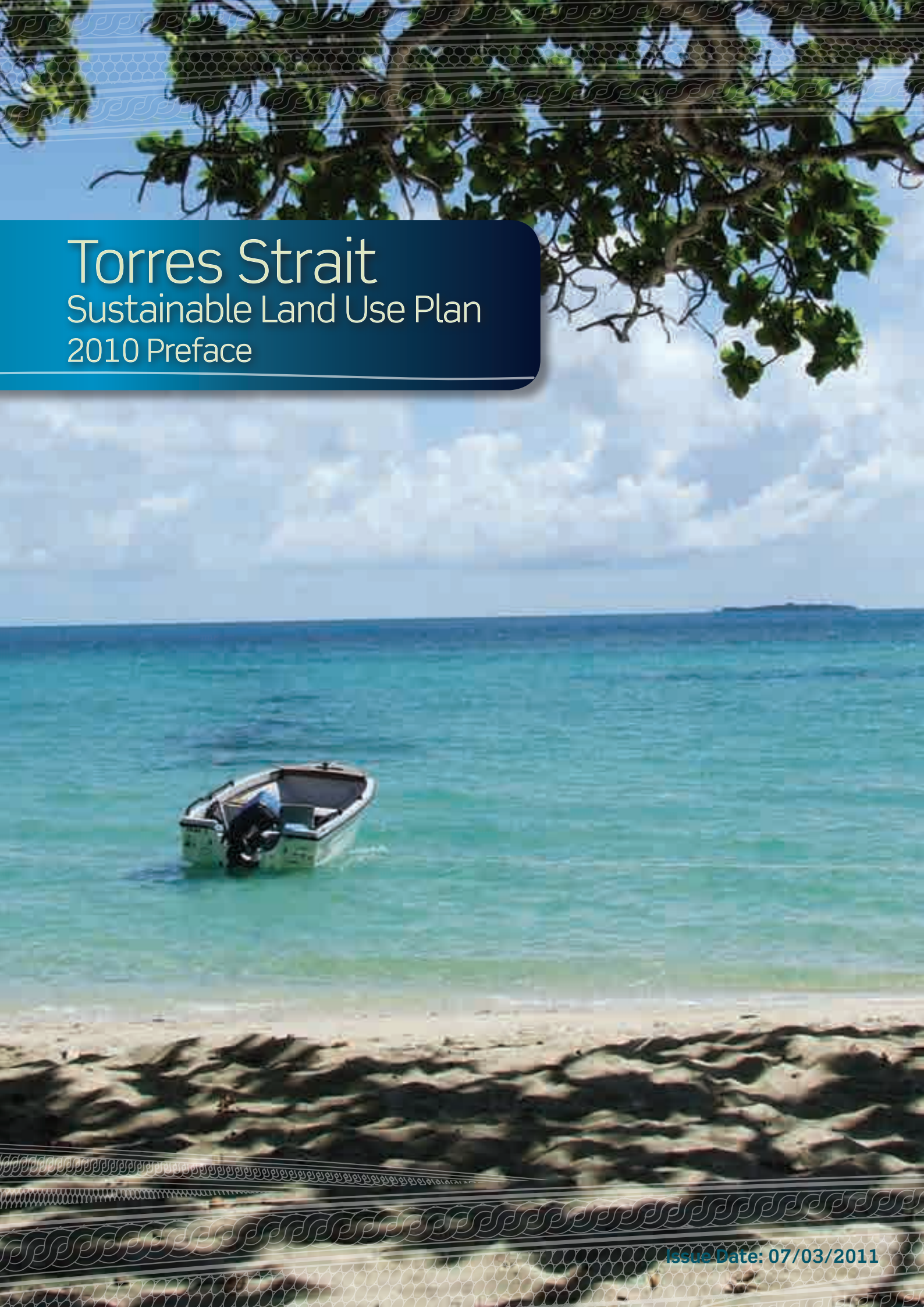
Torres Strait
Sustainable Land Use Plan
2010 Preface



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ACKNOWLEDGEMENTS

This Sustainable Land Use Plan is the result of contributions from a wide range of people and organisations. We would like to thank everyone who contributed time, energy and knowledge to this process.

The contributions of the following individuals and organisations are recognised:

- Torres Strait Regional Authority Land and Sea Management Unit
- Torres Strait Island Regional Council, Councillors and Managers

STAGE 1

- Boigu Community
- Dauan Community
- Erub Community
- Iama Community
- Masig Community
- Saibai Community
- Malu Ki'ai (Torres Strait Islanders) Corporation
- Dauanalgaw (Torres Strait Islanders) Corporation
- Erubam Le Traditional Land and Sea Owners (Torres Strait Islanders) Corporation
- Maganu Lagaugal (Torres Strait Islanders) Corporation
- Masigalgal (Torres Strait Islanders) Corporation
- Saibai Mura Buway (Torres Strait Islanders) Corporation

STAGE 2

- Hammond Community
- Kubin Community
- St Pauls Community
- Badu Community
- Mabuiag Community
- Warraber Community
- Poruma Community
- Ugar Community
- Mer Community
- Kaiwalgal (Aboriginal) Corporation RNTBC
- Mualgal (TSI) Corporation RNTBC
- Mura Badulgal (TSI) Corporation RNTBC
- Mabuiag (TSI) Corporation RNTBC
- Warraberalgal (TSI) Corporation RNTBC
- Porumalgal (TSI) Corporation RNTBC
- Ugar Kem Le Ged Zeuber Er Kep Le (TSI) Corporation RNTBC
- Mer Gedkem Le (TSI) Corporation RNTBC

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Use of the photographs from the Torres Strait Regional Authority and Garrick Hitchcock (Saibai) are acknowledged throughout this publication.

Prepared during **2008** / **2010**

An initiative of the Torres Strait Regional Authority

How to use **The Plan**

The Sustainable Land Use Plan (hereafter 'the Plan'), consists of three parts. The content of each part is outlined in Figure 1.

Part 1 Introduces the Torres Strait, provides background and an overview of the Torres Strait region. This part also outlines how to use the Plan.

Part 2 Provides an overview of each of the 15 communities.

An Island Overview is provided for each individual island which examines the impacts of development, by –

- identifying and protecting the islands' cultural and environmental assets;
- identifying development constraints;
- managing development in-line with available infrastructure and needs;
- managing the place and location of development on the islands;
- allowing Council to respond to land use demands in line with an agreed plan;
- guiding Council and supporting agencies in relation to development that is within the environmental and infrastructure capacity of the islands;
- providing clarity in respect to future development on the islands for all stakeholders, including Commonwealth and State government agencies and entities and local government.

Each of the Island Overviews is accompanied by supporting maps and technical reports.

Part 3 Introduces a non-statutory process for assessing development.

Figure 1 Plan Structure

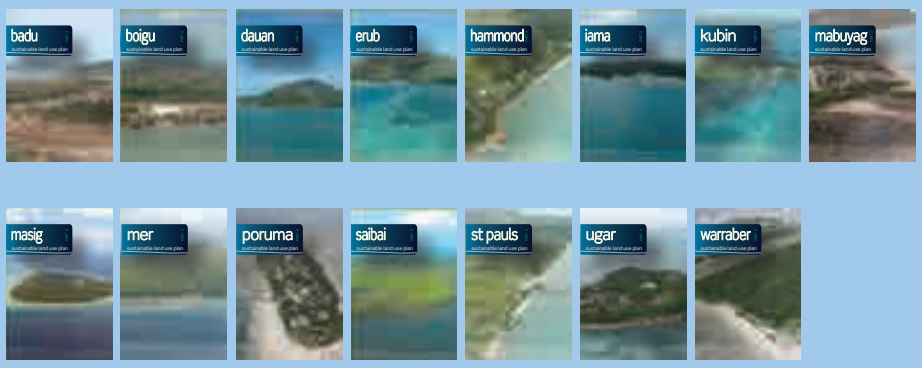
PART 1

Context & Background

- Introduction, Background and Overview of the Torres Strait
- How to Use the Sustainable Land Use Plan

PART 2

Island Overview



A separate section of each island will detail the following topics–

- Island Overview
- Land Tenure & Native Title
- Natural Environment
  - plants, animals and birds
  - coastline
  - tides and storm surge
  - waterways and wetlands
  - land and soil
  - bushfire
- Cultural Heritage
- Community
  - population
  - housing
  - sustainable community expansion
  - community facilities and services
- Infrastructure
  - water
  - sewer
  - waste
  - electricity
  - telecommunications
  - roads
  - drainage
  - air access
  - sea access

Each topic includes best practice principles, an island overview, and an overview of the topic in the context of each island, land use strategies, land use projects, land use considerations, strategic outcomes and useful links.

PART 3

Interim Planning Assessment Process

A non-statutory framework for assessing development on the islands.

Context & Background

Torres Strait Sustainable Land Use Plan 2010

PART 1

PART 1

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- Introduction, Background and Overview of the Torres Strait
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Island Overview

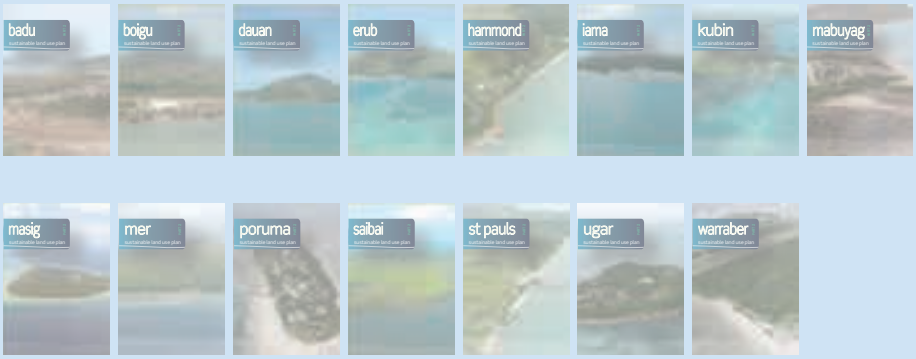

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Table of Contents

Introduction

Torres Strait Islanders have managed their lands and seas for time immemorial. The land and sea, and its natural resources, provide an economic base, underpin Torres Strait Islander history, innovation and culture, and are fundamental to Community's spiritual beliefs.

This project seeks to ensure that planning for the future development of the Torres Strait Islands is sustainable and capable of taking into account ecological and social information, assets, risk and existing infrastructure.

While it is acknowledged that the Integrated Planning Act 1997 (IPA) is the State legislation responsible for planning and development in Queensland, no IPA Planning Scheme has yet to be prepared for the region. As such, the overarching objective of this project is to provide a decision support tool and guideline for Torres Strait communities sustainably plan for and manage the impacts of future development on island environments to ensure that such development is sustainable.

The project will assist the 15 Torres Strait communities to identify the key environmental assets and land management issues on their islands, map information about the suitability of land for development and conservation purposes, and develop local land use plans for the future sustainable management of their islands.

This will entail providing communities and Council with information at a locally relevant scale about a range of issues of concern. This information will be incorporated in maps (forming a basis for the development of land-use plans) that take into consideration all of these factors, as well as community and cultural priorities.

This Plan provides the following information for each island:

- identification of key environmental assets;
- identification of key land management issues;
- identification of key infrastructure needs;
- land use mapping identifying land suitable for development and conservation; and
- land use for the future sustainable management.

Project **Background**

2.1 Background

The Torres Strait Regional Authority (TSRA) was invited by State and Commonwealth government Ministers in late 2005 to assist with coordinating the delivery of the Natural Heritage Trust (NHT) in the Torres Strait. The overarching objectives of the NHT are biodiversity conservation, sustainable use of natural resources, and community capacity building and institutional change.

A Land & Sea Management Strategy for Torres Strait (the Strategy) was developed in November 2005 and endorsed by the TSRA Board and Ministers in December 2005. The Strategy forms the framework for the delivery of the NHT in the Torres Strait, identifies priority natural resource management issues, and suggests possible initiatives for addressing these. A Land & Sea Management Unit (LSMU) was established in 2006 with funding available under the NHT to facilitate the implementation of initiatives under the Strategy and promote a coordinated approach to the delivery of the NHT in the Torres Strait region.

The TSRA Board nominated a suite of initial regional-scale projects to be implemented under the Strategy with NHT funding allocated to the Torres Strait region. From the list of candidate projects, it was agreed that the highest priority would be a project designed to support Island Councils to understand the impacts of development on these fragile islands. The objective was to enable communities to sustainably plan for the sustainable management of their islands into the future.

While land use planning is the responsibility of the State government in accordance with the Integrated Planning Act 1997 (Qld) (IPA), IPA compliant planning schemes have not been developed or implemented in Torres Strait outer island communities to date.

Neither the former individual Torres Strait Island Community Councils, nor the recently created Torres Strait Island Regional Council (TSIRC), have been endorsed as Assessment Managers under the Act. However, the overarching purpose and principles of IPA are applicable and appropriate in terms of this project.

2.2 Purpose

The Plan focuses on the planning and management of 15 Torres Strait Islands. The purpose of the Plan is to provide support to these communities about understanding the impacts of development on these fragile islands, by:

- identifying and protecting the islands' cultural and environmental assets;
- guiding the development of the islands under Council control;
- moderating development in inline with available infrastructure and need;
- managing the place and location of development on the islands;
- allowing Council to response to land use demands in line with an agreed plan;
- guiding Council and supporting agencies in relation to development that is within the acceptable ecological footprint and carrying capacity of the islands; and
- providing clarity in respect to future development on the islands for all stakeholders, including Commonwealth and State government agencies and entities.

2.3 What the Plan Cannot Do

The Plan does not replace the statutory framework for planning and development assessment as established in the Queensland Intergrated Planning Act. At such time that a planning scheme is adopted by the TSIRC, the planning scheme will be the tool for assessing and decided development applications for the Torres Strait Islands.

The Plan however seeks to inform the community and to introduce at least an interim planning process until a formal statutory Plan is adopted by the TSIRC and State government. This Plan will form the background of any statutory plan.

2.4 Methodology

In 2007 the TSRA invited 15 of the Torres Strait Island community to participate in the Sustainable Land Use Study, funded by the NHT (now Caring for
the Country). Based on submissions received, the communities of Boigu, Dauan, Erub, Iama, Masig and Saibai were accepted to be involved in the project as stage 1 pilot project.

In 2009 the TSRA, via funding from the major infrastructure project, requested the Land Use Plans be extended to the remaining 9 communities of Hammond, Kubin, St. Pauls, Badu, Warraber, Poruma, Mabuyag, Ugar and Mer.

Stage 1 occurred between 2007 and 2008.

Stage 2 occurred between 2009 and 2010.

Preliminary Consultation

The project team met with all Community Council (prior to amalgamation) and Prescribed Bodies Corporate (PBC) to discuss the project objectives and methodology.

Phase 1

Fauna and Habitat Assessment Field Study

The project team undertook field studies on the islands to identify key environmental assets and associated land management issues, identify areas
of conservation importance and undertake fauna identification.

Phase 2

Information Gathering & Research

The project team collated all available data for the islands to order to produce a compressive collection of information on the islands.
Data included plans and surveys from major infrastructure projects, data collected as part of other TSRA projects
(e.g. regional ecosystem mapping, tide levels) and well as existing State government data.

Also during this phase, the project team undertook a literature review of natural resource management issues in the context of the Torres Strait. This research, along with local knowledge obtained by Community in Phase 5, provided the foundation for the best practice principles outlined in the Plan.

Phase 3

Constraints and Information Mapping

The project team produced a series of constraints and information mapping. This included:

- analysis of the data collected in Phases 2 & 3;
- analysis of existing spatial datasets, including aerial photographs, maps and satellite imagery;
- analysis of Commonwealth and State legislation, policies, strategies, reports and community plans;
- development and sourcing of relevant GIS data layers;
- preparation of base mapping showing satellite imagery, slope analysis, coastal impacts and inundation, fauna and habitat values, bushfire risk, limited cultural heritage information, extent of service infrastructure.

Phase 4

Community Consultation

The project team met with Councillors, Island Managers, PBC Representatives and Community to present the constraints and information mapping produced and as well as the preliminary finding and recommendations of the fauna and habitat assessments. The purpose of these meetings was not only to discuss the mapping and data but to seek input from Council, the PBC and Community regarding the accuracy of the data collected.

Further, the Community was asked to consider how they see their island developing over the next 10 to 20 years. This was demonstrated by showing, where available, aerial photography from the late 1980's to current aerial photography and highlight the growth on the islands over the past 20-30 years.

The Community was also asked to consider what additional mapping and information they would like to include for their island. This included the identification of traditional place names and significant cultural heritage sites. The inclusion of this information, if any, in the Plan was determined by each respective Community.

Phase 5

State Government Consultation

In March – July 2008, the project team met with several Commonwealth and State agencies to discuss the project, including:

- Office of Climate Change, Environmental Protection Agency (Qld);
- Department of Local Government, Sport & Recreation (Qld);
- Specialist Planning and Projects Division, Department of Infrastructure & Planning (Qld);
- Department of Natural Resources & Water (Qld); and
- Department of Infrastructure, Transport, Regional Development and Local Government (Cth).

Phase 6

Drafting of the Plan

Based on the data collected in the previous stages, the draft Plan was prepared. This included drafting best practice principles, land use strategic and projects, land use considerations and strategic outcomes for each of the identified issues.

This phase also included an analysis of the constraints mapping (amended after feedback received during Phase 5) to produce a Land Use Plan and a Village Plan.

Final Consultation

In August 2008, the project team met with the TSIRC Executive and Managers to present the draft Stage 1 Plan to gain Council's in-principle support for the interim planning assessment process. During this phase, the project team met with Councillors, Island managers and PBC Representatives to present the recommendations of the draft Plan and to finalise constraints and information mapping based on consultation feedback during Phase 5.

Stage 2 was finalised in late 2010.

The **Torres Strait**

The Torres Strait region covers an area of more than 35,000km², of which 2.6% is terrestrial land, 6.2% tidally inundated reef flats and 91.2% open seas, most of which are relatively shallow. There are more than 100 islands and a multitude of cays, sandbanks and coral reefs scattered through the region, which stretches 200km from the tip of Cape York Peninsular to the south-west coast of PNG, and links the Coral Sea to the east with the Arafura Sea to the west.

There are nineteen communities that live on seventeen inhabited islands and the Northern Peninsular Area, each with there own distinct language and customs. More than 8,000 years ago world sea levels were about 100 metres lower than today. Since much of the Torres Strait was covered by only 20 metres of water, people at that time could easily walk between Cape York and southern New Guinea.

3.1 The Islands

The Torres Strait consists of an archipelago of small and geographically isolated islands. There are five island clusters in the Torres Strait, based on location, geology and formation.

- top western – Saibai, Boigu and Dauan are clustered adjacent to the Papua New Guinea coast, with Saibai being approximately 3km from the PNG coastline. Saibai and Boigu have formed as a result of coral decay and sediment deposition from nearby river systems, including the Fly River, although a number of granite island have been formed as a result of historic sea level rise inundating the northern extent of the Great Dividing Range. The islands are typified by a range of mangrove habitat, with Saibai and Boigu are particularly susceptible to coastal inundation. Dauan is a rocky outcrop triangular shaped island.

- near western – Moa (including Kubin and St Pauls communities), Badu and Mabuiag are located within the central Torres Strait area and are primarily composed of granite as a result of sea level rises inundating mountains located between Australia and PNG. The islands are densely vegetated with fringing mangrove areas and are regularly inundated by high tides.

- inner – Kirriri (Hammond), Muralug (Prince of Wales), Ngurupai (Horn), Waibene (Thursday), Goods, Zuna, Tuesday, Wednesday and Friday Islands, also known as the Thursday Island Group, are located close to the Cape York Peninsular with a similar granite formation and fringing mangrove areas. The islands are significantly vegetated with some containing permanent freshwater springs. Thursday Island is the administrative centre of the Torres Strait.

- central – Iama (Yam), Poruma (Coconut), Warraber (Sue), Masig (Yorke) and Nagir are widely distributed within the middle of the Torres Strait and contain many small sandy cays and coral outcrops, similar to the Great Barrier Reef. Moving further north, the islands are similar to the typical granite islands of the Torres Strait. Saltwater intrusion and tidal inundation are major issues for a number of these islands.

- eastern – Mer (Murray), Erub (Darnley) & Ugar (Stephens), Waier and Bramble Cay differ significantly from the other islands of the Torres Strait. The eastern islands are primarily volcanic which were active during prehistoric times. As such the hillsides have rich fertile volcanic soils which are densely vegetated.

Bamaga, Seisia, New Mapoon, Umagico and Injinoo communities are located on the Northern Peninsular Area.

Figure 2 The Torres Strait

Note: throughout the Plan, communities and islands are referred to by their traditional name.

3.2 Governance

There are several governance structures which operate in the Torres Strait – local, State and the commonwealth governments. The relationship between all levels of government is illustrated in Figure 3.

3.2.1 Local Government

There are three local governments which are responsible for managing local government matters in the Torres Strait - Torres Strait Island Regional Council (15 island communities), Torres Shire Council (Thursday, Horn & Prince of Wales) and the Northern Peninsular Area Regional Council (mainland communities).

The islands of this Land Use Plan are within the Torres Strait Island Regional Council local government area.

Prior to Council amalgamations in 2008, each island community was an individual local community Council, however, they are now governed by the Regional Council, with a Councillor from each island in addition to a Regional Mayor.

Councils are the local entities responsible for supporting communities in accessing essential infrastructure and services, developing and implementing plans and meeting legislative requirements at a local level.

3.2.2 Torres Strait Regional Authority

The TSRA is an Australian Government Statutory Authority established in 1994 under the Aboriginal and Torres Strait Islander Commission Act 1989 (Cth), which is today known as the Aboriginal and Torres Strait Islander (ATSI) Act 2005 (Cth)

The TSRA has the responsibility to:

- formulate, coordinate and implement programs for Torres Strait Islander and Aboriginal people living within the region;
- monitor the effectiveness of these programs, including programs conducted by other bodies;
- advise the Minister for Indigenous Affairs on matters relating to Torres Strait Islander and Aboriginal Affairs in the Torres Strait;
- recognise and maintain the special and unique Ailan Kastom of the Torres Strait Islander people living in the Torres Strait region; and
- undertake activities necessary to perform its function as defined by the ATSI Act 2005.

Land and Sea Management Unit

The TSRA Land & Sea Management Unit is responsible for coordinating the delivery of regional and local level land and sea management initiatives, and to support communities to access additional financial and technical support, and information about the sustainable management of their environments.

Figure 3 Governance Structure in the Torres Strait Islands

Hammond
Kubin
St Pauls
Badu
Mabuiag
Boigu
Dauan
Saibai
Iama
Warraber
Poruma
Masig
Ugar
Erub
Mer

Torres Strait Island
REGIONAL COUNCIL

Bamaga
Seisia
NORTHERN PENINSULA AREA REGIONAL COUNCIL

Australian Government

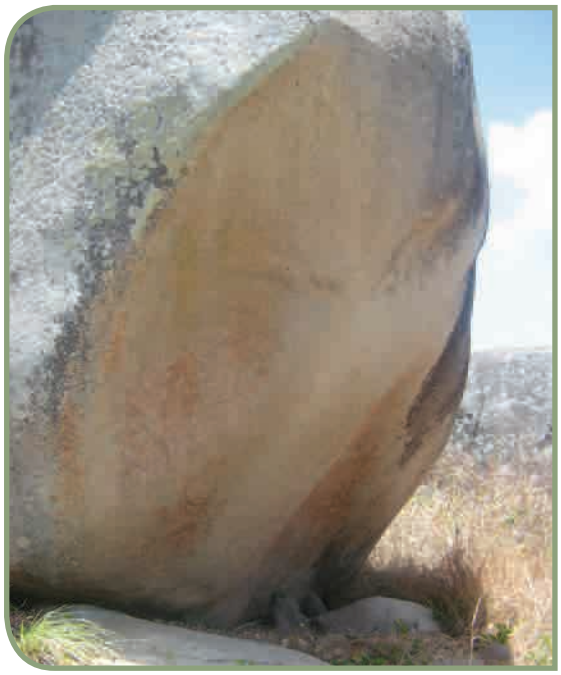
TORRES STRAIT REGIONAL AUTHORITY

Port Kennedy
Horn & Prince of Wales
TRAWQ (Thursday Island)

3.3 People, Community & Culture

Torres Strait Islanders are of Melanesian origin, with a distinct cultural identify, traditions, language and history. Torres Strait Islanders believe in Ailan Kastom (Island Custom), which is the link between the land, the sea, the environment and island culture. It relates to customs, traditions and beliefs of Torres Strait Islanders generally or of a particular community or group of islands, and includes customs, traditions, observances and beliefs relating to particular persons, areas, objects or relationships. It is fundamental to the way of life of the Torres Strait Islander people.

Island culture varies slightly throughout the various regions. Culture is strongly based on the maritime based trade and interactions with communities along the Papua New Guinea and Australian coastline. As such, they have an intimate knowledge of the islands, reefs, weather, tides and currents. The islanders have traditionally been agriculturalists who supplemented their food supply with a range of seafood. These practices have carried through generations and are still practiced, primarily for ceremonial purposes.



The region has an approximate population of 8,500 people and the nearest major mainland city is Cairns, more than 1,000km south of the Torres Strait. The size of communities varies according to the ability of the islands to sustain communities.

There are numerous native languages spoken without the Straits, with Kriol being common to all islands, in addition to Merian Mir (eastern islands), Kala Kaiwau Ya (top western islands) and Kala Lugaw Ya (near western islands). English is also spoken by most Islanders.

3.4 Climate

The climate of the Torres Strait is characteristic of a tropical area with year round warm to hot temperatures and above average seasonal rainfall. The region experiences an average daily temperate of 29oC with hot and wet weather typical between November and February. The hottest month is traditionally November with average temperate of 31.4oC and January the wettest month with average rainfall between 300 – 400mm.

Torres Strait Islanders recognise four different weather systems, being

- Sager – south east trade winds which blow from May until December;
- Zay – southerly winds with blow at random intervals throughout the year;
- Nai Gai – northerly winds which blow from October until December. The season when heat and humidity peak; and
- Kooki – north west winds which blow from January until April.

3.5 Environment & Natural Resources

Located on one of the world's most extensive continental shelves, the Torres Strait has long been recognised for its ecological complexity and biodiversity. The region provides a multitude of habitats and niches for the high diverse Indo-Pacific marine fauna.

The jurisdiction and administrative arrangements over the Torres Strait environment is complex, involving two nations, all three levels of government and multiple agencies. The Commonwealth government has jurisdictional responsibility over most of the marine area while the Queensland State government retains responsibility for the islands.

Much of the region is also covered by the Australia-Papua New Guinea Torres Strait Treaty, which includes clauses about the management of some natural resources. Much of the land catchment for the region is also in Papua New Guinea. The region is the only Australian natural resource management region with an international border as one of its boundaries.

The key natural resource issues for the Torres Strait are:

- sustainable management of dugong and turtle populations
- coastal erosion
- fresh water and waste management
- sharing resource access and management with coastal communities of Papua New Guinea

3.6 The Sea

The Torres Strait marine environment is of national and international significance. Being at the junction of the Arafura and Coral Seas, it is a major shipping route for transit between the Indian and Pacific Oceans and contains significant tropical marine ecosystems and populations of important and valuable marine species. The region contains valuable commercial and traditional fisheries and species of high conservation value and cultural value such as dugong and turtles. The southern boundary of the Torres Strait Protected Zone adjoins the Great Barrier Reef World Heritage Area and contains the northern extension of the Great Barrier Reef Province beyond the Great Barrier Reef World Heritage Area and Marine Park.

3.7 Land Tenure

The tenure of the majority of permanently inhabited community Islands in the Torres Strait is held by Council as the grantee of a Deed of Grant in Trust (DOGIT) under the Torres Strait Islander Land Act 1991 (Qld).

However the tenure of the Mer Community is an Aboriginal Reserve with the Trustees being the Aboriginal and Islander Affairs Corporation.

3.8 Native Title

There have been successful determinations of native title over every permanently inhabited island in the Torres Strait outer islands, and over most of the other outer islands, which are generally referred to as the uninhabited islands.

An Indigenous Land Use Agreement (ILUA) has been developed to facilitate infrastructure development so as to comply with the requirements of the Native Title Act 1993.

Structure of the **Land Use Plan**

The Plan is a planning document aimed at assisting the Torres Strait Regional Council and Island Communities in assessing the potential impacts of development on Island environments. The Plan is divided into three parts –

Part 1: Context & Background

Introduces the Torres Strait, provides background and an overview of the Torres Strait region. This part also outlines how to use the Plan.

Part 2: Island Overviews

An overview of each individual island with regards to best practice principles, an island overview, and an overview of the topic in the context of each island, land use strategies, land use projects, land use considerations, strategic outcomes and useful links, within regards to the following topics:

- land tenure and native title;
- natural environment;
- cultural heritage
- the community; and
- infrastructure.

Part 3: Interim Planning Process

A non-statutory framework for managing future development in the Torres StraitThe land use includes the following structural elements:

4.1 Best Practice

'Best Practice' is a rule about environment, cultural or infrastructure management, which has been successful in achieving a reduction in the impact of development on the environment. For each of the topics, a series of best practice principles are outlined. When assessing a development proposal, you need to consider whether the proposal is contributing towards a 'best practice' outcome.

Example:

The natural dynamic processes that shape the coast and beaches are respected.

What to think about when assessing development proposals:

The best practice principle is stating that you have to respect that the coast is naturally always changing and will continue to do so. As such, you should put development in locations which are not going to be affected by coastal dynamics such as erosion prone areas. Development that is proposed to be located in an erosion prone area will not achieve a best practice outcome.

4.2 Overview of Current Situation

This section provides a snap shot of what you would expect to see or find on any of the islands, with regards to the topic, if you were to arrive on the island today.

4.3 Overview of Issues

This section provides an overview of the issues that each island is facing with regards to a particular topic.

4.4 Land Use Strategies

'Land Use Strategies' aim to minimise the impacts of existing and future development on the environment, infrastructure and the community. For each of the topics, a series of land use strategies are outlined. When assessing a development proposal, you need to consider whether the proposal meets the strategy or strategies.

Example:

New development is contained with the village, identified residential expansion areas and the investigation area.

What to think about when assessing development proposals:

The land use strategy is stating that development should occur only in the village, areas that have been identified for residential expansion or in an investigation area. Development proposed outside these areas will not meet this strategy and should not be supported by Council.

4.5 Land Use Projects

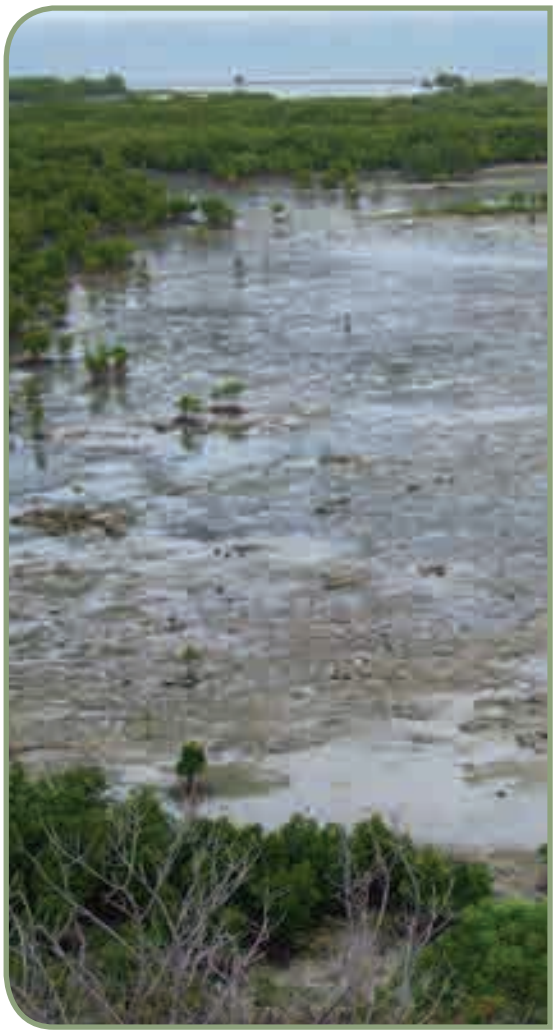
'Land Use Projects' are projects that need to be implemented now to address planning issues that are currently affecting the Islands.

Example:

Implement a cat and dog management plan.

What to think about when assessing development proposals:

The natural environment on the islands is being threatened by the number of cats and dogs. As the natural environment is an integral way of life on the islands, it is important that the number of cats and dogs be controlled to protect the natural environment.



4.6 Land Use Considerations

'Land Use Considerations' are the questions that Council, PBCs, Land Trusts, Community Forums and Community need to ask when deciding whether to consent to a development proposal. The Land Use Considerations have been drafted to reflect best practice, land use strategies as well as taking into the account Island specific issues.

Example:

Does development retain existing waterways and wetlands as a means of absorbing peak flows from floods or the effect of cyclones and storm surge?

What to think about when assessing development proposals:

When there is a large amount of water because of heavy rainfalls, cyclones or storm surges, existing waterways and wetlands are naturally where the water will collect and drain away. If, as part of a development, the proposal seeks to remove an existing waterway or wetland, you need to consider what the implications are going to be. If the water can no longer go into the waterway or wetland, where is it going to go? It could be somewhere in the village which could result in unwanted inundation in houses and community buildings.

As part of the assessment process, you need to ensure that for all questions, your answer is "YES'. If not, you need to ensure that appropriate mitigation measures are in place to offset any negative impacts or the application is amended to address the consideration.

4.7 Sustainable Outcomes

'Sustainable Outcomes' are what you want to expect to find if you arrive on the islands in 10 years time, assuming that all the Land Use Strategies and Projects have been implemented and that development has been assessed in accordance with Best Practice and the Land Use Considerations. These are the outcomes sought to be achieved by the Plan.

Example:

Land adjoining coasts and beaches are for community purposes.

What to think about when assessing development proposals?

This strategic outcome is stating that land adjoining the coast should be free from development. It is an important outcome as it will protect Community from the coasts' constant changes and the natural hazards associated with the coast and beaches. As such, you should put development in locations inland and away from the coast and beaches. Development that is proposed to be located adjoining the coast and beaches will not achieve this strategic outcome.

4.8 Interim Planning Assessment Process

The 'Interim Planning Assessment Process' sets out the framework for which development should be assessed in the Torres Strait until such time as a Planning Scheme is adopted by the TSIRC.

The interim planning assessment process outlines a step-by-step guide of how to use this document is assessing development proposals and well as identifying what broad land uses are preferred uses on the Islands.

The interim planning assessment process is detailed in Part 3.

RPS

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Australian Government

TORRES STRAIT REGIONAL AUTHORITY