasing the flow of skilled labour and visitors;*
- d) *joint tourism cooperation;*
- e) *Reviewing Australia's Foreign Investment Review Board thresholds for Singapore's investments into Australia;*
- f) *Better access to, and integration of, financial and capital markets, including cooperation on financial market infrastructure;*
- g) *Expanding potential to increase two-way investment flows, including by working together in third markets in our region and beyond;*
- h) *Building additional research and development partnerships, including by working on the commercialisation of research among our agencies, academic institutions and the private sector;*
- i) *Enhancing our aviation and maritime connectivity;*
- j) *Promoting trade and investment activities through more partnerships in the private sector, including through sharing information on infrastructure opportunities, collaborating on food and agribusiness opportunities (including in aquaculture and fisheries), and promoting mutual recognition of standards, conformance and qualifications.*

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*In the area of foreign affairs, defence and security, we will:*

- k) *Hold annual leaders' meetings, alternating between the two countries as host;*
- l) *Increase consultations and cooperation between Ministers and officials on regional and global issues, including cooperation in regional institutions such as the East Asia Summit and Association of Southeast Asian Nations;*
- m) *Launch short-term exchanges of Foreign Service Officers;*
- n) *Increase intelligence sharing in areas of common interest, such as new security challenges in counter-terrorism and extremism;*



- o) Develop departmental and military exchanges and postings between Singapore's and Australia's defence organisations;*
- p) Increased access to, and enhancement of, training areas including joint development of military training facilities in Australia, consistent with the requirements of both countries, while respecting Australia's sovereignty and noting Australia's ownership;*
- q) Share expertise on cybercrime investigation techniques and digital forensic capabilities;*
- r) Collaborate on cybercrime in the region;*
- s) Develop operational collaboration and joint targeting of organised crime and money laundering groups emanating from either Australia or Singapore;*
- t) Attach Central Narcotics Bureau officers to the Australian Federal Police; and*
- u) Establish information exchange on bush fire operations and other disaster management issues, and explore short-term deployment of Singapore personnel to assist in tackling large fire operations.*

**We share very strong people-to-people links, and have agreed to strengthen these further through:**

- v) A New Colombo Plan business champions group;*
- w) More cooperation between our arts institutions, including facilitation of travelling exhibitions, loaning of artefacts and co-curation of exhibitions among heritage institutions and museums, and the establishment of new partnerships;*
- x) Deepening links between our educational, scientific and research institutions by enhancing dialogue and sharing information on policies and programmes to improve teaching quality and lift outcomes for all students;*
- y) Greater internship opportunities in Australia for Singaporean students studying in Singapore institutions;*
- z) The launch of a Joint Strategic Dialogue on Science and Innovation; and*
- aa) Short-term study visits for Singapore and Australian civil service officials across agencies which share areas of interest or policy responsibility.*

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## 4. Strategic Initiatives

This section presents new Strategic Initiatives, under the headings of the current LPS. These Initiatives could ultimately translate in enabling actions and or be formulated as policies during the statutory review of the Shire Planning Instruments by 2021.

### 4.1.1 Population Growth

#### Current Issue

At the peak of Immigration activities in 2014 the island's population was close to 5000. With the closure of the detention centre and the reduction in 2018 of the mine's workforce by 1/3, the current population is now down to less than 1200 resulting in a dramatic contraction of the local economy.

#### Strategic Initiative

Signal to the relevant Singapore Authorities and business community that CI has existing capacity to accommodate 600 visitors at any one time and that existing essential services (water, sewer, power) could support immediately between 3000 to 4000 new residents.

### 4.1.2 Cessation of Mining

#### Current Issue

The mine's current assessment indicates cessation of mining around 2028.

The prospect of the accessing new mining deposits is in doubt given the recent refusal by the Environment Minister to support new prospecting drilling.

Exhausted mining areas estimated at approximately 1200Ha. are offering the best immediate prospect

#### Strategic Initiative 1

Exhausted mining areas should be transformed for future productive agri-business related uses (hydroponic vegetables, fish, poultry and semi-enclosed fruit production) that could in part supplement Singapore's food supply, food resilience and ultimate food security (see Appendix 1 p13).

#### Strategic Initiative 2

Encourage and support the mine to develop new phosphate products adapted to target specifically Singapore fast growing urban farms

### 4.1.3 Food Supply

#### Current Issue

High cost and irregular supply of fresh food on CI.

Singapore for its part is focused on Food Security (see Appendix 1 p13)

#### Strategic Initiative 1

Encourage the Commonwealth to regulate the anticipated production & export of fresh food such as fruits, vegetables poultry and fish (from potential Singapore agri-businesses that could

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be based on CI) to ensure that a proportion of these products are regularly made available to the local market.

#### *Current Issue*

Lack of food typically original to CI available for tourism and visitors

The Robber Crab or Palm Thief found on CI is the largest land-living arthropod in the world, and is probably at the upper size limit for terrestrial animals with exoskeletons in recent times, with a weight up to 4.1 kg. It can grow to up to 1 m in length from leg to leg.

#### *Strategic Initiative 2*

Foster/encourage dialogue between Parks Australia and the Singapore Zoo to initiate a CI Robber Crab domestication program in Singapore.

(Parks have been hosting Singapore Museum researchers on CI for 20 years, Parks are currently in discussion with the Singapore Zoo to exhibit Blue Tail Skinks and Black-eared Flying Foxes in Singapore. The objective of this initiative is to breed these species outside CI as a genetical back-up)

The ultimate objective is the farming of Robber Crabs on CI to supply the tourism market and potentially export back to Singapore. This initiative may also rely on coconut food supply import from Cocos

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#### *Strategic Initiative 3*

Provide further support for the continuation of the Mining to Plant Enterprise (MINTOPE) program beyond 2019 with a new research focus on the development of CI original food.

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### **4.1.4 Tourism Opportunities**

#### *Current Issue*

In March 2018 the capacity to accommodate visitors was 284 rooms, 306 beds for a maximum of 519 visitors. On a weekly rotation at 80% occupancy, the island could accommodate 415 visitors per week or 21,580 per annum. At the peak of the resort activity in 1995 the island annual visitation reached 19,377.

In contrast the current tourist visitation on CI would not exceed 1200 per annum averaging 24 guests per week. 300 visitors a week could easily be accommodate with the current hospitality infrastructure.

#### *Strategic Initiative 1*

Actively promote the removal of the cabotage restriction for CI-CKI International flights from the immediate north i.e. Indonesia, Singapore and Malaysia to enhance aviation connectivity and increase tourist visitations.

#### *Strategic Initiative 2*

Actively promote the introduction of CI visas Support with condition of no-entry to mainland Australia to facilitate and encourage access of foreign tourists, students, educators & researchers.



### *Strategic Initiative 3*

Engage directly with the Singapore Tourism Board to explore suitable arrangements to promote tourism on CI from Singapore.

### **4.1.5 Construction Material Supply**

#### *Current Issue*

Heavy reliance on expensive imported construction materials.

#### *Strategic Initiative*

Investigate cost effective pre-fabrication construction methods and industries in Singapore to minimise in-situ construction costs and construction time on CI.

### **4.1.6 Future Economic Activities**

#### *Current Issue*

The 2016 ABS Census recorded 583 Full Time Employed (FTE) on the Island. In 2018 the closure of the detention centre generated the loss of 240 FTE and a further 53 FTE redundancies occurred at the mine. This is the sharpest economic decline since the closure of the Christmas Island Resort in 1998.

#### *Strategic Initiative*

Engage with the Commonwealth Government in order for CI (and the IOT) to be fittingly considered and actively involved within the framework of the ASSCP.

It is expected that such involvement could stimulate economic activities in sectors such as finance, defence, logistics, tourism, education, research, innovation, environmental sciences, trade, socio-cultural advancement and workforce free movement.

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### **4.1.7 Private Investment**

#### *Current Issues*

Most future land development and associated investments are reliant on the release of Crown Land. The release must, first and foremost, be subject to compliance with EPBC requirements, aquifer pollution prevention and protection of structures against the potential collapse of cave formations. Consequently, it could take several years before Crown Land on the Island is "Investment Ready".

Exhausted mining areas outside the National Park with little environmental value offer the best immediate land prospect to attract private investment in the agri-business sector (refer to sections 4.1.2 & 4.1.3)

#### *Strategic Initiative 1*

Ensure that a working protocol and common purpose is established between SoCI, the mine and the Commonwealth to expedite the release of Crown Land.

#### *Strategic Initiative 2*

Encourage dialogue between DIRDC, the Agri-Food and Veterinary Authority of Singapore (AVA) (AVA will be disbanded on 1 April 2019 and its food related duties will be absorbed by its



successor [Singapore Food Agency \(SFA\)](#) and the WA Agriculture Produce Commission (APC) to establish a CI specific regulatory framework to inform and guide.

#### *Strategic Initiative 2*

Take advice from SFA to reach out to potential Singapore agri-business investors. Check if the AVA Food Fund, to assist Singaporean investors in Agri-businesses, will continue under the SFA.

### **4.2.1 Natural Environment**

#### *Current Issue*

With its exceptional natural features, the CI Environment is ideally placed to support eco-tourism, higher education & research programs. (refer to [Higher Education section below](#)).

#### *Strategic Initiative*

Encourage dialogue and collaboration between Murdoch University, the National University of Singapore (NUS) and Nanyang Technological University (NTU) to explore higher education opportunities on CI in the fields of Ecologic diversity monitoring, Marine science, Forestry management and Environmental land management. (refer to [section 4.1.4 for eco-tourism and Higher Education section below](#))

### **4.6.1 Climate Change**

#### *Current Issue*

The *Paris Agreement* builds upon the Climate Change Convention and for the first time brings all nations into a common cause to undertake ambitious efforts to combat climate change, adapt to its effects and charts a new course in the global climate effort.

#### *Strategic Initiative 1*

Accelerate carbon neutrality on CI to align with the *Paris Agreement* by systematically introducing solar arrays and storage to power buildings and future electric motorcars with renewable energy in order to enhance the island's image as an environmentally responsible community surrounded by natural wonders.

#### *Strategic Initiative 2*

Engage with Singapore architects, engineers and researchers with proven and successful experience and knowledge in designing innovative low carbon footprint buildings in our equatorial environment and apply such knowledge to our existing and future building infrastructure.

### **4.7.1 Roads**

#### *Current Issue*

The SoCI has initiated a street name procedure for the access road from Flying Fish Cove to Tajin House to be named [Jalan Singapore](#)

#### *Strategic Initiative 1*



Liaise with the relevant Singapore Government officials to formally notify them to the imminent official unveiling of the street sign ceremony.

#### Strategic Initiative 2

Provide photographic material of the unveiling of the street sign ceremony to the Singapore media to publicise the event as the starting point of the intended renewed relationship between CI and Singapore.

### 4.7.2 Airport

#### Current Issue

The CI airport operation is potentially deficient in six specific areas:

1. The runway does not meet CASA's minimum Longitudinal Slope Standards
2. The Obstacle Limitation Surface around the runway is compromised in several areas
3. The runway End Safety Areas do not meet International aviation standards
4. The fire-fighting infrastructure and service do not meet International aviation standards
5. The terminal building needs upgrade and expansion
6. The CI runway is some 400m shorter than the CKI runway.

The disparity between the 2,445m CKI runway and the 2,043m CI runway could limit the usage of larger aircrafts by South East Asian aviation companies wanting to provide service to both CI and CKI from Asia and may also restrict Defence's abilities and operational flexibility in the IOT.

#### Strategic Initiative

Promote the relaxation of cabotage (also refer to section 4.1.4) and the upgrade of the CI Airport in the context of the ASCSP to achieve regular air connectivity with Singapore, improve reliability of air services, accommodate future larger aircrafts and adequately respond to patronage growth potentially driven by tourism, higher education & research, niche agri-business export and possibly defence.

### 4.7.3 Port

#### Current Issue

The CI port infrastructure is largely designed for the export of phosphate and associate port services.

The lack of protected berthing space for large vessels combined with limited mooring capability due to steep sea bed close to the shore and exposure to monsoon swell are factors affecting the predictability and reliability of the unloading of sea containers.

Border force and Australian Navy vessels are also subject to these limitations.

The upgrade of the port infrastructure is an essential component to improve CI Maritime connectivity, support CI's sustainable economic growth and consolidate the long term strategic significance of CI in the region.

#### Strategic Initiative

Encourage Singapore and Australian maritime experts to work collaboratively to design an all-weather berthing capacity for large vessels at or around Flying Fish Cove taking into account the proximity and availability of Singapore's considerable advanced maritime construction equipments and capabilities.

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## Higher Education

### Current Issue

Education and Higher education is emerging as a possible component of CI's economic future. This view has been reinforced by the encouraging results of the Mining to Plant Enterprise (MINTOPE) agricultural and biological research partnership sponsored by Murdoch University, the Commonwealth Government and Phosphate Resources Ltd. since 2012.

MINTOPE activities together with the work done on CI under the auspices of the Australian Research Council has demonstrated that agriculture and downstream agri-products (pulse legumes, cereals, gin, beer, stock feed, yams, coffee etc...) are highly achievable and potentially economically viable on rehabilitated former mining areas.

In addition, the MINTOPE team is indicating that with the quality, diversity and uniqueness of its eco-systems, CI is ideally placed to be considered as a "Living Laboratory" for higher education and research.

### Strategic Initiative

Support Murdoch University in establishing partnership with Singapore Higher Education Institutions (see appendix 2 p 15) to offer joint research and education programs on CI targeting Singaporean Students in the fields of Bio-security, Bio-prospecting, Intensive agriculture/urban farming, Brewing & distillation, Micro sustainable energy, Food security, Mining land rehabilitation, Sustainable mine closure, Small business development, Sociology and Eco-tourism.

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## Defence

### Current Issue

The August 2017 JSCNCET inquiry report into the Strategic Importance of Australia's Indian Ocean Territories indicates that defence is considering expanding its presence and activities in the IOT with a specific focus on CI:

*"Christmas Island is a valuable location for supporting border protection operations, the replenishment of RAN vessels, staging maritime patrol aircraft on Australia's northern approaches, supporting air operations in North-East Asia and further north and intelligence collection, including surveillance of submarines transiting the Java trench"*

The Australian Government under the auspices of the Department of Defence is currently implementing the construction of the Perth-Singapore sub-sea high speed fibre optic cable with a spur connection to CI.

### Strategic Initiative

Invite the Australian and Singapore Governments to consider CI with its marine and topographic attributes as suitable for a variety of discrete and non-permanent Australian-Singapore Special Forces extreme training programs.



## Culture & the Arts

### Current Issue

CI lively culture and traditions can be boosted through further art & culture exchanges with Singapore. The best example is the hand over to CI of the Singapore "Christmas Red" exhibit.

### Strategic Initiative

Existing cultural initiatives on CI could be energized and lifted to a higher level with the engagement and participation of Singaporeans personalities & artists. These initiatives are but may not be limited to:

- Carp Leaps over the Dragon Gate
- Singaporean University Thesis collection
- Bust of George Farn duplication and display on CI
- Relationship building with the LKC Museum
- Robber Crabs at the Singapore Zoo
- Balik Kampong, 回家了, Time to Come Home
- Murals and Interactive Street Art
- Historical and Contemporary Photos exhibition
- The Moving Visuals Co. Stolen Christmas
- Dulux Colours Australia or similar program: Presenting CI Stories in CI Places

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## Sports

### Current Issue

Sports such as Soccer, Cricket, Scuba-diving, Golf or Ping-Pong to name a few are sports practiced on CI as well as in Singapore. Sport is a well-known vehicle to bring people together and foster durable and fruitful international exchanges.

### Strategic Initiative1

Engage with the Singapore Sports Associations peak body to explore ways of promoting events and or tournaments on CI.

### Strategic Initiative2

Promote in Singapore CI's specific natural attributes that could favourably support niche sport activities such as Marathon, Rock Climbing, Trail Biking or Para-Gliding.

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## Appendix 1 - SINGAPORE FOOD SECURITY (2017)

*Dr Cecilia Tortajada is Senior Research Fellow at the Institute of Water Policy, Lee Kuan Yew School of Public Policy, National University of Singapore. Mr Thinesh Kumar S/O Paramashvam is student in Geography at the same university.*

In many parts of the world, food security is emerging as a serious threat. Increasing population, land and water constraints, changes in dietary habits with increasing affluence, the impact on global food production of floods and droughts in major food producing areas, falling food exports, and a rising number of importing countries – all are contributing to these uncertainties. The problem is likely to be compounded in the future by climate change.

In the years to come, food security in most countries will become more complex than ever. For Singapore, among the world's most open economies and one that is highly dependent on international trade, the situation is likely to be even more complex. The city-state's volume of external trade is about 3.5 times its annual gross domestic product. A decline in the economies of its major trading partners is therefore likely to have an impact on Singapore's own economy, including its food security.

Economist Intelligence Unit recently ranked Singapore as the second-most food secure country in the world, behind only the United States. The Unit's Global Food Security Index is based on three factors, affordability, availability, and quality and safety. Singapore ranks 1st, 11th and 13th on these three criteria, respectively. That puts it ahead of major food-producing countries like Malaysia (34), Brazil (36) and Australia (9). This achievement is largely attributable to the Agri-Food and Veterinary Authority (AVA), and comes despite a heavy dependency on food imports. At present, Singapore imports almost 90 percent of its food, and less than 1 percent of its land area is used for agriculture.

Through its Food Security Roadmap, AVA has diversified sources of food and optimization of local production. These policies, especially those that seek to diversify the source of food imports, are important as they help to spread the risks associated with Singapore's high levels of food imports.

The Sino-Singapore food zone established in Jilin Province, China, in 2010, is just one example of food diversification efforts. The Jilin food zone has been designed as a foot-and-mouth disease-free-zone so that it can be an important source of pork. Not without its challenges, it is meant to enhance the city-state's food security. This will provide further resilience against food supply disruptions.

AVA has also ensured increased local food production over time through the provision of the Food Fund. Investments in new farming techniques such as hydroponics have contributed to a 30 percent increase in local vegetable production over the past 10 years. By the end of 2014, some 40 percent of local farms had benefited from this Fund.

Singapore's net imports for food, beverages and alcohol (clustered in one group) are quite high, at approximately S\$15.57 billion (\$10.9 billion) in 2014. Some of Singapore's most important trade partners, like the United States and Australia, place great importance on the city-state's retail food market. The U.S. sees Singapore as diverse, dynamic, highly developed, extremely competitive, and very strict with its sanitary requirements. Customers in Singapore are considered to be open to a wide range of foreign concept foods, conscious of food safety and

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health, and aware of sustainable products. However, they are not necessarily willing to pay more for them.

In 2013, the U.S. exported retail food products to Singapore worth approximately \$575 million, making tiny Singapore its 13th largest market. Exports were led by dairy, prepared foods, fresh fruits, and pork products. For Australia, Singapore was its 9th largest market for food, beverage and agribusiness products in 2014, with exports of A\$1.1 billion (\$760 million) the same year, principally animal fats, dairy products, red meats, sugars and sugar confectionery and pork.

Direct imports are not the only reason for Singapore's international relevance. Its location and trading hub status makes it a vital market for exporters. For example, the percentage of imported food that is re-exported to other countries is approximately 20-25 percent.

### Resilience

From a policy perspective, Singapore has managed to accomplish the difficult task of becoming a food secure country by boosting the resilience of its food supply. Policy alternatives such as diversification of sources, the Food Fund, and facilitating food imports are all important components of a well-planned and coordinated strategy. Nonetheless, the next 50 years are likely to be more complex as alternative possibilities depend on external forces and are subject to global change over which the city-state will have no control.

Globally, increasing resilience has been acknowledged as an effective strategy against fluctuations in supplies. This encompasses partnerships, financing, trade, technology, and research and development, all of which are already part of Singapore's strategy.

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What else can the city-state do? One alternative is to reduce food waste. Another would be to continue investing in innovative food science and emerging technologies. High-tech, visitor-friendly urban agriculture on the East Coast, or even in very fashionable 50-plus story buildings designed by the nation's most innovative architects could be very significant options.

Highly sophisticated greenhouses that control their environments (temperature, carbon dioxide levels, air flow and nutrients) and situated on ships adapted for this purpose could be another alternative. Projects as visionary as the Marina Reservoir (with a catchment that is about one-sixth the size of Singapore's total land area) or as innovative as Pulau Semakau (the world's first offshore landfill) for highly intensive agriculture could represent additional possibilities.

Agricultural investment or contract farming abroad – something that other countries, financial services, life insurance, and pension schemes have done – is a distinct possibility. Stable nations such as Australia, the United States, or Brazil may provide attractive business possibilities.

Singapore continues to develop its food security strategies, seeking opportunities and addressing risks in an increasingly complex environment. One relevant lesson that other Asian countries could learn from the city-state is the understanding that food security does not mean food self-sufficiency, since no country can be self-sufficient in all food products. National food security depends on both domestic production and imports, and requires effective distribution, in addition to diversification, partnerships, and good long-term planning. These are the reasons why Singapore, which imports most of its food, has become the second-most food secure country in the world.



## Appendix 2 - MINTOPE - CIP- SoCI - Singapore Fact Finding Mission - 7 to 10 February 2017

Hervé Calmy - Program Manager, MINTOPE

Stephanie Lai – Project Officer, Phosphate Resources Limited

Chris Su – Governance, Research, Policies & Grants Officer, Shire of Christmas Island

### Face to face meetings in Singapore with:

- Adrian Lochrin – Australian Deputy High Commissioner
- Frank Belitz – Senior Investment Director – Austrade
- Peter Warring – Dean, Murdoch University, Singapore Campus
- Chris Vas - Singapore Centre for Research & Innovation, Productivity & Technology
- Prof. Paul Teng – Principal Officer – National Institute of Education
- Zeng Wanting – Manager Agri-commodities – International Enterprise Singapore
- Lim Tzu Ling – Manager Metals & Minerals - International Enterprise Singapore
- Jian Xiong David Tan – Research Assistant Dep. Biological Sciences NUS

Email contact with: Peter Chia Leong Bin – COO Temasek Life science Laboratory (TLL)

### Australia Singapore Comprehensive Strategic Partnership (CSP)

The overarching aim of the CSP is to facilitate the ultimate economic integration of Australia and Singapore. It has an evolving function similar to the trans-Tasman relationship.

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From Australia's perspective, the CSP allows access to the broader Asian market whilst attracting Singaporean investors into Australia.

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Singapore is the financial hub for South East Asia (SEA) and has access to Singaporean and other SEA capital investors. Singapore is the 4th largest foreign investor in Australia. The most common investment presently is in real estate, and Singapore is the 3rd largest investor in Hotels (including interests in Casinos/Genting Headquarters in Singapore).

Singapore investors are interested in established businesses that are trending up (growth), with 20% return potential. Singapore private enterprises tend to wait for a policy position to be put forward by the Singaporean Government before investing. The government also listens to private industry for direction.

Temasek (net portfolio value at S\$242 billion) are normally not interested in investment opportunities under \$100 million, targeting businesses \$500 million or more. Current investment interests are Farms, Industries, Innovation and Food Security.

Singapore private wealth is currently investing in hotels and is getting attracted to agriculture, however, they usually require full scope of feasibility studies.

There is consensus of opinion in Singapore that the Indian Ocean Territories (IOT) could ultimately play a role in the CSP, in particular in the fields of education, research, innovation, tourism and food production. From a commercial and business perspective the most efficient way to put the IOT on the map and attract investment from Singaporean businesses is through Austrade (Chris Rees) and the Northern Australia Initiative (NAI). The NAI is interested in innovation & partnerships and James Cook University has already seized upon such opportunity in Singapore.

### Food security



Food security is critically important to Singapore's sustainability. Singapore imports almost 90 percent of its food (worth over \$15 billion per annum), and less than 1 percent of its land area is used for agriculture. Yet Singapore is recognised as the second-most food secure country in the world.

The Agri-Food and Veterinary Authority (AVA) has established the *Food Security Roadmap* to enhance the city-state's food security, provide further resilience against potential food supply disruptions, diversify its external food sources and optimise local productions

The Roadmap aim is achieved by:

- Boosting local "high tech urban farm" productivity (*Food Fund*)
- Securing long term arrangements with external suppliers (Malaysia, Thailand)
- Purchasing external farmland in nearby locations (Batam, Bintan, Johore)
- Developing R&D programs (floating farms, soils/nutrients, land reclamation)
- Facilitating partnerships, financing, trade and new technologies

In the context of developing agri-businesses and partnerships, AVA's main focus is on food import whilst the Ministry of National Development (MND) focuses on food and water security. The Singapore government is also involved through Temasek Holdings in a major aquaculture project at St John Island.

The MINTOPE program, disused mining areas outside the National Park on Christmas Island and to some extent Cocos Islands (with aquaculture) all have a realistic potential to align with, and be part of, AVA and MND's long term food security strategy.

#### Next Generation Sequencing (NGS) of phosphate solubilising bacteria

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The MINTOPE/Australian Research Council (ARC) program currently sends biological samples from Christmas Island for genome sequencing to Victoria, Switzerland or the USA.

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There is NGS capability in Singapore at the Nanyang Technology University, Singapore (NTU). A joint research scenario between NTU and Murdoch University, in partnership with the ARC, may be possible. A key contact in Singapore is Professor Stefan Shuster, from the Centre for Life Science and Engineering (SCELSE). The research steps would be:

- Bacteria field prospecting and culture
- Identification of phosphate solubilisation bacteria (solubilisation tests).
- Whole genome sequencing (NGS) to identify the genes involved in phosphate solubilisation
- Experiment with production of dedicated phosphate solubilising bacteria
- Experiment plant growth responses to these bacteria in soils with high levels of unavailable phosphate.

Another NGS research avenue could be through the Department of Biology of the Singapore Museum currently involved with fungi. The MINTOPE team has already undertaken a macro fungal survey on Christmas Island given the importance of fungi as potential pathogens, a valuable source of food and central to the production of antibiotics.

#### Aquaculture

MINTOPE is involved in a modest and successful aquaponics program on Cocos Home Island. There is recognition that the IOT offers a bio-secure environment with clean water most appropriate for aquaculture, high value hatcheries and the development of fish vaccine businesses. There may be an opportunity for a research and development partnership with the Singaporean St John Island Centre for Aquaculture Research.



The Salem group (an Indonesian private family investors headquartered in Singapore, Mr Tan) are also large aquaculture investors with farms in Batam Island (piggeries and crocodiles). There is also a particular interest in Singapore for Groper as a high financial return farmed fish.

#### Air transport

Improvement of air access into the IOT from Singapore remains a key challenge for prospective businesses and potential educational initiatives. In order to progress the cabotage possibilities regarding SG/CI/Perth, it is advised to refer to the Singapore-Australia Free Trade Agreement.

Tourism Australia is also involved in the establishment of contracts between airlines.

#### Shipping

A new shipping line, commissioned by QUBE, is now active between Singapore and Dampier, with an opportunity to backload from Dampier to Singapore, possibly via Christmas Island, given the island's position on that route.

#### Other miscellaneous opportunities

- I. The Red Crab migration would be of interest to the World Crustacean Society. The 2017 chair is Ms Shirley Lim, who is a co-worker at the Singapore Institute of Education.
- II. There may be an opportunity to engage with the Singapore Zoo to create the world's first Robber Crab enclosure.
- III. 70% of imported eggs into Singapore originate from Malaysia where Avian Flu risks are high. Chicken products originating from a disease-free environment, such as the IOT, is becoming critical in Singapore.
- IV. There are limited opportunities for field studies in Singapore. The IOT offers access to a very rich "living laboratory" environment for agronomy, aquaculture, pharmaceutical, bio-prospecting and bio-security with monetisation prospects.
- V. There is recognition that the IOT offers good opportunities for Singaporean undergraduate students to undertake one field unit on Christmas Island for 2-3 weeks. A field unit could be in environmental management, biology and/or agronomy.
- VI. The IOT also offers opportunities for MBA students to investigate ideas for business start-ups and undertake internship-like study with existing businesses to improve their commercial position.
- VII. It is worth pursuing investigation for high value research with Chris Vas from the Singapore Centre for Research and Innovation, Productivity and Technology.

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## Appendix 3



### SoCI Land & Economic Futures Charter

11/12/2018

#### Commonwealth Actions

The overarching Actions required from the Commonwealth Government as a whole to expedite land release and stimulate economic growth on CI are:

- a. Blanket EPBC Strategic Assessment of all untenured Crown Land outside the National Park deemed potentially permitted for development in accordance with and subject to the zoning requirements of the Town Planning Scheme No.2 (TPS 2);
- b. Derive from the Assessment a mechanism to collect financial contribution from future developments for the specific purpose of maintaining and enhancing the island's environment.
- c. Whole of Island basalt mapping to define aquifers and underground streams to align with Planning Approval requirements in terms of water protection and potential future extraction where appropriate;
- d. Whole of Island limestone mapping to define cave formations and areas potentially dangerous for development;
- e. Removal of cabotage restrictions for CI-CKI International flights originating from our immediate northern region i.e. Indonesia, Singapore and Malaysia;
- f. Upgrade of the CI runway, terminal and fire safety arrangements to: align with CASA and International aviation standards, improve reliability of air services, accommodate future larger aircrafts and adequately respond to patronage growth potentially driven by tourism, higher education & research, niche agri-business export and possibly defence;
- g. Support the introduction of CI visas with condition of no-entry to mainland Australia to facilitate and encourage access of foreign tourists, students, educators & researchers and
- h. Reinjection in the CI economy all proceeds associated with Crown Land release.

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#### Shire of Christmas Island Policies

The overarching Shire Policies that exist or can be introduced in the planning instruments in support of the orderly and sustained economic development of CI are:

- i. Extraction of viable phosphate deposits required to occur prior to and in anticipation of any public or private future development in particular in the Rural and Urban Development zones under the TPS 2;
- j. Access to all exhausted mining areas for economic development purposes;
- k. Support the re-use of existing vacant buildings, facilities & infrastructures in preference to new developments of comparative size;
- l. Environmental contribution imposed on new development to maintain, sustain and enhance the island's environment. Utilisation of environmental offsets and creation of environmental corridors when appropriate;
- m. New developments to maximise carbon neutrality with adequate on-site generation of solar and wind power to supply buildings as well as the anticipated and supported utilisation of electric vehicles on the Island.
- n. Support, on a case by case basis, low impact tourism development in the Rural Zone of the TPS2 when mining has ceased in a specific and favourable area and
- o. Encourage economic development on CI including under the auspices of the *Singapore-Australia Strategic Comprehensive Partnership* in economic sectors such as finance, defence, logistics, tourism, education, trade, socio-cultural advancement and workforce free movement.



## Appendix 3

# SHIRE OF CHRISTMAS ISLAND

## LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

MAY 2015

### DISCLAIMER

This is a copy of the Local Planning Strategy at the date of endorsement produced from an electronic version of the Strategy held by the Department of Planning. Whilst all care has been taken to accurately portray the current Strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a current legal version of the Local Planning Strategy.

Please advise the WA Department of Planning of any errors or omissions in this document.



SHIRE OF  
CHRISTMAS ISLAND

Shire of Christmas Island Local Planning Strategy Review - Strategic Directions August 2020



## 4. Strategic Directions – August 2020

This document represents the inception stage of the mandatory Review of the 2015 Shire of Christmas Island Local Planning Strategy (LPS) and Town Planning Scheme No.2 (TPS No.2) in accordance with the requirements of the WA Planning and Development Act 2005 – Planning and Development (Local Planning Schemes) Regulations 2015.

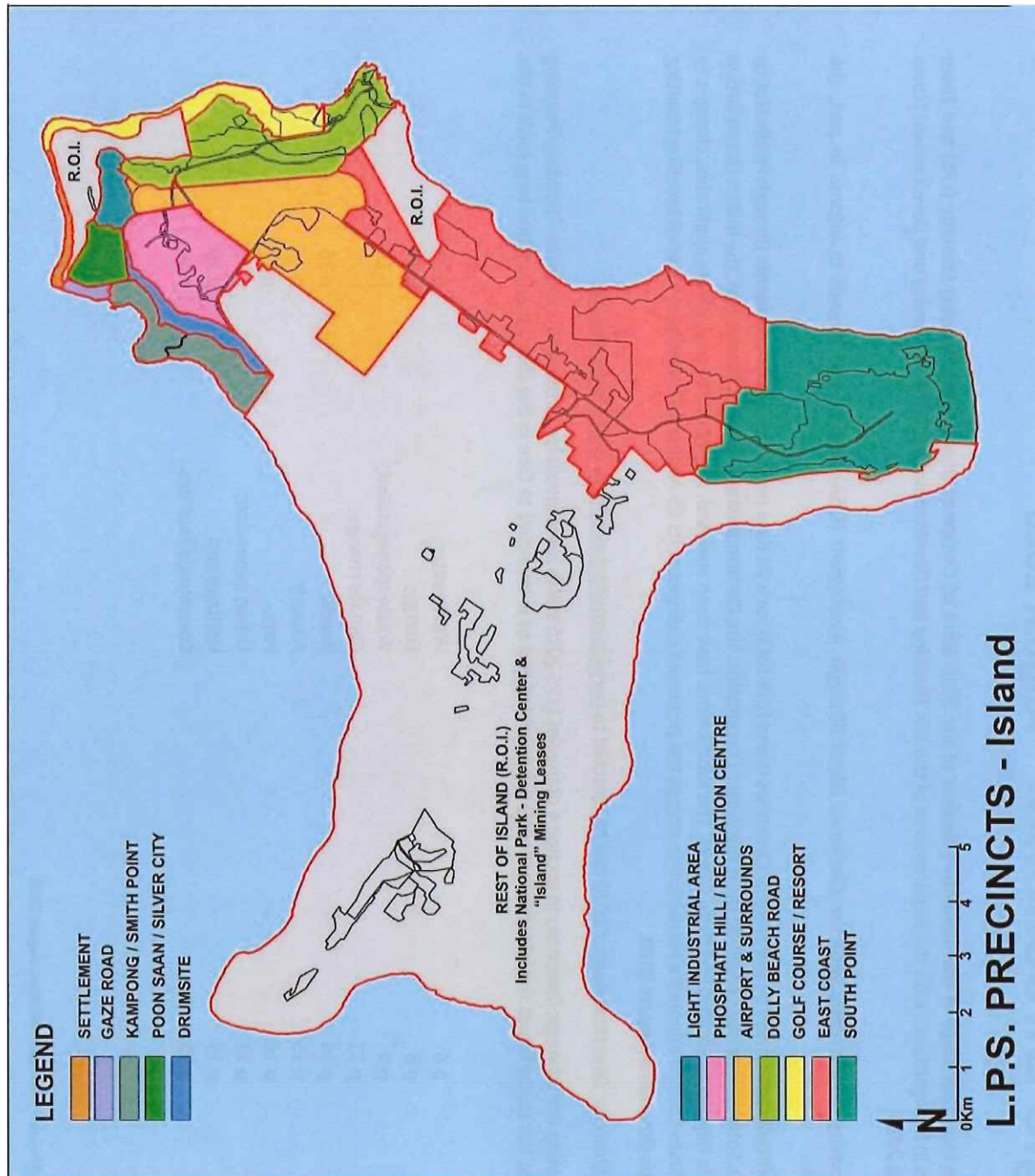
The review of the LPS is occurring concurrently with the Christmas Island Strategic Assessment (CISA) process and intends to inform, in part, the establishment of the CISA Plan.

The document 4th draft was officially advertised by the Shire of Christmas Island (the SoCI) for a 24 days period for public comments through Public Notice 29/20 on the 29<sup>th</sup> of June 2020. Submissions were received from the Water Corporation, the Christmas Island Tourism Association, the Indian Ocean Group Training Association, Phosphate Resources Limited and Extra Divers. The submissions have been analysed, responded to and, where applicable, changes to the document proposed. The Shire Council adopted a resolution to accept the proposed changes at its 25 August 2020 Ordinary Council Meeting resulting in the SoCI's endorsed **Strategic Directions August 2020**.

Planning enquiries about the Strategic Directions August 2020 can be directed to [hervecalmy@gmail.com](mailto:hervecalmy@gmail.com) or [chris@shire.gov.cx](mailto:chris@shire.gov.cx)

The document focuses on updating the Strategic Directions in section 4 of the SoCI LPS 2015 still in force (available at the SoCI's website – Building/Planning – Land Use) taking into account the major issues the Island is currently experiencing and or is expected to face in the short, medium and long term in the following categories:

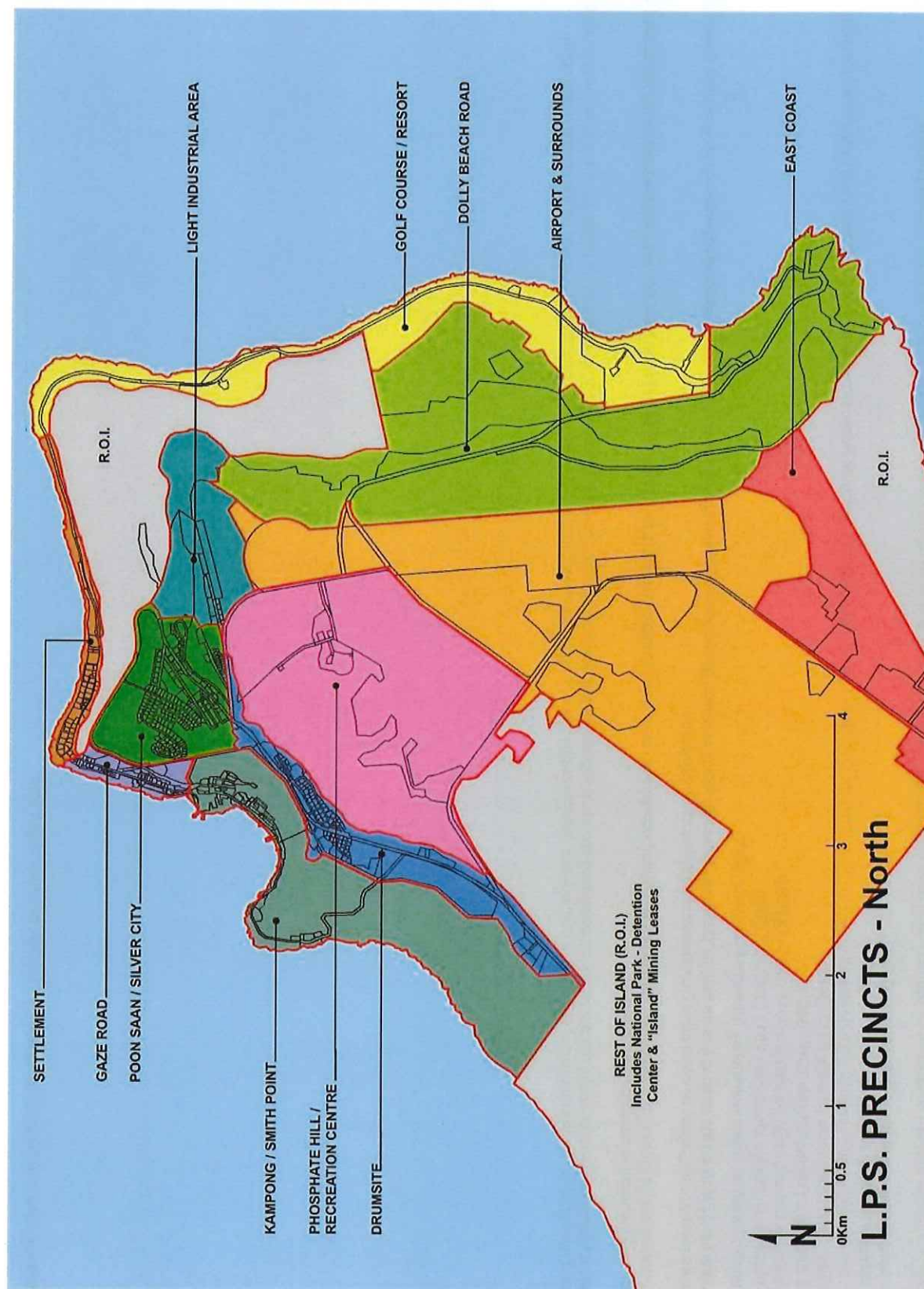
Population growth;	p 6	Wastewater;	p 21
Cessation of mining;	p 8	Energy;	p 22
Food supply;	p 9	Waste management;	p 23
Tourism opportunities;	p 11	Climate change;	p 25
Construction material supply;	p 14	Roads;	p 26
Future economic activities	p 15	Airport;	p 27
Private investment;	p 16	Port;	p 27
Accommodation supply;	p 17	Urban expansion;	p 29
Natural environment;	p 19	Heritage and	p 30
Potable water;	p 21	Community facilities.	p 31



**NOTE:** For the purpose of the Issues identified in the following tables, the Island has been divided into precincts.

For each identified Current Issue, there is:  
an Objective;  
a Strategic Planning Response;  
a Planning Action and  
the identification of the Relevant Precinct(s) applicable to implement the Planning Response and the Planning Action.

For ease of communication each Issue is given an Item number on the very left of the tables.





## 4.1 Economic Drivers

The Strategic Directions deemed suitable for Christmas Island have been identified, debated and or endorsed by the Commonwealth and the Shire in the following reports:

- Crown Land Management Plans 2009/2016 (DITCRD)
- Our Strategic Plan 2030 (RDO)
- (Note: that Our Strategic Plan 2030 (RDO) referred in part in these Strategic Directions has not been subject to a formal Public Comments Process or endorsed by the Shire Council)
- Christmas Island / Singapore strategy 2018 (SoCI)
- Land & Economic Futures Charter 2018 (SoCI)
- Phosphate Hill Urban Design Masterplan 2011 (SoCI- DITCRD)
- Gaze Road Urban Design Masterplan 2011 (SoCI- DITCRD)
- Our Future: Christmas Island Community Strategic Plan 2013 (SoCI)

These reports have identified the need to ensure that the Christmas Island economy achieves greater diversification and moves away from the traditional dependency on economic drivers such as phosphate mining, immigration or intermittent Commonwealth infrastructure programs.

There is a consensus of opinion that the establishment of the relevant economic drivers and Strategic Directions for Christmas Island must take into account, the uncertainty associated with immigration and the ultimate cessation of mining.

In this context future economic activities remain reliant on population growth, adequate infrastructure, crown land release for investment, re-utilisation of buildings where possible and utilisation of exhausted mining areas for the purpose of sustainable construction material supply, food & agri-businesses, international education and tourism focused on the market to the north.



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Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Product
1.	The lack of accurate information defining the extent of fresh water resources prevents the establishment of definite population targets	Development or use of land does not present a significant risk to the groundwater resource	<ul style="list-style-type: none"> <li>Provide statutory protection to public drinking water sources through land administration and land use planning mechanisms</li> <li>Determine the geographic distribution of groundwater resources (through mapping of the island's basalt layer) and determine an approach to management and protection of these resources.</li> <li>Recognise and protect the ecological, cultural and social values of groundwater dependent ecosystems in water allocation and licensing decisions</li> <li>The SoCI to collaborate with the Water Corporation on initiatives to improve water use efficiency, find alternatives to using scheme water to irrigate POS and explore the possibility to participate in the Water Council Program</li> </ul>	<ol style="list-style-type: none"> <li>On the basis of existing studies and hydrological and hydrogeological information provided by the Department of Water and Environmental Regulation for water licensing and environmental approvals, prepare a district water management plan for the Shire and in particular for Poon Saan &amp; Silver City, Settlement, Kampong, Drumsite.</li> <li>Work with the Water Corporation on initiatives to improve water use efficiency and find alternatives to using scheme water to irrigate POS.</li> <li>Amend the Local Planning Scheme to:               <ol style="list-style-type: none"> <li>Update "Special Control Areas" with provisions to protect new information regarding the island's groundwater resource, where required.</li> <li>Establish buffers to water and wastewater treatment infrastructure, and the power station.</li> <li>Determine land uses and activities, lot sizes and zoning in the Scheme consistent with Department of Water and Environmental Regulation Water Quality Protection Note No. 25 and WAPC's State Planning Policies 2.7 and 2.9.</li> </ol> </li> </ol>	Whole of Island
2.	<p>Ageing population</p> <p>Population ageing impacts on all facets of the community, the economy and options to address these impacts are complex and multi-faceted. The Local Planning Strategy should contain an aged persons housing and aged care component and detail:</p> <ul style="list-style-type: none"> <li>Existing and future projected aged persons demographic profiles, applying the Census or WAPC's WA tomorrow data.</li> <li>Existing and future projected aged persons housing and care needs across the municipality.</li> <li>Medium to long term aged persons housing and care (beds) provision targets aligned to projected future demand.</li> <li>Incentives intended to be outlined in Local Planning Schemes, Local Planning Policies and other long-term Local Government Strategies to facilitate increased supply via planning mechanisms such as density, height and plot ratio bonuses and other mechanisms</li> </ul>	<p>Ensure an appropriate supply of housing that supports independent aged persons living in the island's existing urban areas.</p> <p>Promote the efficient and effective provision of community infrastructure and facilities to meet the demands of residents and visitors.</p> <p>Encourage multiple use facilities that are fit for a range of purposes.</p>	<p>Provision of appropriate aged persons living facilities and infrastructure near community services in the short term</p> <p>Ensure community facilities are developed to a range of uses and be adaptable to future changes in use and users</p> <p>Support the development of community infrastructure, inclusive of mental health, aged care and short stay accommodation for health care patients.</p>	<p>Establish local planning scheme provisions to</p> <ul style="list-style-type: none"> <li>Introduce 'model' scheme definitions and permissibility for Residential aged care facility and Retirement Village land use classes;</li> <li>Facilitate increased supply aged persons' housing and care facilities via planning mechanisms such as density, height and plot ratio bonuses</li> </ul> <p>Undertake an investigation to identify land for additional or expanded aged care facilities.</p>	Poon Saan & Silver City, Settlement, Kampong, Drum site

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	including surplus land sales/lease/joint venture programmes				
3.	Youth and young couples are not encouraged to stay on-island due to lack of employment opportunities and accommodation		Encourage new small business enterprises in the resources, agriculture and tourism industries.  Attract and retain people in the Shire, through employment opportunities, and with access to a reasonable level of social services, including health and education.  Encourage the consolidation of existing businesses and the establishment of new ones to create 250 FTES by 2025  This aligns with the <i>RDO 2030 Strategic Plan</i> Additional 50 jobs on the 2018 basis (estimated at 600) by 2024	Provide adequate land and infrastructure to support training opportunities linked with identified business drivers such as Higher education, Agri-businesses and Tourism.  Facilitate ongoing supply of developable, fit for purpose commercial, industrial and agricultural land across the Shire.	Whole of Island
4.	Job (FTES) on the Island have declined from 600 in early 2018 to 400 at end 2019	To create a sustainable and diverse community that provides for high levels of employment and economic growth.  To ensure Christmas Island is supported by appropriate land, infrastructure, facilities and services to meet economic and community needs.			
5.	In 2014 the Island population was close to 5000 including the Detention Centre (DC). With the closure of the DC and the continuous mine employment decline the current population is less than 1200 at the end of 2019		Support a partnership with the Australian Government to inform the Singapore Authorities and business communities that CI has existing capacity to accommodate 600 visitors at any one time. Water, Sewer and Power services could support immediately up to 4000 new residents ( <i>2018 CI Singapore Strategy</i> )	Ensure that land supply and accommodation are aligned with population growth rates.  Provide for a wide range of different types of residential accommodation, to meet the diverse needs of the community and visitors.	
6.	Potential intake of additional population to sustain and diversify economic growth				



## 4.1.2 Cessation of Mining

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
7.	Current mining leases to expire in 2034 and no clear illustration of the mine relinquishment program	To facilitate the early development on agri-businesses on relinquished mining areas	Engage with the mine and DITRDC to secure the establishment of a definite relinquishment program in order to accelerate the transition from mining to agri-businesses in the Rural zone.  A formal working framework between the DITRDC, the SoCI and CIP/PRL should be established to identify priority areas as input into CIP longer term relinquishment program.	<p>Set out a flexible 'Rural' zone within the Scheme that provides for a range of activities associated with the mining and agricultural industries, and ancillary uses which are compatible with the capacity of the land and retain the rural character and amenity of the locality. Inclusion of assessment criteria for agri-business enterprises in the Scheme.</p> <p>Work with the CIP and the WA Department of Mines, Industry Regulation and Safety to ensure the cultural, environmental, social, and economic interests of the island's people are recognized, and mining resource development provides benefits to the community.</p>	South Point, East Coast, Airport Surrounds, Dolly Beach Road, Phosphate Hill, Light Industrial Area
8.	Recognise the importance of mining and support the longest possible extension of leases (RDO 2030 Strategic Plan)	To ensure that mining operations associated with new mining leases are conditional, where physically applicable, upon the advancement of land for development or infrastructure or agriculture.	New mining lease applications should require PRL to develop a clear transition plan to a post mining economy.  Require the mine to contribute to the implementation of strategic infrastructure projects where there is a nexus with the mine operation (Runway extension, land development, ex mined areas ready for agri-businesses)		South Point, East Coast, Airport Surrounds, Dolly Beach Road, Phosphate Hill, Light Industrial Area
9.	Viable phosphate deposits competing with future development (SoCI 2018 Futures Charter)	To ensure no future development occur on known viable mining deposits	Extraction of phosphate deposits required to occur prior to and in anticipation of any public or private future development in particular in the Rural and Urban Development zones under the TPS 2		South Point, East Coast, Airport Surrounds, Dolly Beach Road, Phosphate Hill, Light Industrial Area
10.	Future of exhausted mining areas (SoCI 2018 Futures Charter)	To prevent the automatic return of exhausted mining areas to the wilderness and or National Park	Priority access to all exhausted mining areas, inclusive of BPC pinnacle fields, for economic development purposes		Whole of Island (outside the National Park external boundaries)
11.	The current mining lease, if not renewed, would indicate cessation of mining in 2034. Approximately 1200 Ha of exhausted mining areas would offer the best prospect for economic development	To ensure that the great majority of exhausted mining areas outside the National Park (historic or recent) are made available for transformation for the development of Agri-businesses	Exhausted mining areas outside the National Park subject to relinquishment should be transformed for future productive agri-businesses (hydroponics, fish, poultry and semi-enclosed fruit production) to sustain the island whilst supplementing Singapore food supply, food resilience and ultimately food security. (2018 CI-Singapore Strategy)  A formal working framework between the DITRDC, the SoCI and CIP/PRL should be established to rate sites in accordance with the scale of land transformation needed to inform prospective investors in agri-businesses.		South Point, East Coast, Airport Surrounds, Dolly Beach Road, Phosphate Hill



12.	Uncertainty associated with the mining workforce	To redirect the ex-mining workforce know-how towards Agri-businesses	Re-training of the mining workforce in agriculture and aquaculture related activities as well as training in other sectors.  The SoCI to engage with the DITRDC and explore opportunities for the re-training of the mining workforce in agriculture and aquaculture related activities as well as training in other sectors.	Maintain and expand 'education establishment' development and uses within the Scheme area.	Whole of Island
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## 4.1.3 Food Supply

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
13.	Unreliable supply of fresh food	Ensure an appropriate supply of agriculturally fertile and or able land is available to assist in the production of food sources that can sustain the island population.	Support the systematic establishment of Agri-businesses on exhausted mining areas immediately after relinquishment by rezoning parcels of land to rural or horticulture.	Establish a long-term strategic approach to the rezoning of mining tenements to rural and horticulture zones by: <ul style="list-style-type: none"> <li>Conducting investigations to identify where the most desirable agriculturally fertile and or able land is located</li> <li>Ensure land use types associated with food production are permissible within the zoning table in rural and horticulture zones</li> <li>Ensure provisions are in place within the local planning scheme to protect service easements required for future rural lots via public purpose reserves</li> </ul>	South Point, East Coast, Airport Surrounds, Dolly Beach Road, Phosphate Hill
14.	Increased costs of imported fresh food jeopardises the economic viability of emerging businesses such as tourism	Provide a broad range of agricultural land types and uses via the planning framework to capitalise on the island's ex mining areas. Reducing the requirement of food importation.	Source cheaper fresh food supply through on-island production via a flexible array of zonings that cater for various intensities and scales of agriculture.	Establish a framework within the local planning scheme that provides a broad and flexible array of zonings relating to agriculture. <ul style="list-style-type: none"> <li>Ensuring agriculture land use definitions allow and cater for the widest variety of pursuits as possible</li> </ul>	Drumsite, Dolly Beach Road, East Coast
15.	Quarantine policy on imported plants and animals can frustrate the ability to diversify home grown fresh food production	Ensure a Christmas Island specific list of permissible plants and animals is established through a consultation process between relevant agencies and the community	Develop and endorse a commonly shared list of permissible animal and plant species suitable to Christmas Island and consider a review of the current plant assessment process Establishment of a food research centre for agriculture and aquaculture activities in collaboration with the <i>Indian Ocean Learning Communities (IOLC)</i>	Outside remit of PDA Act	Whole of Island (except National Park)
16.	High cost and irregular supply of fresh food on CI. Singapore is highly focused on the security of its food supply and limited farming areas (2018 CI-Singapore Strategy)	Capitalise on the opportunity to satisfy the demand for food sources in Singapore	Facilitate production of fresh food (fruits, vegetables, poultry and fish) for local consumption and export including by CI based Singapore agri-businesses. Provide adequate rural zonings to allow for additional food source production to serve the CI population and in addition, encourage export to Singapore.	Provide an adequate supply of rural zoned land to allow for additional food production to occur.	South Point, East Coast, Airport Surrounds, Dolly Beach Road, Phosphate Hill
17.	Fruit Fly species pose a serious threat to native and imported fruit-bearing trees (RDO 2030 Strategic Plan)	To eradicate Fruit Fly across the Island	Implement a targeted Fruit Fly eradication project on the island (similar to Carnarvon Mediterranean fruit fly eradication pilot project – DPIRD but on a smaller scale)	Outside remit of PDA Act	Whole of Island
18.	The <i>Mining to Plant Enterprise</i> (MINTOPE) research program sponsored by the Commonwealth, CIP and Murdoch University between 2012 and 2019 has illustrated remarkable	To ensure that future Higher Education and Research programs are focusing in priority on food production related activities for local	Support the proposed research and education themes/activities of the recently created IOLC to further develop and or diversify the findings of MINTOPE		South Point, East Coast, Airport Surrounds, Dolly Beach Road (whole Rural Zone in

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	potential for food production on exhausted mining areas.	consumption or to create a job creating export economy	The IOLC education and research partnership between Murdoch University and the Harry Butler Institute in Perth and Murdoch Singapore Pte Ltd and Temasek Polytechnic in Singapore is principally designed to enhance food security in Singapore and the IOT under the auspices of the <i>Australia Singapore Comprehensive Strategic Partnership (ASCSP)</i>		the TPS No.2 and future rural zone in TPS No 3)
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## 4.1.4 Tourism Opportunities

Item	Current Issue	Objective	Strategic Planning Response	Planning Action	Relevant Precinct
19.	Lack of traditional high-volume tourism attributes	Identify/promote development of selected high-volume tourism	Development of tourism activities taking advantage of the quality of the flora, fauna and marine life as well as the island's unique historical, cultural and religious heritage. Engage with DITRDC and CITA to explore ways to improve air transport accessibility, affordable hospitality infrastructure (including backpackers), tourism recreation offerings and the re-use of the Settlement Sports Hall to transition CITA in a more adequate facility	Identify suitable sites for tourism development in proximity to tourism attractors. Re-zone these sites in the local planning scheme for tourism. Establish local planning scheme provisions to: <ul style="list-style-type: none"> <li>Introduce 'model' scheme definitions and permissibility for tourism facilities, tourism operations and tourism accommodation land use classes.</li> <li>Reduce possible impacts on the environment of any proposed tourism ventures.</li> </ul>	Whole of Island
20.	Minimal release of tourism accommodation within the National Park (6 guests capacity at end of 2019)	Significantly increase low impact tourism opportunities within the National Park	Engage with Parks Australia to identify further suitable sites for light footprint eco-tourism developments and create an eco-tourism accommodation program with land release targets and milestones. Ensure that future eco-tourism developments within the National Park are all connectable to a Whole of Island mountain bike track network	Identify sites, in liaison with Parks Australia, that will be suitable for low impact tourist accommodation. Re-zone these sites as Tourism – Eco and draft scheme provisions to manage tourist numbers and impacts on the National Park	Rest of Island (National Park)
21.	Lack of tourist facilities	Increase and diversify tourist facilities in the nominated areas	Promote the development of sites suitable for tourism within the existing settlement. Engage with the CITA to ensure that future tourism promotion material make reference to sites suitable for tourism development and in particular within the Settlement & Gaze Road areas	Add tourist facility as a discretionary use in the zoning table for these precincts. Include a definition of tourist facility in the scheme.	Settlement, Gaze Road, Poon Saan and Silver City, Dolly Beach Road
22.	Enhancement of Gaze Road Tourism and Commercial Precinct	To encourage the Commonwealth to facilitate the development of Crown held land within the Gaze Road Tourism and Commercial Precinct	Liaise with the DITCRD to participate in the implementation of the endorsed Gaze Road Masterplan 2012 to accelerate the introduction of new commercial and tourism enterprises and new hospitality facilities Relocation of Gaze Road tanks and fuel station	Re-zone the relevant sites in the Local Planning Scheme to support the introduction of new commercial and tourism land uses. Consider amendment of the Scheme zoning table by removing X and replace it by D or A for use class 45 Tourism Development in the Commercial zone as part of the Scheme review.	Gaze Road, Light industrial area
23.	Cruise Ship visits have community support and the DITRDC takes advice from the Maritime Traveller Processing Committee to grant or not grant access to Cruise Ships on CI.	To ensure that the community is well prepared and adequate resources, infrastructure and land is appropriately identified to support Cruise Ship visits	Develop a Cruise ship visits typical Island Discovery Program (resources, activities, community events, market etc.) with representatives of DITCRD, SoCI, CITA, Parks, CLA, IC & Women's Association.	Identify and re-zone as required land required to facilitate cruise ship visits. Consider making reference to CITA's Cruise Ship Strategy in the Local Planning Strategy.	Whole of Island



24.	Address the future of derelict buildings (RDO 2030 Strategic Plan)	Renovate/remove derelict buildings	Derelict buildings include the CI Club, Bahai House, Virgin's Castle and the Settlement Sports Hall. Engage with the DITRDC and CITTA to develop a Conservation/Re-development Strategy for derelict buildings.	The Local Government (Miscellaneous Provisions) Act 1960, Section 408/409 grants powers to the local government to require either the removal/demolition of neglected building or renovation of said. If unmanaged/unkept land is a major issue insert a clause into the scheme similar in nature to Clause 32 of the Shire of Esperance LPS 24.	Kampong, Settlement, Drumsite
25.	The Settlement Sports Hall (SSH) building is highly re-usable to house a purpose-built visitor centre, museum, commercial tenancies, bar-restaurant and community activities (2011 Gaze Road Urban Design Masterplan)	Prioritise the refurbishment of the Settlement Sports Hall (SSH) where a discovery center is clearly illustrated	Continue collaboration with DITRDC to progress the 2017 SSH Refurbishment Preliminary Design Concept to ensure the building is retained and refurbished for the benefit of visitors, the community and businesses without creating on-going burden to DITRDC as the owner and the SoCI to whom the property is vested in under Management Order.	Update use classes for this site to include the proposed uses as discretionary uses in the Zoning Table (if required)	Gaze Road
26.	Reinvigorate the concept of a Discovery Center to showcase the island's natural and cultural treasures (RDO 2030 Strategic Plan) Remoteness, single-way controlled road, and interruption of access during rockfall alerts are considerable limiting factors to visit the island museum currently located at Tajin House.	As per item 25	The refurbishment of the SSH for the purpose of a Discovery Centre (inclusive of the relocation of the visitor's center and the Tajin house museum) has been supported by two separate formal public consultation procedures in 2011 and 2017 respectively.	As above	Gaze Road
27.	Lack of low impact (eco) tourism development (SoCI 2018 Futures Charter)	Allow the Rural Zoning to accommodate low-impact tourism development where appropriate	Support, on a case by case basis, low impact tourism development in favourable areas of the Rural Zone which mining lease has been relinquished.	Develop a local planning policy that details a process that will guide the reintegration of ex-mining land into the rural zone. Specify which sites are suitable for eco-tourism (use this term as it is in schedule 1 of the current scheme) and have eco-tourism as an additional use for those sites.	South Point, East Coast, Airport Surrounds, Dolly Beach Road
28.	Lack of 5-star Resort	Encourage the Commonwealth to facilitate the re-use of the existing resort	Support the re-use of existing vacant buildings, facilities and infrastructure controlled by DITRDC in preference to new development of comparative size (SoCI 2018 Futures Charter)		Golf Course & Resort, Gaze Road, Settlement, Drumsite, Kampong, Poon Sean
29.	Development of an integrated resort	As per item 28	Advocate for the Australian Government to undertake an open and transparent process for the development of an integrated resort at the current resort location Promote CI as a world class tourism destination, facilitate the development of tourism as an anchor employer (Our Future CI Community Strategic Plan 2013 SoCI)		Golf Course & Resort
30.	Lack of Priority Infrastructure Plan to support tourism (RDO 2030 Strategic Plan)	As per item 25	Develop a priority infrastructure plan for underlying needs to support tourism including signage, facilities and services. Include the SSH refurbishment in the Priority Infrastructure Plan		Rest of Island/National Park

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31.	Lack of Priority Infrastructure Plan focusing on the National Park (RDO 2030 Strategic Plan)	To ensure, through eco-tourism revenue, that the National Park funding source is sustainable beyond mining	Develop a Priority Infrastructure Plan for providing further opportunities to enjoy the National Park, including camping recreational areas, nature walks and mountain biking. Identification of sites for eco-adventure and or education/research.	Rest of Island/National Park
32.	Lack of welcoming attribute for visitors (RDO 2030 Strategic Plan)	To enhance Gateway Areas with a focus on visitors	Develop a Masterplan for Gateway precincts to ensure a welcoming presence on the Island. Gateway areas could include at least the Airport, Roundabout precinct, Poon Saan Shops	Airport Surrounds, Kampong, Poon Saan & Silver City
33.	Visits to the island currently averages 24 guests p/w. The current hospitality infrastructure could at least accommodate 300 guests p/w (2018 CI-Singapore Strategy)	To remove Cabotage restriction for CI/CKI International Flights	<p>Actively promote the removal of the Cabotage restriction for CI/CKI International flights to open CI to the tourism market in our immediate north.</p> <p>Actively promote CI/CKI tourism visas with condition of no-entry to the mainland to encourage tourism visits from our immediate north. (2018 CI-Singapore Strategy)</p> <p>Investigate new visas types to facilitate efficient entrance into the IOT (RDO 2030 Strategic Plan) (SoCI 2018 Futures Charter)</p>	Whole of Island



#### 4.1.5 Construction Material Supply

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
34.	Heavy reliance on imported construction materials	Identify areas on CI that have the potential to provide construction materials	<p>Identification of suitable land for the extraction and processing of local building materials (e.g. limestone and timber)</p> <p>Investigate/encourage cost-effective pre-fabrication construction industries in Singapore to minimize in-situ (on-island) construction time and costs (2018 CI-Singapore Strategy)</p>	<ul style="list-style-type: none"> <li>Conduct research identifying areas of the island that provide potential to provide construction materials</li> <li>Place provisions in the local planning scheme that protect these identified areas such as a special control area.</li> </ul>	<p>Whole of Island (except National Park),</p> <p>Whole of Island</p>
35.	No exchange of construction material between Christmas Island and the Cocos (Keeling) Islands	To re-examine the economic benefits associated with material transfers between CI and CKI	In line with past practices, encourage the export of material such as phosphate, chalk & timber to CKI and import from CKI coral sand for concrete to increase synergies between the two economies		South Point: East Coast; Airport Surrounds; Dolly Beach Road



## 4.1.6 Future Economic Activities

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
36.	Economic diversification is required due to the foreseeable cessation of mining and lack of reliability of immigration activities	Ensure the Local Planning Framework supports economic diversification strategies through land supply and zoning	Re-focus economic activities towards alternative sectors such as tourism, agriculture/aquaculture, research & development, training & education, and government projects	Ensure the economic diversification strategies are supported in the local planning scheme through the supply of tourism, agriculture and public purpose zoned land	Whole of Island
37.	The lack of direct air connection with Singapore is a major obstacle to economic development	Ensure a direct flight to Singapore is reinstated to boost the CI economy	SoCI joins the RDO in advocating for the Australian Government to remove cabotage restrictions for International CI-CKI-International flights (Northern Triangle) (RDO 2030 Strategic Plan)		Whole of Island
38.	For historic, cultural, societal and economic reasons there is aspiration to facilitate investment on CI from Singapore (2018 CI-Singapore Strategy)	To integrate the IOT within the ASCSP framework	Engage with the Commonwealth Government in order for CI (and the IOT as a whole) to be fittingly considered and effectively integrated to the ASCSP framework	See Above.	Whole of Island
39.	Higher education, research & innovation focusing mainly on food productions and requiring relatively minimal infrastructure investment at the outset constitute a new and desirable economic driver for the Island	Provide greater opportunity within Christmas Island for education and training with a focus on agricultural and food production industries	<p>Support for the education and research themes proposed by the IOLC namely:</p> <ul style="list-style-type: none"> <li>• Bio-security;</li> <li>• Bio-prospecting;</li> <li>• Cereal/legume crops &amp; feedstock manufacturing;</li> <li>• Animal farming;</li> <li>• Urban vegetable farming &amp; controlled environment technologies;</li> <li>• Brewing &amp; distillation techniques;</li> <li>• Aquaculture;</li> </ul> <p>Insect farming;</p> <ul style="list-style-type: none"> <li>• Productive forestry &amp; fruit trees;</li> <li>• Land management &amp; environmental rehabilitation;</li> <li>• Micro sustainable energy;</li> <li>• Food business development;</li> <li>• Food for high end tourism;</li> <li>• Local business advancement and</li> </ul> <p>Waste recovery &amp; waste management</p>	<ul style="list-style-type: none"> <li>• Provide an adequate supply of Agriculture zoned land within the Local Planning Scheme.</li> <li>• Implement provisions within the local planning scheme that provide scope for small scale support infrastructure.</li> </ul>	South Point; East Coast; Airport Surrounds; Dolly Beach Road

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## 4.1.7 Private Investment

Item	Current Issue	Objective	Strategic Planning Response	Planning Action	Relevant Precinct
40.	Private investors find it difficult to acquire/lease Crown Land	Open up opportunities for property investment	Liaise with DITCRD for the orderly release of Crown Land upon the endorsement of the CISA Plan	Ensure the relevant sites for release of Crown Land are zoned accordingly to facilitate the envisioned land uses.	Whole of Island (except National Park)
41.	Significant private investment on the Island is mainly reliant on the release of Crown land.  Determination of the EPBC requirements under the CI Strategic Assessment, aquifer pollution prevention and the protection of structures against the potential collapse of cave formations indicates that the Island could still be several years before reaching "Investment Ready" status (2018 CI-Singapore Strategy) & (SoCI 2018 Futures Charter)	Streamline the release of Crown Land	Exhausted mining areas outside the National Park with degraded environmental values offer the best immediate land prospect to attract investors from Singapore in the agri-business sector.  Develop a working protocol with common purpose to be established between DITCRD, SoCI and CIP to facilitate the release of exhausted and relinquished mining areas.  Encourage DITCRD to take advice from the Singapore Food Agency to reach out to Singapore investors in Agri-businesses.  Develop an MOU between the Commonwealth (DITCRD, DFAT) and the Shire to facilitate the desired outcomes	Once suitable sites have been identified ensure that the scheme is amended (if necessary) to permit the proposed land uses.	Whole of Island (except National Park)
42.	The stringent environment approval requirements associated with new development can frustrate positive outcomes	Streamline environmental approvals	Support the creation of a land bank of Priority 1 and 2 vegetation areas outside of the National Park that could be used for environmental offsets	Identify in the scheme suitable sites for environmental offsets	Whole of Island (except National Park)
43.	Economic development/investment on the Island is at an all-time low (SoCI 2018 Futures Charter)	Identify opportunities to increase economic development/investment	Encourage investment on CI including under the auspices of the ASCSP in economic sectors such as finance, defence, logistics, tourism, education, trade, socio-cultural advancement and workforce free movement	Identify areas suitable for the stated economic sectors and re-zone accordingly	Whole of Island
44.	Lack of investment from Austrade (RDO 2030 Strategic Plan)	Increase investment opportunities for Austrade	Work with Austrade to link into their Regional Investment initiatives and host investors on the Island to determine interest in opportunities associated with key reciprocal areas such as tourism, international education, food and agri-business and technology potentials	As above	Whole of Island



## 4.1.8 Accommodation Supply

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Predict
45	Provision of new residential and tourism accommodation	Exhaust in priority land available already zoned for residential and tourism	The prospective demand for new residential and tourism accommodation can be met within the current Urban Development Zone of the TPS No.2  Explore rezoning possibility for marine focused tourism immediately south of Smith point	Maintain the current Urban Development Zone of the Scheme to meet prospective demand for new residential and tourism accommodation.	Poon Saan and Silver City, Phosphate Hill, Lily Beach Road



## 4.2 Natural Environment

Whilst significant areas of the Island are protected within the National Park, historic phosphate mining and human activities have had some noticeable impact on the environment. Future urban expansion and possible new mining present challenges that could require environmental management consideration.

In order to lift uncertainty associated with the requirements of the EPBC Act 1999, the Commonwealth Minister for the Environment and the Commonwealth Assistant Minister for Regional Development and Territories, recognizing the island unique environmental values should be considered alongside the economic and social benefits of development, agreed to conduct a whole of Christmas Island Strategic Assessment (CISA) of the impacts of actions taken on CI on matters protected by part 3 of the EPBC Act.

For the purpose of the CISA, the formulation of a 50 years plan, policy or program (the Plan) will be prepared by the DITCRD taking into consideration Commonwealth policies as well as the Local Planning Strategy Updated Strategic Directions herein.

The Plan will aim to provide opportunities for the sustainable development of the Island (excluding the National Park). Development will include, but not be limited to: residential, commercial, tourism, industrial, mining, agriculture and supporting infrastructure.

It is expected that the CISA will define environmental offsets or mechanisms to collect financial contribution from future developments for the specific purpose of minimizing impacts and or maintaining/enhancing the environment.



## 4.2.1 Natural Environment

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Predict
46	Red crab migration routes threatened by human activities	Ensure that Crab-migration remains included in future planning procedures	Maintenance, protection and introduction of new red crab migration protection measures such as Environmental Corridors as part of future urban development	Develop a Shire wide Environment Corridors approach within the planning instruments	Phosphate Hill/Recreation Centre, Light Industrial Area, Poon Saan and Silver City, Drumsite, Settlement, Golf Course and Resort
47	The limestone geology of the island comprises potentially unidentified caves	Ensure that new developments are not at risk due to potential cave collapse. Continue to request a whole of island geological mapping (basalt & limestone) is carried out by the Commonwealth	Ensure any new development considers the geotechnical limitations associated with potential cave formations	Investigate Scheme provisions which identify areas requiring geotechnical investigation prior to subdivision, development approval or groundworks.	Whole of Island
48	Resolution of National Park boundaries		Support the rationalisation of National Park boundaries	Establish appropriate local scheme designation over landholdings which are to be rationalised to the National Park.	Whole of Island
49	Some mining leases are located within the National Park	To ensure that all "island leases" revert ultimately to National Park	Support the relinquishment of the central and north western mining leases to Parks Australia subject		Rest of Island
50	Current mining leases are to be extinguished by 2034	Maximise the usage of ex mining areas towards economic development such as Agri-businesses		Work with the CIP and the WA Department of Mines, Industry Regulation and Safety to ensure the re-use of mining leases towards Rural land uses balances the needs of the environment with the economic future of the island's population.	Dolly Beach Road, East Coast, South Point
51	Need to maintain, sustain and enhance the island environment (SoCI 2018 Futures Charter)	To ensure that all new development contribute to the enhancement of the natural environment	Investigate environmental contribution to be imposed on new development utilizing mechanisms such as environmental offsets and or the creation of environmental corridors when and where appropriate	Include definition and conditions relating to Environmental Offsets and Environmental Corridors in the reviewed Planning Strategy and Scheme	Whole of Island (except National Park)
52	Need to reduce carbon emission on the island (SoCI 2018 Futures Charter)	Support the development of renewable energy infrastructure from both the Commonwealth and private investors to effectively minimise or even prevent carbon emissions in new developments	Investigate new developments to maximise carbon neutrality with adequate on-site generation of solar and wind power to supply buildings as well as the anticipated (and supported) utilisation of electric vehicles required by the development	Introduce new development conditions specifically associated with carbon emission reduction	Whole of Island (except National Park)
53	The island environment is ideally placed to support eco-tourism, higher education and scientific research programs (2018 CI-Singapore Strategy)	To ensure that eco-Tourism focuses in priority on opportunities available within the National Park	Ensure collaboration between Parks Australia and the IOLC to facilitate research initiatives focusing on the environment and eco-tourism. Support the provision of remote ecoadventure and cultural tourist experiences in areas where	Develop a Shire wide tourism strategy that considers accommodation, attraction, activities and access. Investigate 'low impact' tourist development use classes in the local planning scheme to provide for tourist development that has minimal impact on the existing amenity and landscape values of the National	Whole of Island

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[illegible]



### 4.3 Water Management

The full extent of groundwater aquifer is undetermined.

There is an on-going need to determine the extent of the groundwater catchment and to determine whether development has the potential to impact upon the specific catchment that is used for the Island's potable water supply.

It is especially relevant for any expansion of industrial and land fill land uses, to ensure harmful substances do not contaminate the water supply.

Recent investment by the Commonwealth has increased the capacity of the Wastewater Treatment Plant at Smith Point to cater for a population of 6,000

## 4.3.1 Potable Water

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
54	Lack of accurate definition of underground fresh water aquifer	As per Items 1 and 47	Support the RDO recommendation to DITCRD for the completion of water mapping across Christmas Island (RDO 2030 Strategic Plan)	Local Planning Framework to identify: <ul style="list-style-type: none"> <li>Mapping of the basalt layer and cave systems</li> <li>Assessment of the catchment extent and capacity</li> <li>Mapping of the basalt layer and cave systems to assess the catchment extents</li> <li>Identification of land use controls in areas which may impact on vulnerable groundwater resources</li> <li>Research, prove and develop additional water sources in consultation with Director National Parks</li> </ul>	Whole of Island
55	Potential for contamination of fresh water supply				Whole of Island
56	Lack of redundancy in water supply				Whole of Island
57	Powerlines to freshwater pumping stations are currently above ground and at high risk from storm damage	As per item 52	Secure power supply to water pumping stations by installing power supply underground  Encourage Watercorp to explore wind/solar/battery systems to drive remote underground pumping station as alternative to carbon emitting power supply	Scheme to identify appropriate land and development controls for service infrastructure.	Whole of Island

## 4.3.2 Wastewater

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
58	Sustainable Water Management Practices	Maximise the re-use of bio-waste for agriculture in preference to dumping	Investigate sustainable water management practices, such as bio-waste re-use opportunities for agricultural purposes	Local Planning Framework to apply the principles and policy measures of the Better Urban Water Management (WAPC 2010) framework.	Whole of Island
59	Above ground wastewater infrastructure in high rock fall risk areas		Encourage the Commonwealth to take appropriate measures to protect infrastructure from rock fall risks	Scheme to identify rock fall risk areas and provide associated development controls aimed at mitigating risk to human safety and development.	Kampong and Smith Point
60	Disposal of treated bio-waste sludge in land fill at the rubbish tip	As per item 58	Encourage dialogue between Watercorp and the IOLC to further research possibilities for the sustainable re-use of bio-waste	Local Planning Framework to identify a composting facility at the rubbish tip to appropriately treat bio-waste	Phosphate Hill/Recreation Centre, Light Industrial Area



## 4.4 Energy

The nature of power generation on Christmas Island is highly reliant on imported fuel. Investigation into renewable sources on the island has reached a critical stage (refer to climate change section below)

### 4.4.1 Energy

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
61	Reliance on imported fuel and lack of alternative energy options	Assist the Commonwealth in meeting its International Carbon Emission Reduction targets	Encourage the research and development of zero carbon emission alternatives	Include appropriate use classes, and associated provisions within the Scheme that relate to the development of renewable energy infrastructure.	Phosphate Hill/Recreation Centre, Light Industrial Area, Dolly Beach Road, East Coast
62	Risk associated with the domestic fuel tanks located in close proximity to residential dwellings	Minimise risks associated with the fuel tanks within the Gaze Road precinct and allow for the safe increase in accommodation within this prime tourism, residential and commercial location	Relocation of foreshore fuel tanks and fuel station to a more appropriate location	Identify appropriate location for fuel storage and fuel distribution within the local planning framework.	Light Industrial Area
63	Transition the island from diesel energy to clean energy sources (RDO 2030 Strategic Plan)	As per Item 52 and 61	DITCRD and RDO to investigate the most efficient and effective pathway to transition the island from diesel energy to clean energy sources	Include appropriate use classes, and associated provisions within the Scheme that relate to the development of renewable energy infrastructure.	Whole of Island



## 4.5 Waste Management

There are various risks involved in the current waste management practices on the island, including biological risks associated with the dumping of sewage sludge and mixed municipal waste. A suitable alternative long-term location for the rubbish tip cannot be determined until the extent of the groundwater catchment is identified and effects of the current tip on the groundwater are quantified.

### 4.5.1 Waste Management

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
64	Delineation of cadastral boundaries for the rubbish tip to formalise land tenure		A cadastral delineation will coordinate the staged development of Phosphate Hill for future urban uses	Define the extent of the current rubbish tip operation and appropriate cadastral boundaries.	Phosphate Hill/Recreation Centre
65	Risk of groundwater contamination from the rubbish tip	Minimise groundwater contamination risks	Streamline waste management practices in the short term	Explore opportunities for a more integrated waste management system linked to other industrial processes	Light Industrial Area, Phosphate Hill/Recreation Centre
66	Quarantine regulations in relation to transferring waste off-island		Investigate quarantine requirements to mainland Australia Identification of areas for increased storage, including covered areas, and cleaning facilities	DITCRD, the SoCI and the SoCKI to prepare a best practice waste strategy for the IOT.	Light Industrial Area, Phosphate Hill/Recreation Centre
67	Current rubbish tip operations are unsustainable	Keep seeking support from the Commonwealth to upgrade the current tip operation in a genuine Recovery Centre operation	Establishment of a Recovery Centre to sort and process recyclable materials, and organic waste treatment plant to process food waste and a composting plant to process other organic waste		Phosphate Hill/Recreation Centre, Light Industrial Area
68	Aspiration for waste avoidance including waste reduction, waste recycling and waste management ((RDO 2030 Strategic Plan))	Eliminate the concept of waste throughout the Island with a clear focus on waste recovery	The SoCI has expressed interest in collaborating with the IOLC in researching adequate waste recovery measures. This research could focus initially on the organic waste stream (community education, domestic collection, central composting and disposal to enrich soils or use as medium for insect farming)		Kampong, Settlement, Gaze Road, Poon Saan-Silver City, Drumsite, Light Industrial Area, Phosphate hill



## 4.6 Climate Change

The *Climate Change Risk Assessment for the Indian Ocean Territories (AECOM 2010)* has identified that Christmas Island has experienced changes in climate over the past decades, and these trends are likely to continue.

As a small island, Christmas Island is vulnerable to the effects of climate change. In particular, coastal stability, rising sea level and storm swell issues at Kampong, Settlement (Gaze Road), Smith Point, Golf Course and Resort.

Concurrently there is international scientific recognition that unchecked carbon emissions are related to the acceleration and intensification of the effects of climate change.

The pathway to the decarbonization of the Australian economy (and consequently the CI economy) is critical if the targets of the *United Nations 2015 Paris agreement on Climate Change* are to be met. In this context Australia is a party to the *UN Framework Convention on Climate Change*.

In economic terms the necessary decarbonization of power generation on the island is increasing in urgency. The more one waits the more the decarbonization will be difficult and expensive mainly because of the scale and the effort before the public and the private sector alike.



## 4.6.1 Climate Change

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Predict
69	Risks associated with sea level rise combined with storm surge effects at the Kampong	Reduce sea level rise and storm surge risks to residents	Encourage relocation of residents from the Kampong to safe existing and new urban areas.	Investigate and scope a Coastal Hazard Risk Management and Adaptation Plan for Kampong, per WA's State Planning Policy 2.6 – Coastal Planning. Develop a long-term residential transition plan for the Kampong towards safer existing and new urban areas. Investigate provisions with the Scheme that prevent additional subdivision within Kampong.	Kampong and Smith Point
70	Risks associated with increased wave undercutting of terrace cliffs	Ensure safety of people and infrastructure	Minimise risk for any new development geotechnically at risk on the ocean side of Gaze Road		Gaze Road, Settlement
71	Ensure all port facilities are operational and maintained in the context of potential for increased storm surges	Maintain all-weather shipping accessibility to the island	Maintain and consolidate the island's principal goods and fuel port outlets Upgrade Nui Nui port facilities to an operational standard to ensure alternative port facility remains available in extreme events	Investigate Scheme provisions which <ul style="list-style-type: none"> <li>facilitate activities within the port precincts which are general industrial land uses and the supply of essential services associated with port operations.</li> <li>ensures development maintains and provides for the safe and efficient operation and management of supply chain infrastructure.</li> </ul>	Kampong and Smith Point, Golf Course and Resort
72	Overtopping of cliffs in Settlement in high swells	As per item 70	Minimise any new development at risk of inundation on the ocean side of Gaze Road	Investigate and scope a Coastal Hazard Risk Management and Adaptation Plan for the Gaze Road precinct, per WA's State Planning Policy 2.6 – Coastal Planning.	Gaze Road, Settlement
73	The need for cyclone-rated buildings on the island in the context of climate change forecasts for Category 4-5 cyclones in the region	Ensure future development are resilient to cyclone more severe than those previously experienced	Ensure that all new development meets requirements for Category 5 cyclones as per Building Code of Australia standards	Provide cyclone rating guidance in the Local Planning Policy	Whole of Island
74	The island is almost completely dependent on imported fossil fuel for the production of its energy and totally dependent for the movement of all vehicles and vessels.	As per items 52, 61 and 63	Develop with DITCRD, the IOTPA, RDO and CIP a staged fossil fuel phasing out plan to pro-actively move the island away from the fossil fuel economy Adopt a systematic approach towards decarbonization by ensuring that all new developments, projects or economic development initiatives are as carbon neutral as feasible. Identify areas where existing energy arrangements can be decarbonized cost effectively and in a timely manner	Include appropriate use classes, and associated provisions within the Scheme that relate to the development of renewable energy infrastructure.	Whole of Island



## 4.7 Transport

It is currently estimated that there is approximately 2,100 (need check) registered vehicles on Christmas Island. Overall traffic movement is therefore anticipated to remain relatively low and fluid. However, traffic management needs to be considered in relation to the current and planned road network and development to ensure activity is safely accommodated for both current and future needs.

A broad assessment of the road network and precincts has identified lack of cadastral public access for some land parcels, freight movements impacting on residential areas and poor connectivity with the recreation center as issues that need to be addressed to guide future development on Christmas Island.

From the air transport perspective, the Runway in its current geometry reveals that:

1. The End Safety Areas (RESAs) do not meet International aviation Standards;
2. CASA's minimum longitudinal slope is exceeded by 0.27% overall and 1.05% at the southern end;
3. The Obstacle Limitation Surface associated with the runway is compromised to the north-west by the altitude of Irwin Hill and restrict maneuvering and landing in Instrument Meteorological Conditions solely to the east of the runway.

The case to maintain provision to expand and upgrade the runway is underpinned by:

1. Tourism, higher education & research, niche export agri-businesses and possibly defence are all very seriously considered as realistic future drivers of the CI economy.
2. These economic sectors will all be highly dependent and legitimately expect reliable and improved air services.
3. Airlines are more and more favoring larger medium haul fuel-efficient airplanes with larger capacity (240 seats and over) than those currently able to utilise the CI 2,043m long runway.
4. The disparity with the 2,445m CKI runway that could restrict the ability for defence and larger aircraft to equally utilise both aerodromes.

### 4.7.1 Roads

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
75	Lack of legal public access to key public infrastructure and strategic land assets		Gazetted of public road to the IDC	Scheme to apply appropriate designation to road to IDC.	Airport Surrounds, Rest of Island
76	All freight movements to and from the airport and the port must go through the Poon Saan residential area	Provide a direct route from the Port to the Industrial area	Removal of freight movements from established residential areas by implementation of the 'Murray Road Link' as outlined in the 2010 Light Industrial Area ODP	Investigate/Scope a District Traffic Assessment to inform an appropriate planning response aimed at separating heavy (industrial, mining) vehicles from local traffic networks and increase connectivity between the Recreation Centre and the Poon Saan/Drumsite areas.	Light Industrial Area
77	Poor connectivity of the Recreation Centre in relation to existing adjacent urban areas	Provide direct pedestrian, cycle and vehicular connection between the Recreation Centre and the Poon Saan and Drumsite areas	Develop direct road connections to Poon Saan and Drumsite as part of the Phosphate Hill urban expansion area		Phosphate Hill/ Recreation Centre



## 4.7.2 Airport

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
78	Existing Sub-standard fire-fighting services are restricting access to CI for non-Australian international carriers (RDO – 2030 Strategic Plan)	To improve airport access to international carriers	DITCRD to provide adequate fire-fighting services at the airport to allow access to all international carriers	<p>Investigate Scheme provisions which facilitate activities within the airport precinct which are general industrial land uses and the supply of essential services associated with airport operations.</p> <ul style="list-style-type: none"> <li>ensures development maintains and provides for the safe and efficient operation and management of the airport.</li> </ul>	Airport and Surrounds
79	CI Runway does not align with CASA and International Aviation Standards (SoCI 2018 Futures Charter)	To ensure that a strategy is established to upgrade the runway and airport operation to International Standards	DITCRD to develop a strategy to implement the upgrade of the CI Runway and terminal to improve reliability and diversification of air services, accommodate future larger aircrafts and adequately respond to patronage growth potentially driven by tourism, higher education & research, niche agri-businesses export and possibly Defence		Airport and Surrounds
80	Capacity of the airport and runway to handle larger aircraft and increased passenger numbers in the long term	To plan for the expansion of the runway	Identification and protection of additional land area for airport terminal and runway expansion Extend and upgrade the runway and apron areas		Airport and Surrounds
81	Noise, height restrictions and earthworks in adjoining areas associated with any expansion of the airport and runway (SoCI 2015 LPS)	To protect the orderly expansion of the runway	All future development in the vicinity of the airport to have regard for the ANEF noise contours, Obstacle Limitation Surface area and necessary surrounding earthworks associated with any runway expansion		Airport and Surrounds, Phosphate Hill/ Recreation Centre, Dolly Beach Road

## 4.7.3 Port

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
82	Limited freight handling/storage and customs/ quarantine capacity at the port	Develop freight storage and handling capability at the Light Industrial Area	Implementation of the 2010 Light Industrial Area ODP to provide additional container storage and handling facilities	<p>Identify areas adjacent to the Nui-Nui facility for the development of storage capacity Incorporate environmental assessment and consideration of biosecurity and customs standards in expansion planning</p>	Kampong and Smith Point, Light Industrial Area
83	Future of phosphate loading facilities following the cessation of mining activities on the island		Plan to adapt/convert port loading facility to requirements of post mining economic activities such as agri-businesses, cruise ships and construction materials		Kampong and Smith Point
84	The alternative port facility at Nui-Nui has no mooring or storage capability rendering it unreliable for use	Allow shipping access to CI when the port at Flying Fish Cove cannot operate during the swell season	Encourage the Commonwealth to establish a mooring capability at Nui-Nui		Kampong and Smith Point, Golf Course and Resort



#### 4.8 Urban Expansion

The *Accommodation Needs Assessment for Christmas Island and Cocos (Keeling) Islands (Department of Regional Australia, Regional Development and Local Government 2011)* identifies supply and demand for accommodation in Christmas Island, and identifies a clear shortage of housing on the island, and concerns for housing affordability.

The economic downturn experienced since 2017 has somehow relieved pressure on housing demand however the pressure is expected to rise again in the context of the economic transition from mining and immigration to tourism, agri-business, education & research and possibly defence.



## 4.8.1 Urban Expansion

Item	Current Issue	Objective	Strategic Planning Response	Planning Action	Relevant Precinct
85.	Potential shortage of housing on the Island in the context of future economic drivers	Increase housing opportunities	Identification of suitable land for future residential areas Encourage and prioritise Crown Land release to facilitate the development of new urban areas identified in the TPS No.2	Identify urban expansion areas and re-zone those to Residential	Poon Saan and Silver City, Phosphate Hill/Recreation Centre
86.	Potential fragmentation of communities across the Island	Increase urban zoned land	Identification of appropriate areas for urban development in close proximity to public amenities and existing settlements	As above	Poon Saan and Silver City, Phosphate Hill/Recreation Centre, Drumsite
87.	Identified urban expansion areas coincide with identified mineable phosphate deposits	Develop end of life process for mine sites currently operating in areas suitable for urban expansion	Support any new mining application in the identified urban expansion areas subject to including provisions in the mine Abandonment Plan that ensure the post mining landscape is suitable for urban development	Identify in the scheme current mine sites that may be rehabilitated for urban land uses after mining activity ceases. Develop scheme clauses that indicate the actions to taken to convert former mine sites to be suitable for urban land uses (i.e. site and soil assessments, contaminated sites rehabilitations, geo-technical reports, etc.)	Phosphate Hill/Recreation Centre
88.	The cost of urban development on the Island (i.e. infrastructure and construction)	Reduce the need for additional infrastructure to support urban expansion	Consolidation of urban development within the infrastructure rich existing settled areas	Identify urban expansion areas adjacent to existing urban zoned land	Poon Saan and Silver City, Phosphate Hill/Recreation Centre, Drumsite, Settlement
89.	Increased risk of rock fall in Kampong due to slope instability	New development in locations not affected by rock falls	Develop a long-term residential transition plan for Kampong towards safer existing and new residential areas	Identify suitable sites for the expansion of Kampong	Poon Saan and Silver City, Phosphate Hill/Recreation Centre
90.	Lack of Housing affordability (RDO 2030 Strategic Plan)	Ensure that Affordable Housing is provided	DITCRD to develop with the SoCI an Affordable Housing Strategy for the IOT that could be included in the Planning Strategy. Include in this the establishment of a rent-to-buy system for public housing, a review of grants to ensure CI benefits (such as first home buyers and other initiatives related to affordable housing) DITCRD to ensure adequate land provision for affordable housing in the future release of Crown land	Once an Affordable Housing Strategy is developed, grant density bonuses or other incentives for the provision of affordable housing in the scheme.	Poon Saan and Silver City, Phosphate Hill/Recreation Centre, Drumsite



## 4.9 Heritage

The Shire of Christmas Island has a Heritage Advisory Committee, assisted on an as needed basis by a heritage qualified professional, to provide valuable input into specific development proposals that may affect heritage sites and buildings.

The continued role of the Committee is to consider and make recommendations to the Shire for any development proposal within heritage areas.

### 4.9.1 Heritage

Item	Current Issue	Objectives	Strategic Planning Response	Planning Actions	Relevant Precinct
91.	Local heritage recognition in addition to Commonwealth heritage recognition	Protection of significant local heritage sites	The development and implementation of a Municipal Heritage Inventory for incorporation into the TPS	Draft scheme clauses to protect sites identified in the MI from incompatible development	Whole of Island
92.	Numerous places of heritage significance are found throughout the Island	Identify sites of heritage importance	Future development in close proximity to recognised places of heritage significance to be undertaken in consultation with relevant stakeholders prior to submission of planning application	As above	Whole of Island
93.	Uncertainty regarding heritage processes ( <i>RDO 2030 Strategic Plan</i> )	Protection of significant heritage sites	DITCRD, through the CISA process, to provide certainty regarding heritage processes. Research best innovative practice in heritage preservation to ensure that development is not stifled. Will the CISA process identify heritage sites?	As above	Poon Saan and Silver City, Settlement, Drumsite, Gaze Road tourism & Commercial precinct



## 4.10 Community Facilities

Expansion and greater provision of community facilities remains necessary to support the current and future community of Christmas Island.

Existing recreational facilities at Phosphate Hill are to match community needs and expectation for expanded sports fields, additional change room facilities as well as general upgrades to the public realm to encourage greater activity in the precinct.


### 4.10.1 Community Facilities

Item	Current Issue	Objectives	Strategic Planning Response	Planning Actions	Relevant Precinct
94.	Lack of suitable active recreation facilities i.e. playing fields	Increase availability of recreational facilities/playing fields	Provision of additional playing fields adjacent to the cricket oval Investigate the requirements and potential for CI to host an IOT Games, and prepare a plan to move the IOT more into nationally and internationally recognized sporting events ( <i>RDO 2030 Strategic Plan</i> )	Identify new areas for recreational facilities/playing fields and re-zone accordingly	Phosphate Hill/Recreation Centre
95.	Current golf course limited to 9 holes	Expand golf course to 18 holes	Investigate the development of additional golf course capability in the relevant precincts	Identify suitable site for expansion of the golf course and re-zone to public purpose-golf course or public open space. Expand Reserve 43174 to include golf course expansion area and retain management order over the expanded reserve	Golf Course and Resort, Dolly Beach Road, Phosphate Hill/Recreation Centre
96.	Future expansion of the three operational cemeteries	Increase capacity of existing cemeteries	Expand Christian cemetery northwards to Gaze Road, expand Chinese and Muslim cemeteries eastwards along Golf Course Road	Identify cemeteries expansion in scheme and re-zone/reserve accordingly	Settlement
97.	Lack of suitable venue for the Christian Fellowship Association		Include the provision of place(s) of worship in urban expansion areas and relevant Structure Plans	Draft clauses in the scheme to identify what information is required to support the use of sites for places of worship (e.g.: noise abatement, parking requirements, traffic management plans (if needed), times of operation, etc.)	Poon Saan and Silver City
98.	Lack of aged care facilities on the Island	Increase the amount of aged care facilities	Identification of a suitable location for aged-care facilities	Identify and re-zone suitable sites for aged care facilities.	Poon Saan and Silver City, Phosphate Hill/Recreation Centre
99.	Need for the establishment of a museum/ interpretive centre on the Island	Establish museum/interpretive centre	DITCRD to support and assist the SoCI with the implementation of the 2017 SSH <i>Refurbishment Preliminary Design Concept</i>	Establish use classes for museums and/or interpretive centres	Gaze Road tourism & commercial precinct
100.	Future expansion of the CIDHS, and possible collocation of education services on the Island	Expand educational facilities	Include the provision of education facilities in urban expansion areas	Identify and re-zone sites suitable for educational facilities	Phosphate Hill/Recreation Centre
101.	Future expansion of the Christmas Island Hospital	Increase Hospital capacity	Implementation of the hospital expansion as outlined in the 2010 <i>Light Industrial Area ODP</i>	Identify land requirements for hospital expansion and re-zone accordingly	Poon Saan and Silver City



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.1.2
SUBJECT	<b>Proposed Amendment to the Light Industrial Area</b>
LOCATION/ADDRESS/APPLICANT	LIA
FILE REFERENCE	1.5.11
INTEREST DISCLOSURE	
DATE OF REPORT	15 March 2021
AUTHOR	David Price, CEO
SIGNATURE OF CEO	

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### RECOMMENDATION

Council approves in principle the *March 2021 Proposed Amendment to the Light Industrial Area* (The Report) and its proposed Actions as input into the Christmas island Strategic Assessment (CISA) Land Use Plan (LUP), the Review of the *2015 Local Planning Strategy* and ultimately the formulation of the Local Planning Scheme No.3 (LPS No.3).

Council to seek stakeholders and community comments on the Report through Public Notice.

### BACKGROUND

The Report advocates land tenure adjustments for the LIA and is designed to ultimately inform the mandatory Review of the 2015 Shire of Christmas Island Local Planning Strategy (LPS) and Local Planning Scheme No.2 (LPS No.2) in accordance with the requirements of the *WA Planning and Development Act 2005 – Planning and Development (Local Planning Schemes) Regulations 2015*.

### COMMENT

As much as feasible the review of the LPS No.2 aims at occurring concurrently with the CISA process and appropriately input in the establishment of the CISA LUP. In effect the SOCI is determined to ensure, with the Commonwealth's assistance, that the CISA LUP can translate seamlessly into the forthcoming LPS No.3 thus fulfilling the critical objective of reducing bureaucratic procedures whilst considerably increasing certainty and confidence for prospective early investors expected to boost the island economy.

### STATUTORY ENVIRONMENT

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 development of the Island for the next 30 years and its associated 5000 population target under the CISA LUP.

The proposed land tenure amendments to the LIA illustrated in the Report are subject to the following applied legislations and associated actions that may be activated subject to the outcome of the Public Notice.

**WA Mining Act 1978 (CI) Section 16 Power to proclaim Mineral Fields (3)** stipulates that "No Crown land that is in a mineral field shall be leased, transferred in fee simple, or otherwise disposed of under the provisions of the Land Administration Act 1997, without the approval of the Minister".

#### **Action 1**

In accordance with the SoCI endorsed August 2020 LPS Strategic Directions – Direction 7: *"A formal working framework between the DITRDC, the SoCI and CIP/PRL should be established to identify priority areas as input into CIP longer term relinquishment program."* The mining relinquishment working framework between the three parties should be activated as a matter of immediate priority.

#### **Action 2**

Based on a formal accord reached between the DITRDC, the SoCI and CIP/PRL through Action 1, the Minister can approve the early relinquishment of Mining Lease Areas A & B as illustrated in plate D p.10 thus clearing the way for the application of the **Land Administration Act 1997(CI)**

**WA Land Administration Act 1997 (CI) Section 14** Minister to consult local governments before exercising certain powers in relation to Crown land stipulates: *"Before exercising in relation to Crown land any power conferred by this Act, the Minister must, unless it is impracticable to do so, consult the local government within the district of which the Crown land is situated concerning that exercise."*

**Section 56 Dedication of Land as road (2)** stipulates: *"If a local government resolves to make a request under subsection (1), it must a) in accordance with the regulations prepare and deliver the request to the Minister; and b) provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road."*

#### **Action 3**

The SOCI Council endorses the LIA proposed future land tenure plan as illustrated in plate J p.16 and resolve to make a request to the Minister to enable the creation of the LIA new road.

#### **Action 4**

The SOCI produces the LIA projected land tenure GIS shape file and transmit it to the DITRDC for the purpose of the CISA LUP and the DPHL thus allowing for the LIA land tenure case to be created in the DPLH system and progressed accordingly.

### **POLICY IMPLICATIONS**

The report is designed to consolidate the review of the 2015 Planning Strategy and maintain (as much as feasible) alignment with the CISA process.

### **FINANCIAL IMPLICATIONS**

There is suitable allocation to input into the CISA process and review the Scheme in the current budget

### **STRATEGIC IMPLICATIONS & MILESTONES**

1. Issue of Public Notice to seek stakeholders and community comments on the Report

2. Inclusion of the Report in the SOCI website + advertising in *The Islander*
3. SOCI to advocate changes to the LIA within the CISA process

#### **VOTING REQUIREMENTS**

Simple Majority

#### **ATTACHMENT**

*10.1.2.1 - March 2021 Proposed Amendment to the Light Industrial Area*

# Proposed Amendment to the Light Industrial Area

**SHIRE OF  
CHRISTMAS ISLAND**

**March 2021**



## Content:

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## DISCLAIMER

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## 2010 Outline Development Plan (ODP) review & rationale to amend the LIA

### 1. Document Purpose

This document provides the rationale for improvements to the 2010 LIA Outline Development Plan to ultimately inform the mandatory Review of the 2015 Shire of Christmas Island Local Planning Strategy (LPS) and *Local Planning Scheme No.2 (LPS No.2)* in accordance with the requirements of the *WA Planning and Development Act 2005 – Planning and Development (Local Planning Schemes) Regulations 2015*.

As much as feasible the review of the LPS aims at occurring concurrently with the *Christmas Island Strategic Assessment (CISA)* process and appropriately input in the establishment of the CISA Land Use Plan (LUP).

In effect the Shire of Christmas Island (SoCI) is determined to ensure, with the Commonwealth's assistance, that the CISA LUP can translate seamlessly into the forthcoming Local Planning Scheme No.3 thus fulfilling the critical objective of reducing bureaucratic procedures whilst considerably increasing certainty and confidence for prospective early investors expected to boost the island economy.

### 2. 2010 ODP for the Light Industrial Area (LIA)

In 2010 the then Attorney General's Department commissioned engineering firm GHD to produce the *Report for Christmas Island Light Industrial Area Outline Development Plan - Dec. 2010. (ref. plate A p. 8)* The layout of the LIA, as shown in the *Christmas Island North map 2 of the Shire Local Planning Scheme No.2*, was established under the guidance of such ODP.

### 3. ODP translation in the LPS No.2

For most of it the ODP layout was transferred accurately into the LPS No.2 map ([ref. plate B p. 9](#)) however the interface between the LIA and the hospital was overlooked. Admittedly the LPS No.2 did not provide for:

- a) the recommended "environmental/crab corridor + buffer" to separate the industrial area from the hospital/urban areas and
- b) the need to reserve additional land for the expansion of the hospital.

### 4. Further Improvements to the LPS No.2 map

The detailed analysis of the LPS No.2 map has identified the following areas warranting further potential amendment:

- c) increase the road reserve at the junction with Murray Road to allow for a safe runabout connection;
- d) realignment of the northern road to minimise construction cost by following the nearby existing tracks;
- e) adherence as much as possible to the main feature of the cadastre (shown as existing cadastre line);
- f) elimination of the direct road link to the southern area to avoid extreme construction cost and consolidate the ecological/heritage corridor;
- g) reconciliation between zoning and cadastre on east side of Reserve 47475 and
- h) intersection geometric modification to prioritise truck movements from the port to the southern section.

## 5. Proposal to amend the LIA

The proposed improvements as items a) to f) above have been translated and mapped in [plate C p. 10](#). This represents a revised ODP layout

The expectation that urban development can occur between the hospital and the Taman Sweetland circuit (LPS No.2 & CISA LUP) and the south-east east truncation of the hospital reserve to create the buffer/crab migration corridor are reinforcing the need for making provision to extend the hospital reserve northward. This was explicitly illustrated in the 2010 ODP and consideration should be given to ensure such principle is maintained in the LPS No.3.

The adherence to the existing ex-mining track as the optimum alignment to the northern road is significantly important as it avoids unnecessary earthworks and allows a simplified and efficient cadastral design because:

- it uses most existing geometric features of the SoCI freehold asset to generate lots 6 to 11;
- it generates a more efficient use of the road with access on the south side for lots 6 to 12 and access on the northern side for larger lots 1 to 3
- it does not preclude the planned connection with the southern section of the LIA via the east.

4

There is limited land for the dedicated storage of sea containers at the port and across the island generally. This affects the port operation and concerns many medium to small businesses resulting in the unwanted semi-permanent parking of sea containers in the commercial, tourism and residential areas. Consequently, this impacts on the visual and functional character of many precincts at a time where the island is seeking to increase its tourism profile and image as a recognised economic engine post mining and immigration.

The large and relatively flat southern section of the LIA has the potential to resolve this on-going challenge as it can be set aside for the purpose of sea container common storage managed by the SoCI on lot 16 and possibly under the care, management and control of the Christmas Island Port on lot 17. These lots would remain directly connected to the port via the east side of the LIA. Lot 16 is set back some 25m from Phosphate Hill Road to provide a vegetation buffer/separation with the industrial use

The elimination of the road, directly linking the northern and southern sections of the LIA in the 2010 ODP, does not fundamentally compromise the accessibility of the LIA southern section. Furthermore, it represents a considerable cost saving benefit that would be better used for the early development of the Port to LIA road and the activation of the southern section itself.

## 6. Land ownership

The LIA former and present land tenure arrangements ([ref. plates D,E,F on p. 11,12,13](#)) have somehow modestly evolved since 2010 with the excision from the SoCI area of a relatively large lot for the purpose of establishing the headquarters of the IOT Power Authority and the development by the SoCI, at considerable cost in 2017, of 3 small industrial lots on the opposite side of Quarry Road.

## 7. Land Tenure and proposed Cadastre

The current land tenure within and around the LIA ([ref. plate G p. 14](#)) is showing the interrelationship between Unallocated Crown Land (UCL in orange) Commonwealth Reserves (pink) Road reservations (light beige) and freehold land holdings (pale yellow).

The proposed adjusted LIA subdivision layout (red lines) has been superimposed on the existing land tenure map to finalise its optimum geometric integration with the existing cadastre and illustrate its impact of the existing land tenure.

## 8. Proposed reconfiguration of Reserve 47475

The central objective of the ODP has and continue to be the creation of a direct road link between the port and the LIA to improve travel time and minimise heavy traffic through the Poon Saan residential areas. As mentioned above the southern section of the LIA is reliant on such road link that traverses Reserve 47475 currently licenced by the Commonwealth for the exclusive usage of Acker Pty. Ltd.

The geometric reconfiguration of Reserve 47475 ([ref. plate H p. 15](#)), is therefore envisaged in order for the road to be created as a legal entity. It is suggested the proposed reconfiguration should not affect the current operation of Acker Pty. Ltd.

Acker Pty. Ltd. licence to use Reserve 47475 has expired on the 13<sup>th</sup> of December 2020. SoCI is seeking agreement in principle from Acker Pty. Ltd. and the Commonwealth to achieve the proposed reconfiguration as a matter of priority to ensure the new licence will allow the early creation of the public road.

## 9. Proposed SoCI / UCL Land Swap

The LIA overall subdivision structure based on the adjusted ODP is reliant on the exchange of multiple land parcels or land swap between the SoCI and the Crown ([ref. plate I p.16](#)). The plan cannot be progressed without additional ULC allocation and a number of adjustments made to the SoCI's Lot 9001 through such land swap.

Again, The SoCI is seeking agreement in principle from the Commonwealth to achieve such land swap during the LPS No.2 review process and the finalisation of the CISA LUP.

## 10. Possible future Land Tenure

The possible future land tenure arrangement ([ref. plate J p.17](#)) indicates what could be the overall land tenure layout for the LIA as a result of the proposed land swaps illustrated in the previous [plates H & I](#). The future land tenure may be achieved through several stages. The rationalisation of Reserve 47475 as proposed is seen as the necessary first step in such process.



### 11. Mining lease over a portion of the LIA

As illustrated in [plate K p.18](#) a significant portion of the reconfigured LIA remains affected by the current mining lease whilst Christmas Island Phosphates (CIP) has, to date, no declared intention to further extract material in that location.

The orderly consolidation of the LIA is dependent on the formalisation of the proposed road network through the SoCI's ability to request to the WA Minister for Planning Land and Heritage to "dedicate Crown land as road" pursuant to [Section 56 Dedication of Land as road \(2\) WA Land Administration Act 1997 \(CI\)](#).

Noting the land aspects of the [WA Mining Act 1978 \(CI\)](#) overrides the [WA Land Administration Act 1997 \(CI\)](#) it is clear that the SoCI's request to dedicate Crown land as road is subject to the removal or relinquishment of the relevant mining areas affecting the LIA.

CIP has made suggestion the SoCI and DITRDC should identify priority areas as input into CIP longer term relinquishment program. This position was formalised through the SoCI endorsed [August 2020 LPS Strategic Directions](#) in [Direction 7](#). Consequently, the two areas shown in [plate K p. 18](#) are required by the SoCI to be prioritised for relinquishment by CIP to ultimately allow the due process of dedicating Crown land as road to proceed.

### 12. Proposed CISA Land Use Plan for the LIA

As expressed in [section 1](#) the ultimate purpose of re-examining the LIA 2010 ODP and the LIA Scheme map is to ensure, through the mandatory planning review process, optimum adequacy of the planning instruments with the intent to appropriately inform the CISA LUP.

Based on the planning and land tenure rationale developed in [sections 2 to 10](#) the SoCI is proposing to amended the LIA shapes as shown in [plate L p. 19](#). These shapes are consistent with the recommended amended layout for the LIA ([ref. plate C p. 10](#)).

It is worth noting the northern portion of shape I3 is larger than the anticipated cadastre thus ensuring broader environmental assessment to cover the possible adjustment of topographic features during road construction.

The review process of the LIA as also provided an opportunity for a minor improvement to the urban development potential of shape of [U4](#) by including all land adjacent to Taman Sweetland Circuit.

### 13. Conclusion and proposed Actions

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 development of the Island for the next 30 years and its associated 5000 population target under the CISA LUP. The proposed land tenure amendments to the LIA illustrated above are subject to the following applied legislations and associated actions:

**WA Mining Act 1978 (CI) Section 16 Power to proclaim Mineral Fields (3)** stipulates that *"No Crown land that is in a mineral field shall be leased, transferred in fee simple, or otherwise disposed of under the provisions of the Land Administration Act 1997, without the approval of the Minister"*.

#### Action 1:

In accordance with the SoCI endorsed August 2020 LPS Strategic Directions – Direction 7: *"A formal working framework between the DITRDC, the SoCI and CIP/PRL should be established to identify priority areas as input into CIP longer term relinquishment program."*  
The mining relinquishment working framework between the three parties should be activated as a matter of immediate priority.

#### Action 2:

Based on a formal accord reached between the DITRDC, the SoCI and CIP/PRL through Action 1, the Minister can approve the early relinquishment of Mining Lease Areas A & B as illustrated in **plate D p.10** thus clearing the way for the application of the Land Administration Act 1997(CI)

**WA Land Administration Act 1997 (CI) Section 14 Minister to consult local governments before exercising certain powers in relation to Crown land** stipulates: *"Before exercising in relation to Crown land any power conferred by this Act, the Minister must, unless it is impracticable to do so, consult the local government within the district of which the Crown land is situated concerning that exercise."*

**Section 56 Dedication of Land as road (2)** stipulates: *"If a local government resolves to make a request under subsection (1), it must a) in accordance with the regulations prepare and deliver the request to the Minister; and b) provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road."*

#### Action 3:

The SoCI Council endorses the LIA proposed future land tenure plan as illustrated in **plate J p.16** and resolve to make a request to the Minister to enable the creation of the LIA new road.

#### Action 4:

The SoCI produces the LIA projected land tenure GIS shape file and transmit it to the DITRDC for the purpose of the CISA LUP and the DPHL thus allowing for the LIA land tenure case to be created in the DPLH system and progressed accordingly.

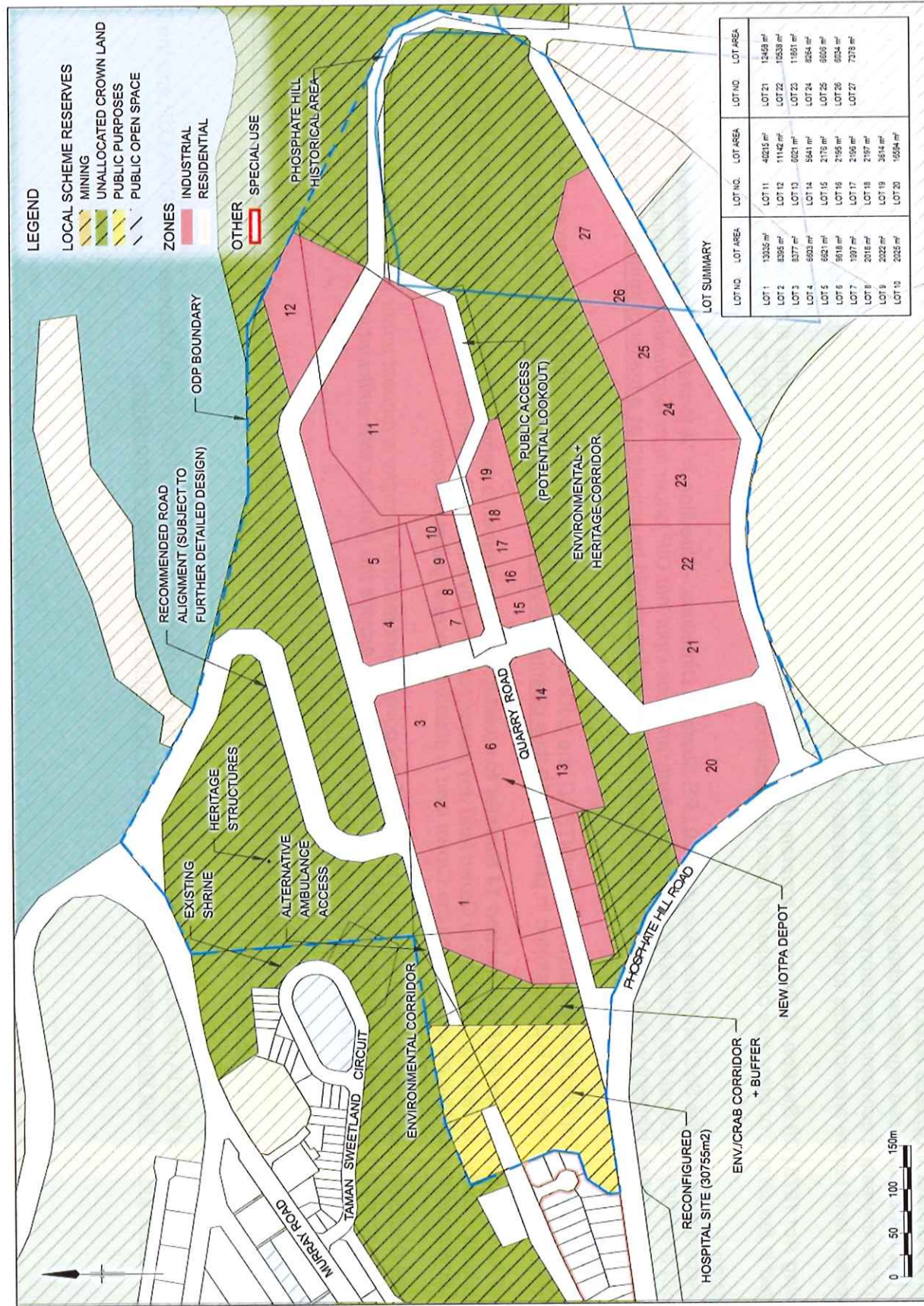
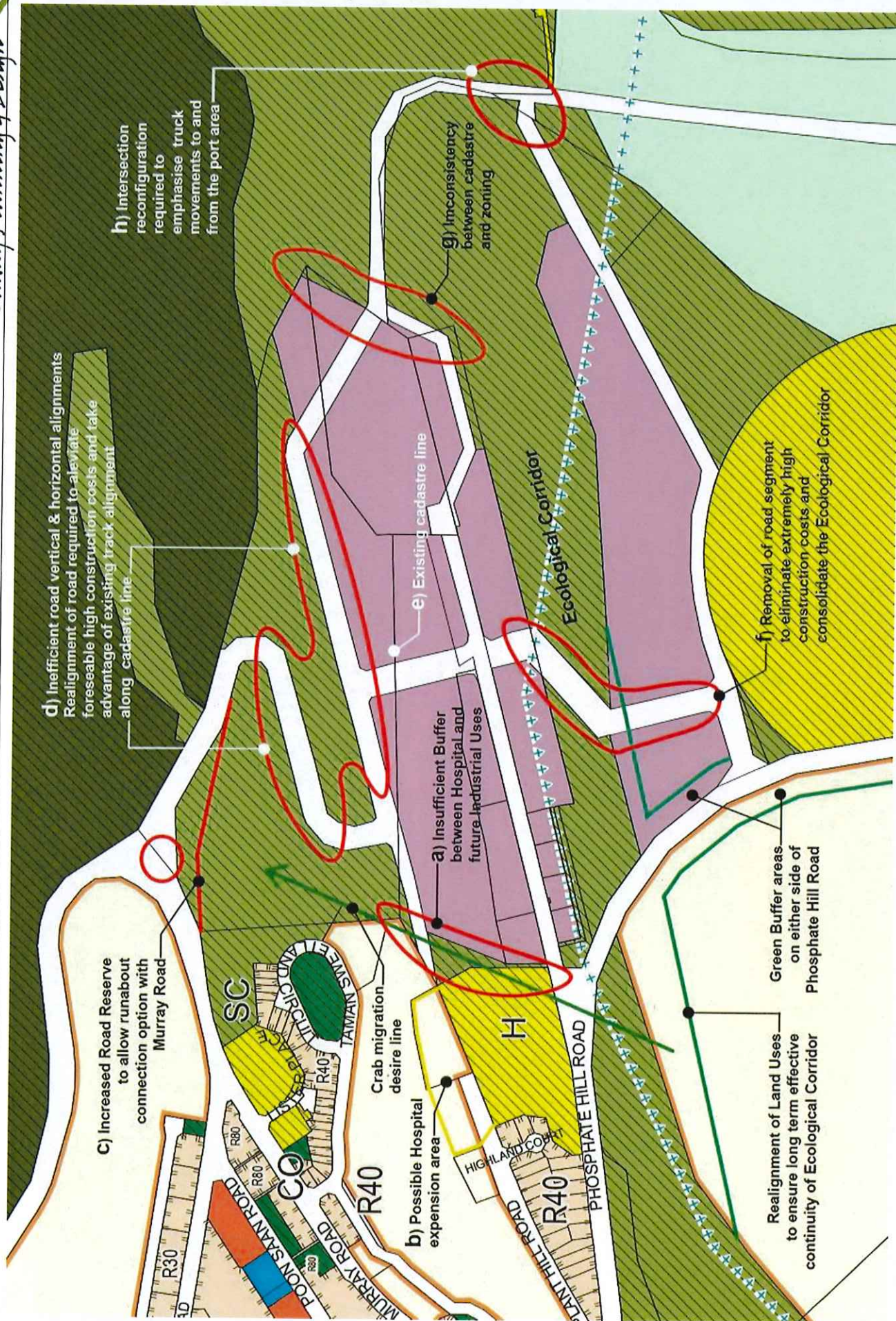


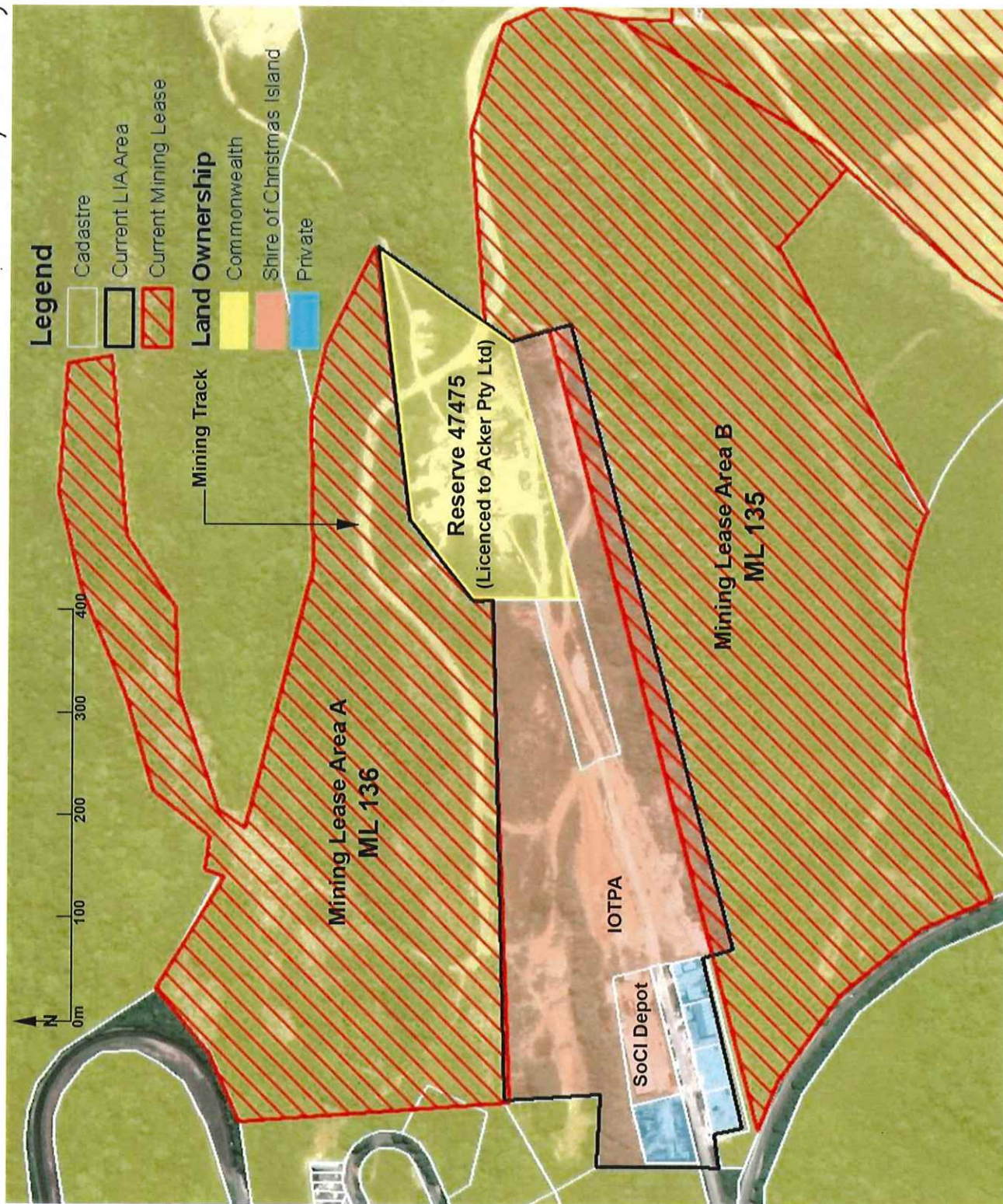
Figure 5: Outline Development Plan

# A – 2010 LIA Outline Development Plan

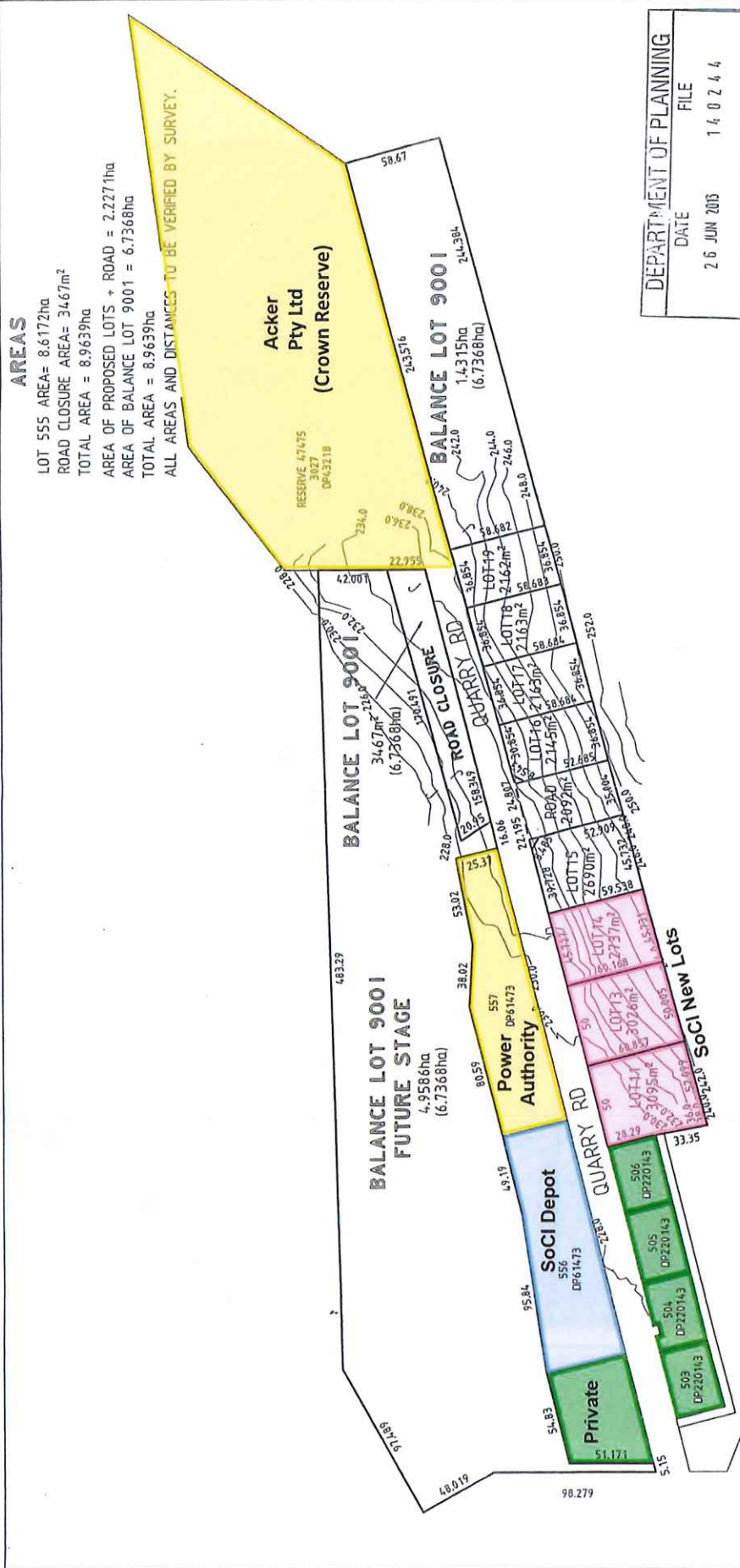


## B – LPS 2 map - Improvement possibilities



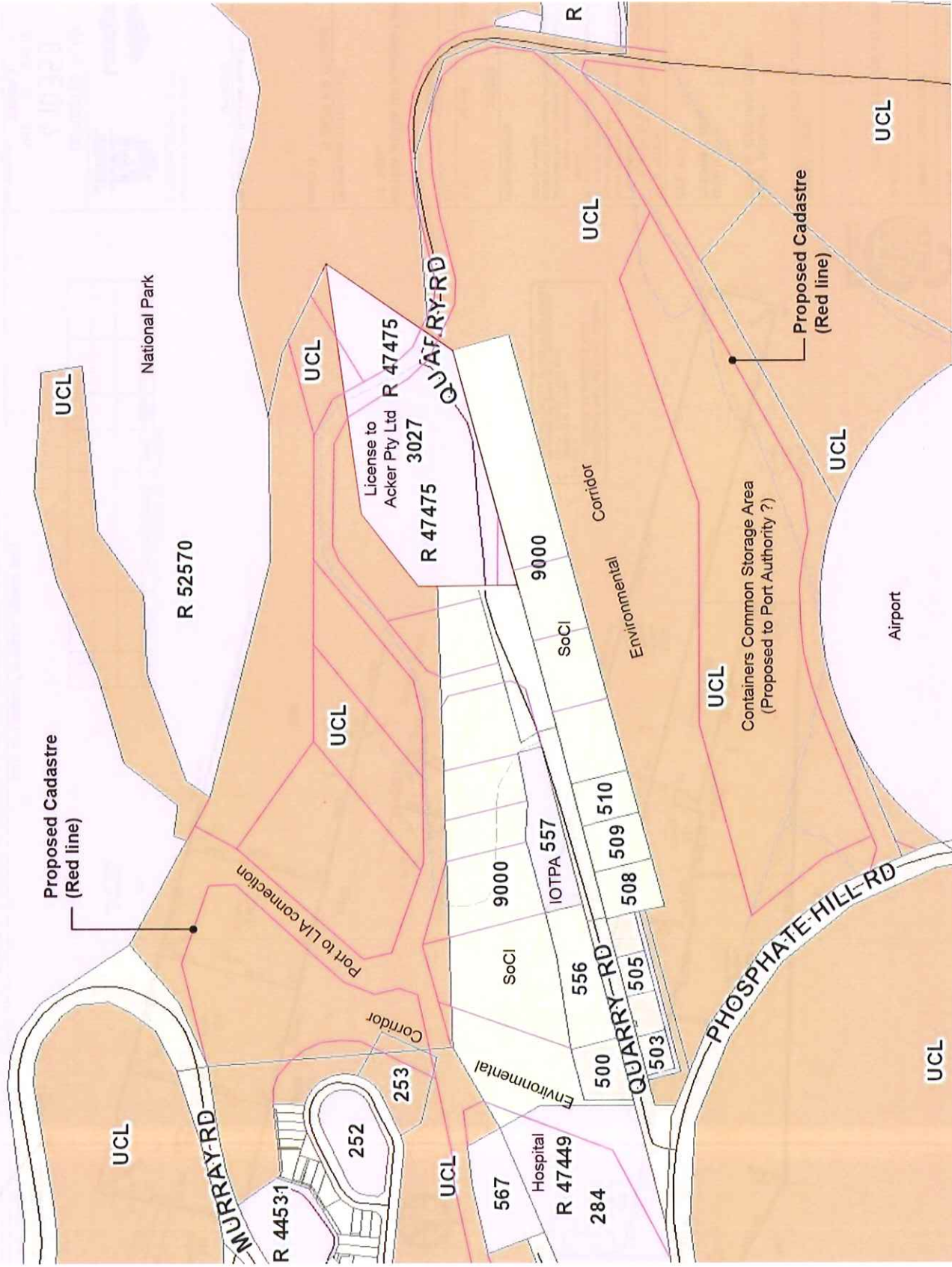


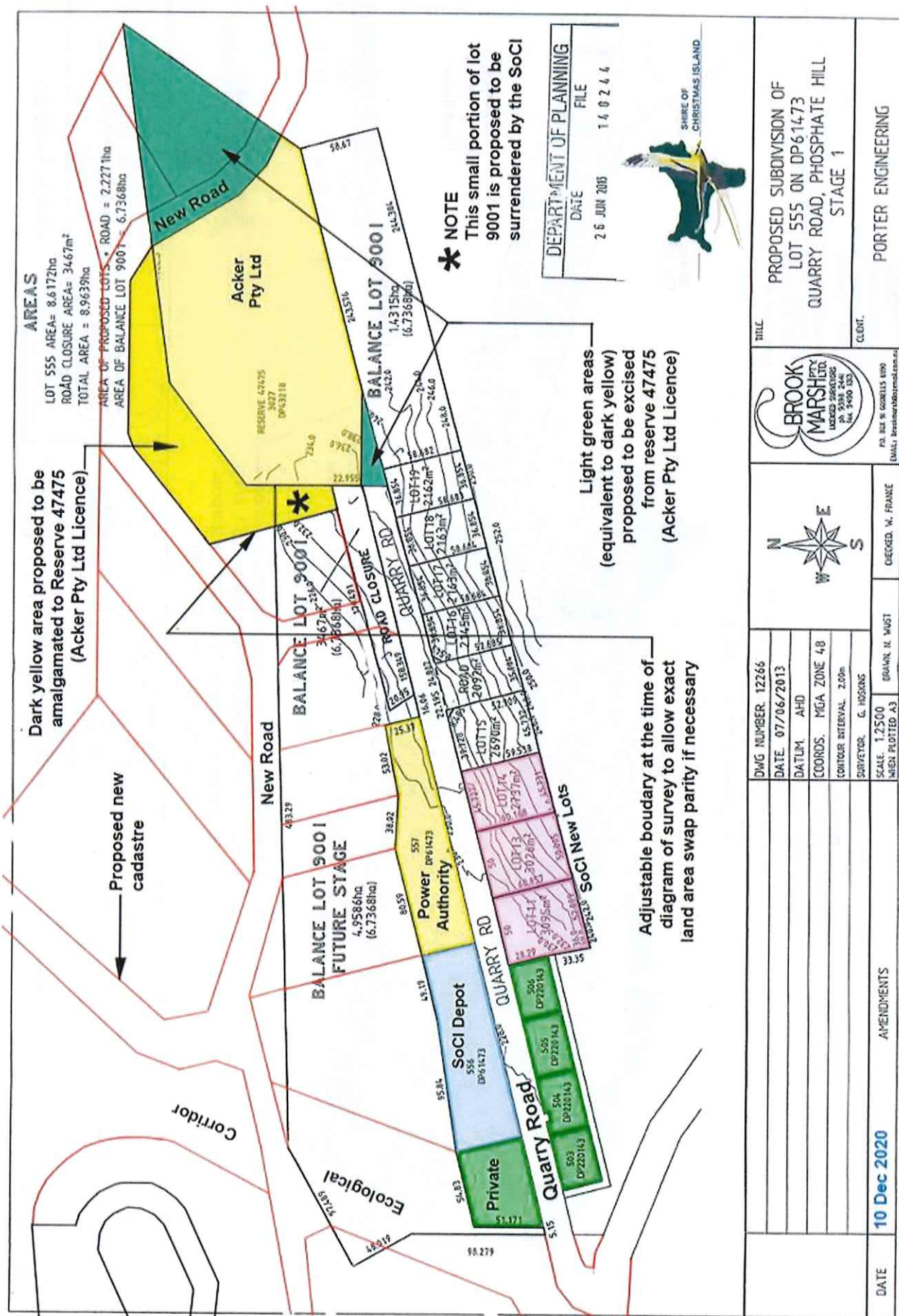
## D - LIA Land Interests - early arrangement

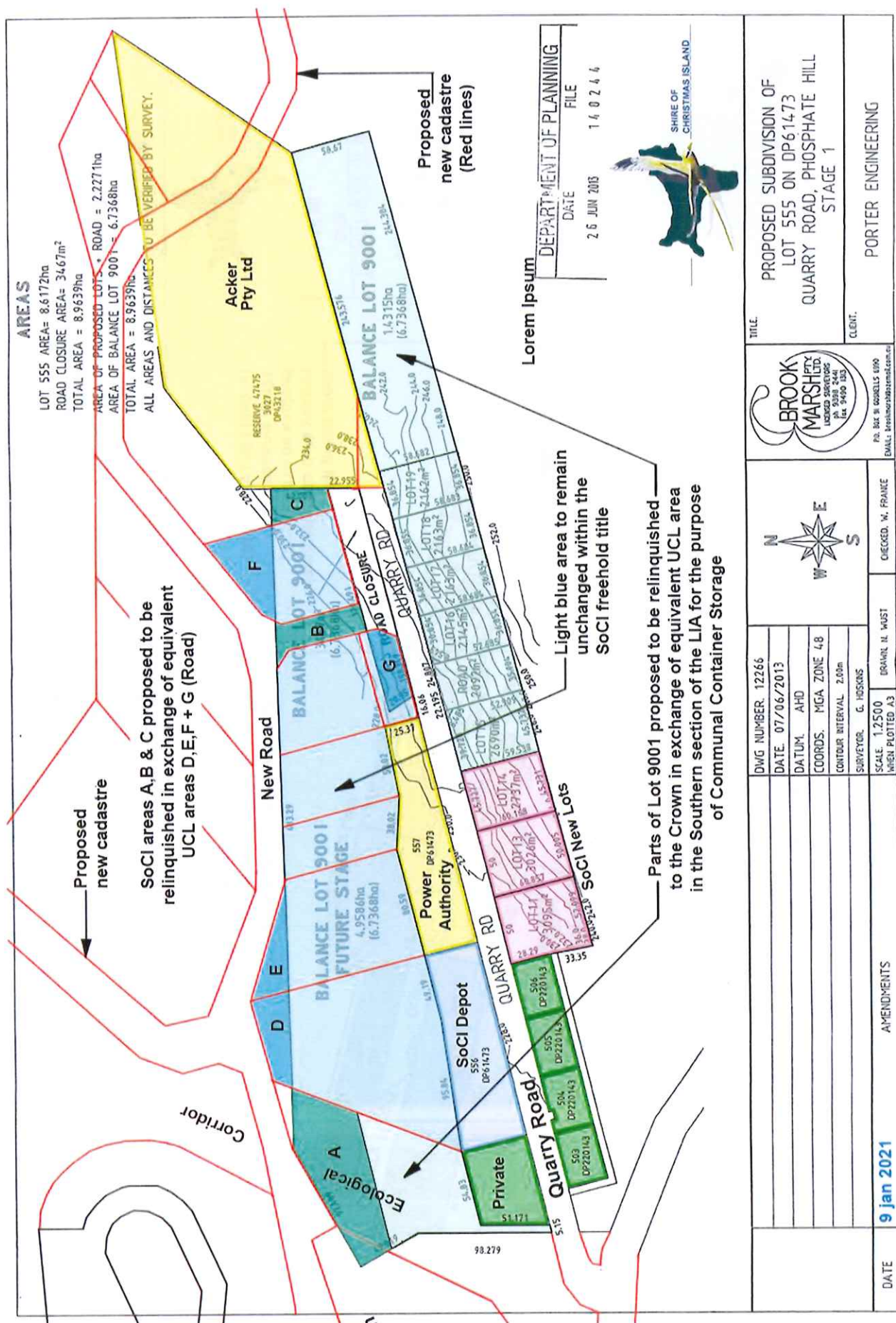


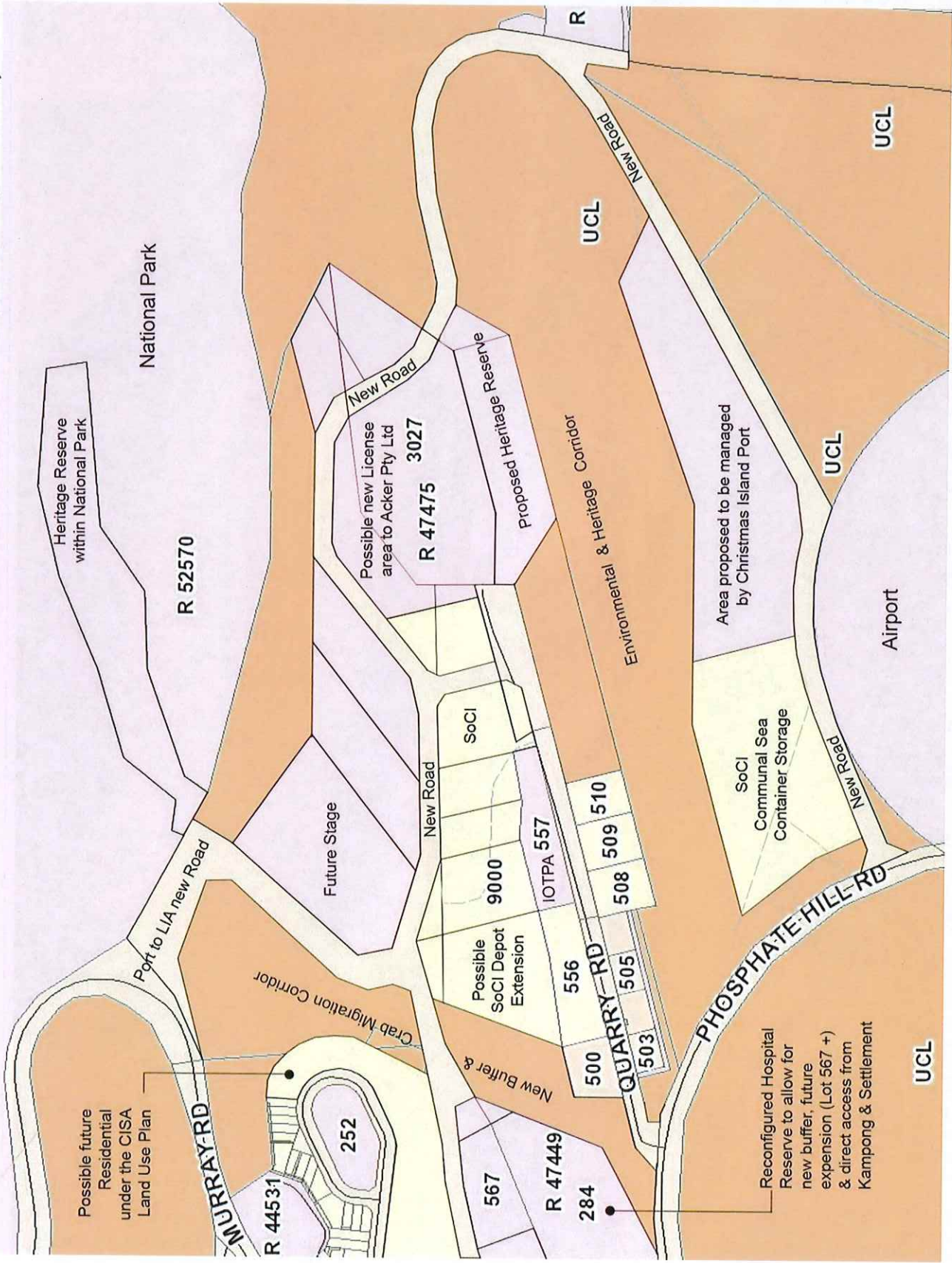
[illegible]

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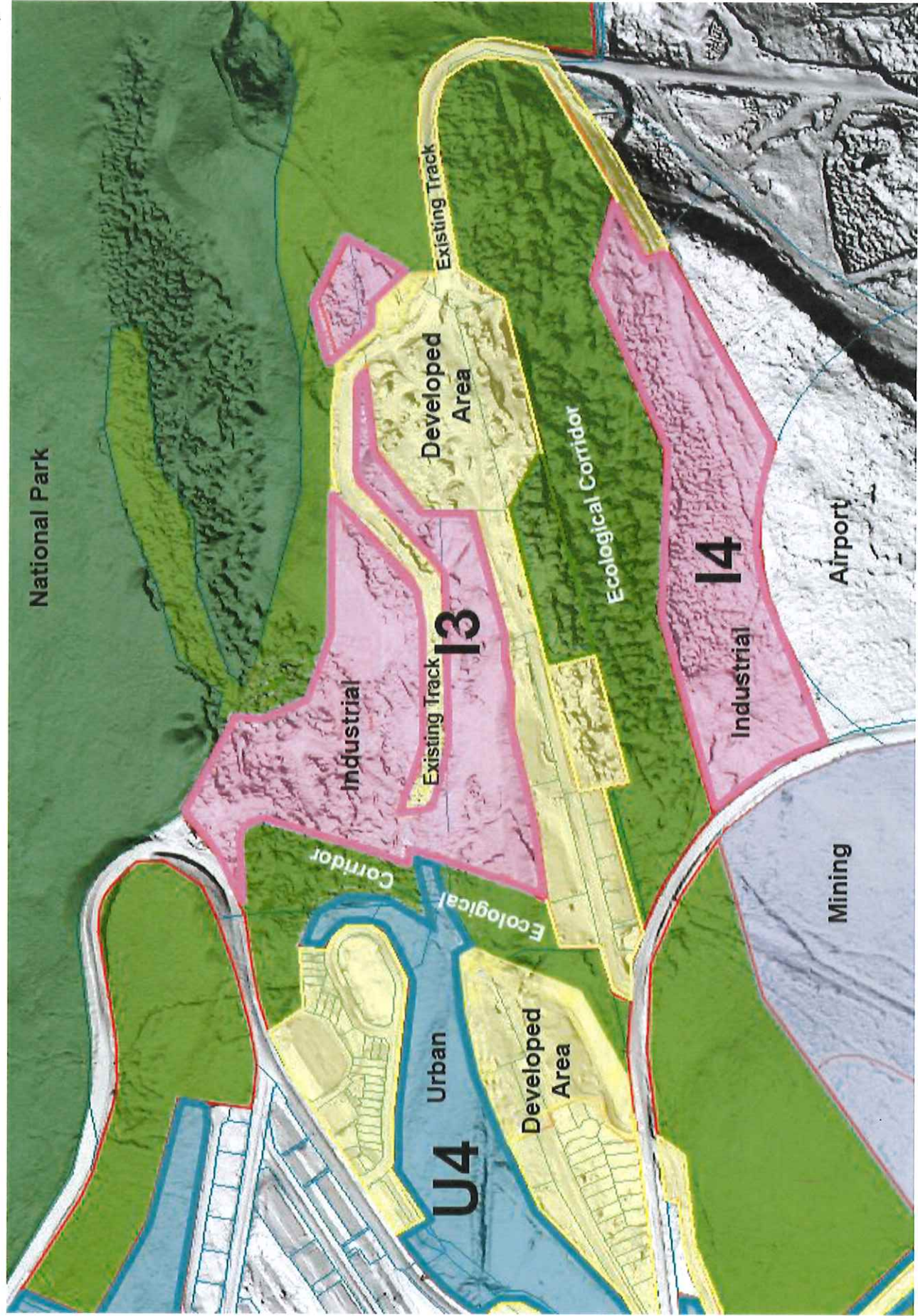






## J – Proposed future Land Tenure








## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.1.3
SUBJECT	<b>Foreshore Padang shelter (Settlement Cinema Masterplan 2020)</b>
LOCATION/ADDRESS/APPLICANT	
FILE REFERENCE	6.1.25
INTEREST DISCLOSURE	Nil
DATE OF REPORT	15 March 2021
AUTHOR	David Price, CEO
SIGNATURE OF CEO	

---

### RECOMMENDATION

The Shire Council to seek the agreement of the IOTA on the proposal for new foreshore shelter as identified on attachment 10.1.3.1. and the subsequent issuing of a Management Order to the Shire over that area.

Subject to the agreement of the IOTA to the new proposed foreshore shelter the CEO is to present a budget for that development for inclusion in the 21/22 budget.

### BACKGROUND

The implementation of the Foreshore Padang (Settlement Cinema Masterplan) is progressing with the skate park, volleyball/tennis court, bowling rinks and outdoor solar lighting are now established.

The Shire is waiting the delivery of the new toilet block, fencing, soft fall, seating and addition BBQ and lighting to be delivered, which has been delayed with the extended swell period this year prohibiting the ship unloading.

### COMMENT

During that period the following issues have emerged:

- Request for addition outdoor lighting for the skate park area
- Additional BBQ for Halal cooking and the possible of an additional BBQ at the bowling area.
- The development of an additional foreshore shelter on the western side of the bike path to provide a family area for community use away from the more busy recreational area.

### STATUTORY ENVIRONMENT

The *Settlement Cinema Revised Masterplan August 2020* remains consistent with the planning requirements relevant to the Public Open Space zoning associated with the area under consideration.

### POLICY IMPLICATIONS

Nil

**FINANCIAL IMPLICATIONS**

The proposed shelter would require budget allocation within the 21/22 budget.

**STRATEGIC IMPLICATIONS & MILESTONES**

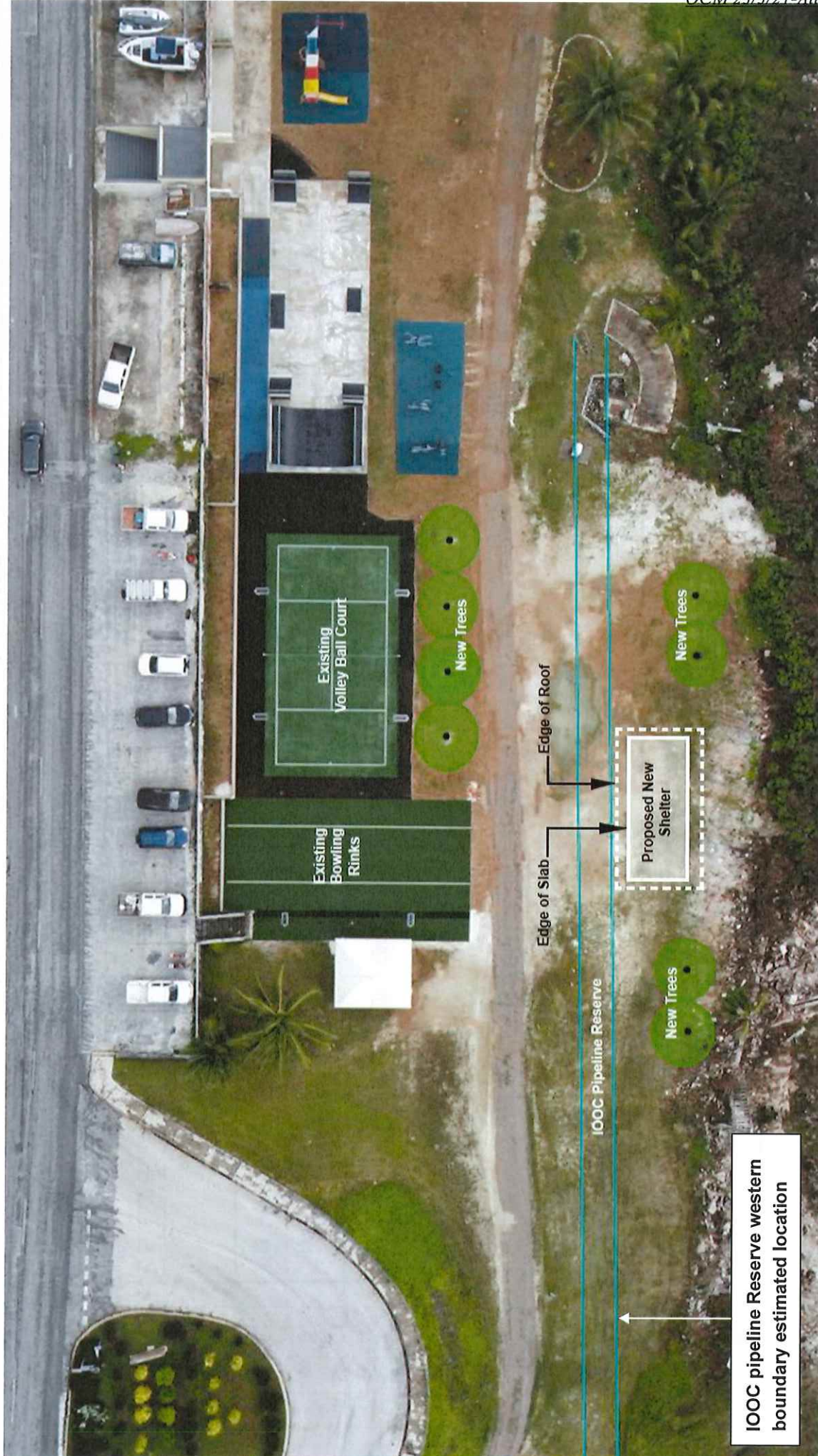
Nil

**VOTING REQUIREMENTS**

Simple Majority

**ATTACHMENT**

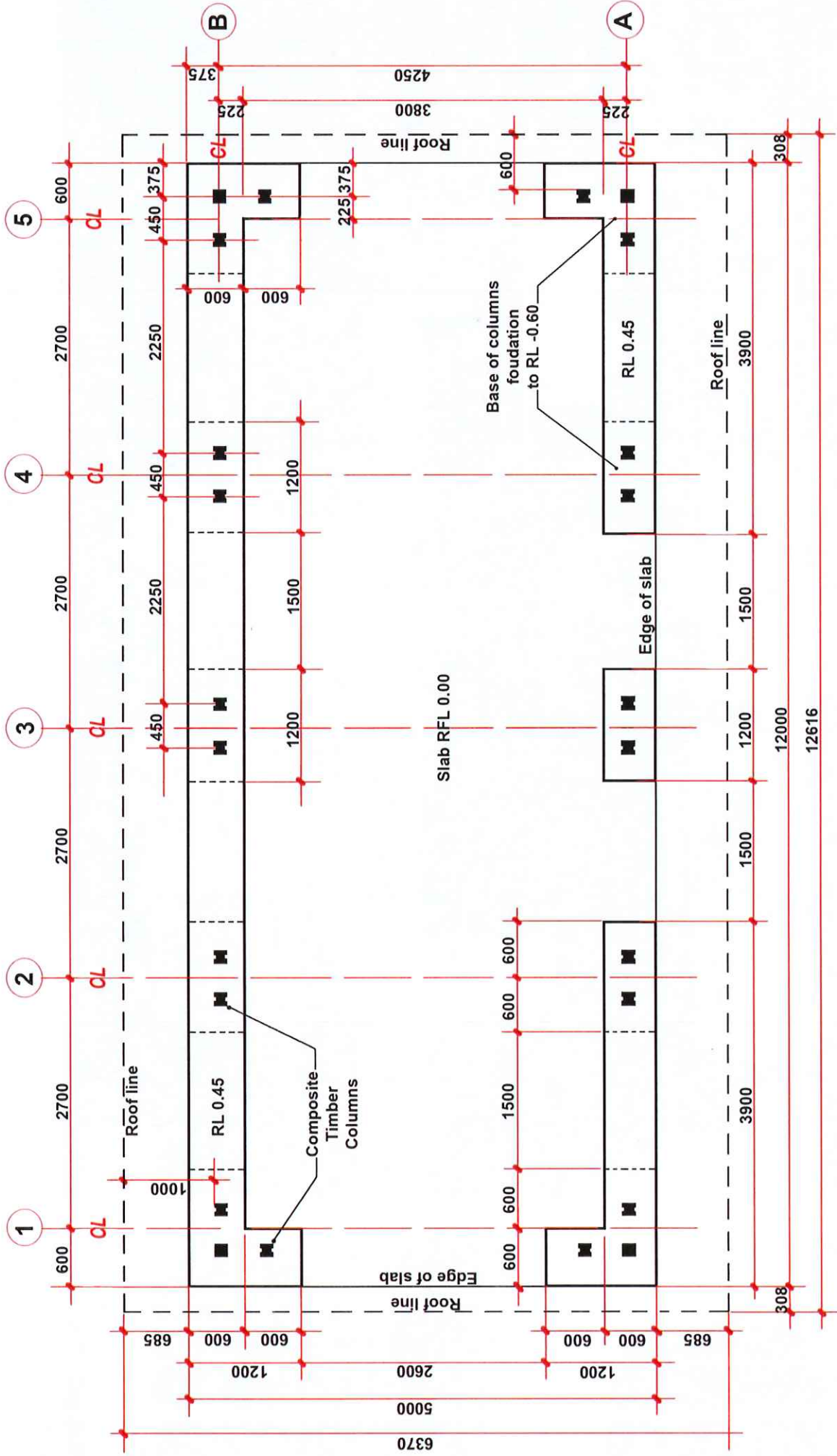
10.1.3.1 – New Foreshore shelter drawings



**NOTE:**

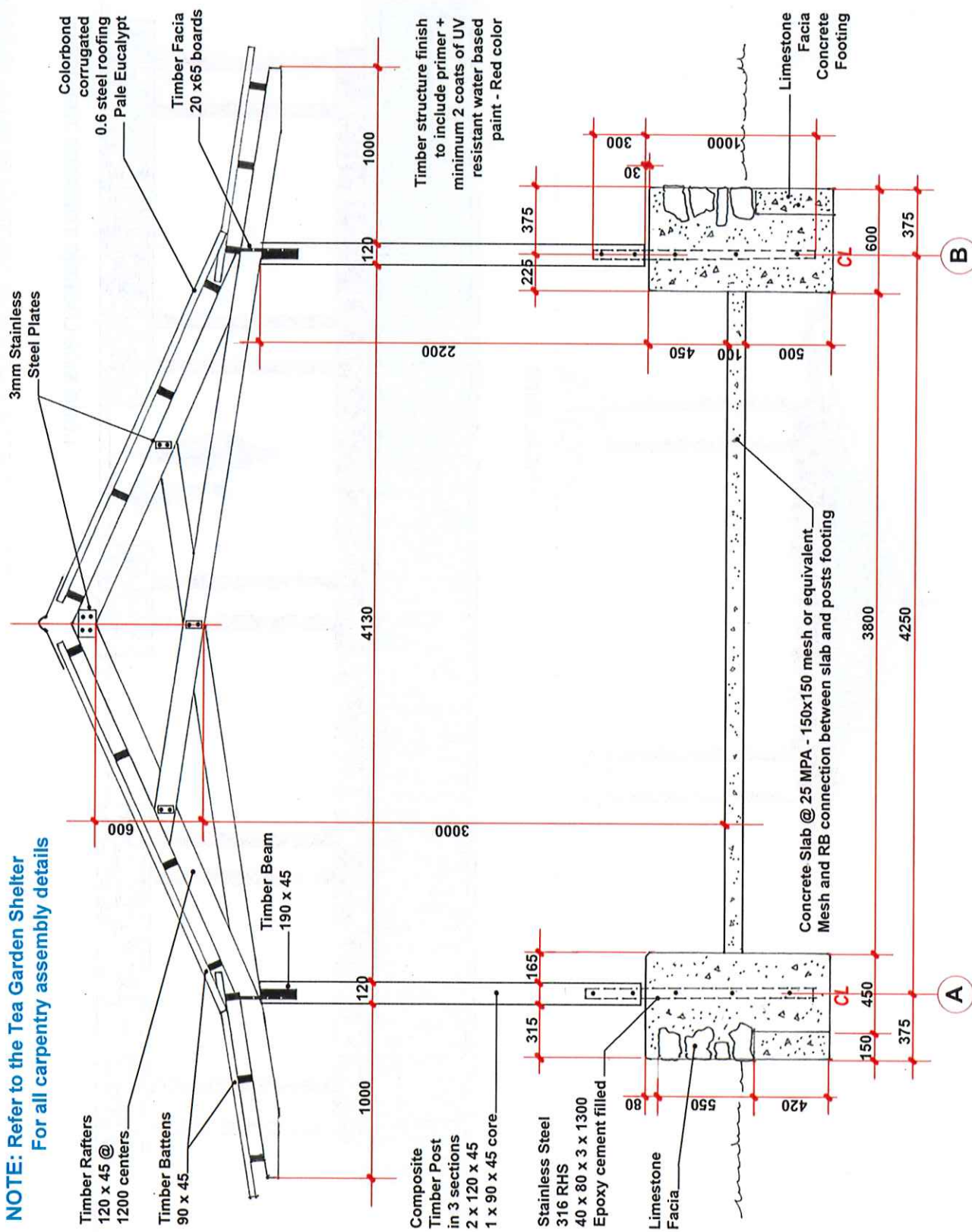
The exact on the ground location of the IOOC pipeline Reserve western boundary should be confirmed/agreed between the SoCI and the IOOC  
The roof line of the proposed new shelter should not encroach into the IOOC pipeline Reserve

OCEAN SIDE

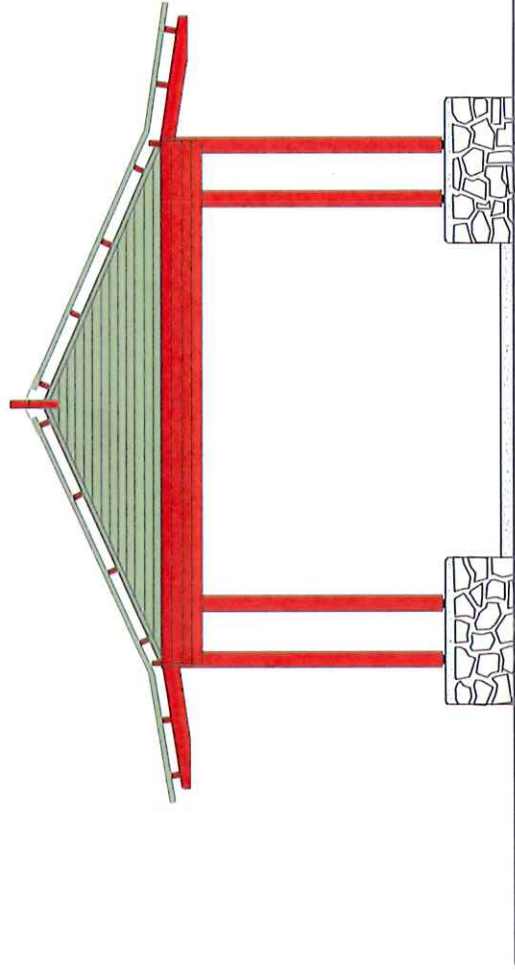


RECREATION AREA SIDE

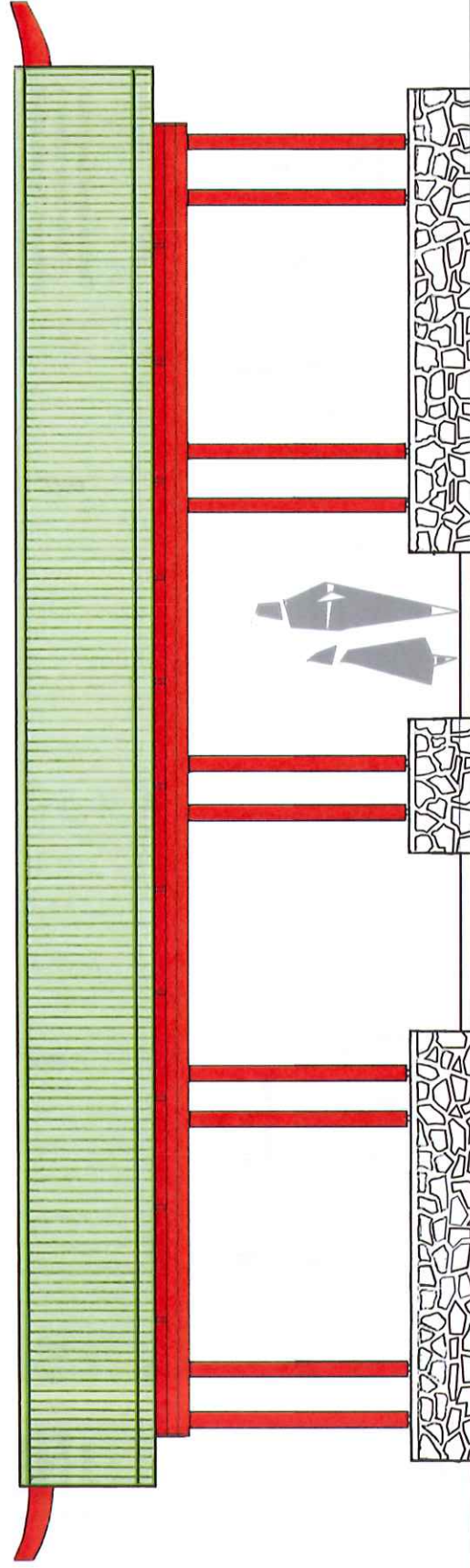
**NOTE:** Refer to the Tea Garden Shelter  
For all carpentry assembly details



### 3 – TYPICAL CROSS SECTION



TYPICAL ENDS




LONG SIDE LOOKING TOWARDS THE OCEAN



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.1.4
SUBJECT	2021 ALGA Conference in Canberra
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	2.6.1
INTEREST DISCLOSURE	Nil
DATE OF REPORT	18 March 2021
AUTHOR	David Price, CEO
SIGNATURE OF CEO	

---

### RECOMMENDATIONS

Council determines not to attend the 2021 ALGA Nation Conference in Canberra due to possible 14 day quarantine periods being imposed should a COVID-19 breakout occur during the Conference period.

### BACKGROUND

Council budgets yearly for attendance to the ALGA National Conference held in Canberra.

### COMMENT

The 2020 conference was cancelled due to COVID-19 restrictions. The 2021 is scheduled to be held 20 to 23 June 2021 in Canberra.

While there has been a reduction of the limitation on movements between State Borders that would not prohibit Councillors attending the 2021 conference, there remains an ever present risk associated to any COVID-19 breakout occurring.

It is likely the vaccine rollout will not have reached total penetration in the community by the time of the conference, and should any breakout occur while councillors are attending the 2021 conference they could be faced with immediate 14 day quarantine periods being imposed as various State Borders depending on the location of such breakouts occurring.

### STATUTORY ENVIRONMENT

Nil

### FINANCIAL IMPLICATIONS

Saving in the 20/21 Budget

### STRATEGIC IMPLICATIONS & MILESTONES

Nil

### VOTING REQUIREMENTS

A simple majority is required.



### ATTACHMENT

Nil



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.2.1
SUBJECT	Schedule of Accounts - February 2021
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	17 March 2021
AUTHOR	Gan So Hon, Manager Finance & Admin
SIGNATURE OF AUTHOR	
SIGNATURE OF CEO	

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### RECOMMENDATION

**That Council approves the expenditure as presented in February 2021 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 28 February 2021:

**\$226,329.80**

### 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) authorizes 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**

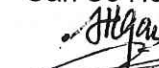

1. Certification of CEO and Chairperson of the Meeting.
2. Schedule of Accounts - February 2021.

"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

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.2.2
SUBJECT	Financial Statements – February 2021
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	3.1.14
INTEREST DISCLOSURE	None
DATE OF REPORT	18 March 2021
AUTHOR	Gan So Hon, Manager Finance & Admin
SIGNATURE OF AUTHOR	
SIGNATURE OF CEO	

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### RECOMMENDATION

That Council receives the Financial Statements of February 2021 for the Municipal Fund.

### 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 a 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.

### 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**

1. Financial Statements - Municipal Fund 28 February 2021.

## SHIRE OF CHRISTMAS ISLAND

## STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2020 TO 28 FEBRUARY 2021

FM Reg 34  
FM Reg 22 (1)(d)

	NOTE		28 February 2021 Y-T-D Actual \$	28 February 2021 Y-T-D Budget \$	2020/21 Budget \$	Variances Budget to Actual Y-T-D %	>10% & >\$10,000
<b>Operating</b>							
<b>Revenues/Sources</b>							
General Purpose Funding	3	1	6,571,464	4,297,145	6,445,717	52.9%	2,274,319
Governance		2	17,689	3,333	5,000		
Law, Order, Public Safety		3	397	600	900		
Health		4	14,118	12,667	19,000		
Welfare		5	867	1,333	2,000		
Housing		6	33,450	36,000	54,000		
Community Amenities		7	772,681	380,267	570,400	103.2%	392,414
Recreation and Culture		8	67,007	130,067	195,100		
Transport		9	116,350	182,667	274,000	(36.3%)	(66,317)
Economic Services		10	80,030	21,333	32,000		
Other Property and Services		11	9,593	9,333	14,000		
			7,683,645	5,074,745	7,612,117		
<b>(Expenses)/(Applications)</b>							
General Purpose Funding	3	12	(65,008)	(87,735)	(131,603)		
Governance		13	(483,545)	(533,823)	(800,735)		
Law, Order, Public Safety		14	(127,174)	(158,147)	(237,221)		
Health		15	(65,425)	(113,919)	(170,878)		
Welfare		16	(335,670)	(432,881)	(649,321)		
Housing		17	(92,622)	(104,069)	(156,103)		
Community Amenities		18	(963,920)	(1,211,399)	(1,817,099)		
Recreation & Culture		19	(1,290,674)	(1,476,423)	(2,214,634)		
Transport		20	(1,919,333)	(3,188,978)	(4,783,467)		
Economic Services		21	(84,159)	(137,499)	(206,249)		
Other Property and Services		22	(452,723)	(333,333)	(500,000)		
			(5,880,253)	(7,778,207)	(11,667,310)		
<b>Adjustments for Non-Cash (Revenue) and Expenditure</b>							
Profit/(Loss) on Asset Disposals	3	23	0	0	0		
Leave Accruals		24	0	69,169	103,754		
Movement in accrual interests			0	0	0		
Depreciation on Assets		25	916,617	1,617,533	2,426,300		
<b>Capital Revenue and (Expenditure)</b>							
Purchase Property, Plant & Equipment	3	26	(1,289,175)	(796,667)	(1,195,000)	(61.8%)	(492,508)
Purchase Infrastructure Assets - Roads		27	(642,189)	(467,136)	(700,704)	(37.5%)	(175,053)
Proceeds from Disposal of Assets		28	0	0	0		
Transfers to Reserves (Restricted Assets)		29	0	(48,446)	(72,669)	100.0%	48,446
Transfers from Reserves (Restricted Assets)		30	0	754,667	1,132,000	100.0%	(754,667)
Grants		31	919,465	467,136	700,704		
ADD Net Current Assets July 1 B/Fwd	1		388,615	270,077	405,115		
LESS Net Current Assets Year to Date	1		3,352,957	0	0		
Amount Raised from Rates			(1,256,231)	(837,129)	(1,255,693)		

FM Reg 32(d)

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

SHIRE OF CHRISTMAS ISLAND  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2020 TO 28 FEBRUARY 2021

Note 1.

**NET CURRENT ASSETS**

FM Reg 34 (2)(a) Composition of Estimated Net Current Asset Position

**CURRENT ASSETS**

Cash - Unrestricted	2,747,960	618,221
Cash - Restricted	5,113,659	5,113,659
Receivables	401,498	210,782
Inventories	949,551	385,109
Other Financial Assets	19,735	22,107
	9,232,403	6,349,877

**LESS: CURRENT LIABILITIES**

Payables and Provisions	(764,963)	(847,604)
	8,467,440	5,502,273
Less: Cash - Reserves - Restricted	(5,113,659)	(5,113,659)
Less: Cash - Restricted/Committed	(825)	0
<b>NET CURRENT ASSET POSITION</b>	<b>3,352,957</b>	<b>388,615</b>

Note 2.

**CURRENT RATIO**

Current Assets	9,232,403	12.07 : 1
Current Liabilities	764,963	

**QUICK RATIO**

Current Assets - (Restricted Assets + Inventories)		
Current Liabilities		
9,232,403 - ( 5,113,659 + 949,551 )		4.14 : 1
764,963		

Ratios greater than one indicates that Council has sufficient current assets to meet its short term current liabilities.

**SHIRE OF CHRISTMAS ISLAND**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2020 TO 28 FEBRUARY 2021**

**Note 3. VARIANCES**

FM Reg 34 (2)(b) Variances greater than 10% and \$ 10,000 were due to:

<b>OPERATING REVENUE</b>		
1 General Purpose	52.9% above budget estimate	due to rate notices charged to June 2021 & payment of 100%FAG.
7 Comm Amenities	103.2% above budget estimate	due to Residential Garbage charged to June 2021 & DIAC garbage collections - 7 days instead of 2 days per week.
9 Transport	-36.3% below budget estimate	due to C'Vealth, CRA (2/3) & R2R Roads Projects/Funding are Capital Revenue.
<b>CAPITAL EXPENDITURE</b>		
Property, Plant & Equip	-61.8% above budget estimate	due to construction of Skate Park/Computer & Covic-19 Staff Housing Upgrade.
27 Infrastructure Rd	-37.5% above budget estimate	due to completion of CRA & R2R Road Projects.

## 10.2.2.1

<b>Report</b>	To Council Meeting - 23 March 2021
<b>Item Number</b>	F/A 10/2.2.1
<b>Subject</b>	Projected Cash Flows - Municipal Fund
<b>Proponent</b>	Finance
<b>Reporting Officer</b>	Manager Finance & Administration
<b>Enabling Legislation</b>	LG (Financial Management) Regs. 1996
<b>File Number</b>	

### Projected Cash Flow January 2021 to June 2021

Month	January	February	March	April	May	June
Opening balance	55,000	1,000	51,000	1,000	1,000	1,000
<b>Revenue</b>						
General Purpose Grant	0	0	0	0	0	0
Rates	14,000	8,000	10,000	10,000	10,000	10,000
Others		62,000	80,000	80,000	80,000	80,000
CRA/R2R Grant/Com Svs Obligations	110,000	0	160,000	170,000	0	0
Reserve Funds	0	0	0	0	0	1,190,000
Transfer from Max-I/Fixed Term Deposit	597,000	523,000	700,000	740,000	910,000	0
<b>Total Revenue</b>	<b>776,000</b>	<b>594,000</b>	<b>1,001,000</b>	<b>1,001,000</b>	<b>1,001,000</b>	<b>1,281,000</b>
<b>Expenditure</b>						
Payroll	349,000	293,000	350,000	350,000	350,000	380,000
Payroll - ATO/Super	176,000	155,000	250,000	250,000	250,000	300,000
Purchases	250,000	95,000	400,000	400,000	400,000	600,000
Insurance	0	0	0	0	0	0
Transfer to Reserve Account	0	0	0	0	0	0
Transfer to Fixed Term Account/Max-I	0	0	0	0	0	0
<b>Total Expenditure</b>	<b>775,000</b>	<b>543,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,280,000</b>
<b>Closing Balance</b>	<b>1,000</b>	<b>51,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>

**Note:**  
Total Estimated Cash On Hand 28 February 2021

#### MUNICIPAL FUND

Max-I Account	\$ 2,687,941
FTD	0
Petty Cash/Cash Floats	\$ 600
Investments Shares	\$ 22,144
Cash At Bank	\$ 51,000
<b>Sub-total</b>	<b>\$ 2,761,685</b>
Less	
C'wealth/CRA/R2R Road Funding Projects	\$ -
Outstanding Creditors 28/02/21	\$ 226,329
<b>Total</b>	<b>\$ 2,988,014</b>

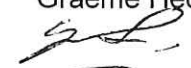

#### RESERVE & TRUST FUNDS

Reserve Fund Operating Account	130
Reserve Fund - Max-I Account	37,374
Reserve Fund - FTD	5,026,309
Trust Fund Operating Account	0
Trust Fund - Max-I Account	0
Trust Fund - FTD - Taman Sweetland Open Space	55,845
Trust Fund - FTD - Phosphate Hill Open Space	64,574
Welfare Reserve Fund Operating Account	91
Welfare Reserve Fund - Max-I Account	1,493
Welfare Reserve Fund - FTD	84,094
<b>Total</b>	<b>5,269,910</b>



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.4.1
SUBJECT	LRCI Funding Program Phase 1
LOCATION/ADDRESS/APPLICANT	N/A
FILE REFERENCE	
INTEREST DISCLOSURE	Nil
DATE OF REPORT	16 March 2021
AUTHOR	Graeme Hedditch, MWSW
SIGNATURE OF AUTHOR	
SIGNATURE OF CEO	

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### RECOMMENDATIONS

That Council receives the LRCI Funding Program Phase 1 update.

### COMMENT

Work Currently underway,

Murray Road Dual Pathway,  
From the CIP maintenance shed heading towards Phosphate hill road approximately 20% of the concrete footpath has been completed. Target completion date July.

Subgrade base works,  
North South Base Line Road towards East West Base Line Road intersection  
Subgrade base works near completion approx. 95% completed. Roadworks will continue next financial budget. Completion date is the end of March.

### STATUTORY ENVIRONMENT

Nil

### FINANCIAL IMPLICATIONS

Nil

### STRATEGIC IMPLICATIONS & MILESTONES

Nil

### VOTING REQUIREMENTS

Nil



### ATTACHMENT

Nil



## SHIRE OF CHRISTMAS ISLAND

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SUBMISSION TO	Ordinary Council Meeting 23 March 2021
AGENDA REFERENCE	10.5.1
SUBJECT	Grants Update
LOCATION/ADDRESS/APPLICANT	
FILE REFERENCE	3.2.1/2020/ 3.2.01/21
INTEREST DISCLOSURE	Nil
DATE OF REPORT	18 March 2021
AUTHOR	Chris Su
SIGNATURE OF AUTHOR	
SIGNATURE OF CEO	

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### RECOMMENDATIONS

That the Council receives the update from the Manager for Governance, Research, Policy and Grants on the Australia Day COVID Safe grant application, Building Better Regions Fund Program 2021 applications, Local Roads and Community Infrastructure Phase 1 and Phase 2 applications, Community Environment Program 2020 and the Safer Communities Program 2021 grant application.

### BACKGROUND

2021 Australia Day COVID Safe Grant provided \$20,000 to go towards the costs of the Shire Big Breakfast and commemorative mural to local Christmas Island history, the Samsui Women mural.

Shire made five applications to the Building Better Regions Fund program 2021 being for:

- Settlement Sports Hall Refurbishment
- Solar Power at George Fam Public Library
- Foreshore Food Servery Project, at CLA foreshore area
- CKI performers for Christmas Island Territory Week 2021
- 2021 Christmas Island Youth Conference, in conjunction with YACI

The BBRF program should return with outcomes to applications in July 2021.

Local Roads and Community Infrastructure Phase 1 and Phase 2 has provided a combined total of \$616,000 towards road sealing, pathways and another municipal works.

The 'Our Streets Are Our Museums' mural program from the 2019 BBRF grant of \$75,000 is concluding. 8 murals have been created (one more than what was initially funded for) with notably CIDHS and Water Corp inspired to fund public art as well after seeing the success of the Shire's project.

Shire successful in being shortlisted in the Stronger Communities Program 2021 funding for \$11,000 towards renewable energy options at the George Fam Civic Building. Shire will be notified if it has been successful by mid-year.

2019/2020 Community Environment Program of \$16,500 towards invasive species management for the ranger division.

**COMMENT**

The Shire is only able to write in for Federal grant programs, such as the Building Better Regions Fund. It is rare that these federal programs are suitable for grass roots small scale projects making them unusable for community groups for the most part.

MGRPG notes that the Indian Ocean Territories Community Development Grant Program of which we were successful in several grant applications around energy and invasive species eradication in 2014 alongside other local organizations has been seemingly discontinued from the Dept. of Territories.

MGRPG will continue to seek grant funding opportunities where able to deliver on the items identified in the 10 Year Strategic Community Plan.

A number of the programs above had significant extensions afforded to Council because of COVID delays. No grants were spent over-budget.

**STATUTORY ENVIRONMENT**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS & MILESTONES**

Nil

**VOTING REQUIREMENTS**

A simple majority is required.

**ATTACHMENT**

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**