

Guda Guda

Layout Plan 1

Background Report

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1. Introduction

1.1 Guda Guda

Guda Guda is located on the Great Northern Highway, in the Nine Mile Area of the township of Wyndham, approximately 10 kilometres south-east of the town centre. The community is situated on reserve number 25238 which was established in the late 1970s.

1.2 The Guda Guda Community Layout Plan

The past approach to the planning and delivery of services for Aboriginal communities has been identified as unsatisfactory in a number of key aspects. This has resulted in problems such as inappropriate location of housing, inefficient provision of services, and outcomes for communities that do not reflect cultural and social needs.

The Department of Indigenous Affairs (DIA) and the Aboriginal and Torres Strait Islander Commission (ATSIC) have for some years recognised the need for an improved approach to planning for Aboriginal communities. The draft policy document *Planning for Aboriginal Communities* released by the Western Australian Planning Commission (WAPC) in October 1997, and prepared in conjunction with ATSIC and DIA, highlighted the problem and established a framework for the planning of permanent Aboriginal communities. This was adopted in August 2000 as *Statement of Planning Policy No 13 – Planning for Aboriginal Communities* under section 5AA of the *Town Planning and Development Act 1928*. This provides a formal planning framework for the preparation and approval of Community Layout Plans (CLP) and is supported by *Guidelines for the Preparation of Community Layout Plans for Western Australian Aboriginal Communities* prepared jointly by ATSIC, DIA and WAPC in November 1999.

In addition to funding provided by DIA and ATSIC, the Department of Housing and Works is providing additional funding to this program for the preparation of community layout plans for town reserve communities including Guda Guda under the Town Reserves Planning Program (TRPP). The need for the preparation of a CLP for Guda Guda has been identified, and is being funded through this program.

A CLP provides the parameters for land use and development within an Aboriginal community. The purpose of a CLP is to:

- establish a vision for the community and a guide to the future growth and development of the community
- provide a community focus for, and involvement in, the development process
- facilitate proper and orderly planning of the community to establish development requirements based on need with social, physical, environmental and economic opportunities and constraints
- provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services and infrastructure information
- promote development that maximises health, safety and welfare outcomes for the community

The Guda Guda CLP consists of this background report, together with the proposed **plan** of the physical layout of the community and supporting **provisions** for implementation. The plan and its supporting written provisions together establish the planning and management framework to guide the future development of Guda Guda and the coordinated provision of infrastructure and services.

1.3 Why Does Guda Guda Need a CLP?

Guda Guda needs a CLP prepared for a number of reasons. There is a need to ensure that circumstances within the community are reflected and the current needs and aspirations of the community are determined and reflected within the CLP. The CLP is required as a guide for future land use and development decisions within the community and to assist the coordinated provision of essential infrastructure and services by government agencies.

1.4 How Has the CLP been Prepared?

The preparation of the CLP has adopted a methodology and consultation process based on the recommended approach outlined within the *Guidelines for the Preparation of Community Layout Plans for Western Australian Aboriginal Communities* (ATSIC/DIA, 1999).

A five-stage process has been adopted for the preparation of the CLP. This process is summarised below.

Stage 1 – Stakeholder consultation and background research

- community advised about preparation of the CLP and process.
- stakeholders identified and consultation undertaken with stakeholders to scope issues and obtain relevant background information.
- background research on the community and review of existing information undertaken.

Stage 2 – Initial community consultation

- meetings held with the community to explain and confirm the process, scope issues and needs, and discuss planning options for the community.
- detailed field inspection of the community undertaken to assess current conditions and constraints and opportunities for future development.
- meetings held with stakeholders.

Stage 3 – Preparation of draft CLP for community and stakeholder comment

- draft CLP prepared and distributed to the community and stakeholders for consideration and comment.
- meeting held with Department for Planning & Infrastructure to discuss comments on draft CLP.

Stage 4 – Consultation with the community on the draft CLP

- visit to the community conducted to present the draft CLP, discuss comments and agree on required changes for the final CLP.

Stage 5 – Preparation of final CLP for endorsement and approval

- outcomes of the community consultation and written comments from stakeholders considered and incorporated into final CLP.
- final CLP prepared for endorsement by the community, the Shire, other stakeholders, and registration by the Department for Planning & Infrastructure.

Following this process, the implementation of the Town Reserves Regularisation Program (TRRP) will be initiated to determine requirements for creation of easements and road reserves and upgrading of infrastructure within the community.

1.5 What Does the CLP Contain?

The CLP has been prepared to meet the requirements of Statement of Planning Policy No 13 and supporting guidelines. The three parts of the CLP are this background **report**, a **plan** of the physical layout of the community and supporting **provisions** for implementation.

This background report forming Part 1 of the CLP provides background information about Guda Guda explaining the rationale behind the CLP and the process used to develop it including consultation undertaken. This report includes a profile of the community, existing development and infrastructure provision, and an assessment of possible future development within the community.

Part 2 of the CLP contains the plan and provisions. The plan provides the proposed physical layout of the community including a housing layout, open space and community sites. The provisions provide development objectives for land use and development within Guda Guda. They also include the procedure for implementation, which relates to the statutory requirements of the Shire of Wyndham-East Kimberley Town Planning Scheme. This provides a process for the modification of the Town Planning Scheme through the scheme review to establish land use objectives and development guidelines, procedures for approval of development and for subsequent changes to the CLP.

2. Policy and Administration

It is necessary to consider the state and local government agency plans and administrative frameworks relevant to the region or local area within which the community is situated. The statutory planning controls and the plans of regional and local Aboriginal representative bodies applicable to the community are also described.

2.1 Strategic and Statutory Planning Context

2.1.1 State Planning Strategy

The *State Planning Strategy* provides a strategic framework for future decision making and planning by government agencies, particularly the WAPC. Relevant recommendations for the Kimberley region and the preparation of Aboriginal community layout plans are as follows:

Facilitate the preparation and endorsement of community plans for remote Aboriginal communities to enable Aboriginal communities to determine the future of their settlements. (DIA, WAPC, LG)

Develop appropriate planning policies for service provision to remote Aboriginal communities and town reserves. (DIA, WAPC)

Encourage Aboriginal participation in industry related vocational training, through a combination of formal training and on-the-job training. (Curtin University, Community/Industry alliances)

Investigate the possibility of the involvement of the local Aboriginal groups in the management of the Kimberley Plateau, especially at tourist sites. (CALM, AAD, ATSIC)

Protect culturally significant places through town planning schemes. (HCWA, LG)

Coordinate the provision of services such as schools, hospitals, recreation facilities, childcare facilities and aged services. (WAPC)

Preserve Aboriginal cultural heritage and significant heritage sites. (WA Museum, AAD)

Provide appropriate infrastructure and social services to remote Aboriginal communities. (AAD)

Facilitate the preparation and endorsement of community plans for remote Aboriginal communities to enable Aboriginal communities to determine the future of their settlements. (AAD, WAPC, LG)

2.1.2 Statement of Planning Policy No 13

Statement of Planning Policy No 13 – Planning for Aboriginal Communities (SPP No 13) is a statutory policy prepared by the WAPC under section 5AA of the *Town Planning and Development Act 1928* and gazetted 11 August 2000. SPP No 13 establishes a formal planning framework for the preparation and approval of CLP for permanent Aboriginal communities.

The objectives of the policy are to improve the standard of living and quality of life of people living in Aboriginal communities by:

- providing a framework to ensure that large permanent Aboriginal communities are afforded a high level of service
- ensuring that these communities and associated land uses are appropriately identified and zoned within town planning schemes
- providing a mechanism that will enable both local government and the Western Australian Planning Commission to approve layout plans prepared for Aboriginal communities

- providing a framework for negotiation and decision making between Aboriginal communities and local government

SPP No 13 is supported by *Guidelines for the Preparation of Community Layout Plans for Western Australian Aboriginal Communities* prepared jointly by ATSIC, DIA and WAPC. This document provides guidelines regarding the content, form and structure of a CLP.

The CLP for Guda Guda has been prepared to meet the requirements of SPP No 13 and the supporting guidelines.

2.1.3 Kununurra-Wyndham Area Development Strategy

The Kununurra-Wyndham Area Development Strategy (KWADS) provides a long-term approach to the land use planning needs of the Kununurra-Wyndham area. It provides a link between State, regional and local planning based on a balance of environmental, social, cultural and economic considerations.

Relevant key recommendations for the Wyndham area and the preparation of Aboriginal community layout plans are as follows:

The structure plans for Kununurra and Wyndham should be adopted as a general guide to future development of the two towns. Implementation will then be progressed generally through provisions within the relevant local authority town planning schemes (SWEK, WAPC).

Initiate strategies across government and industry which will encourage Aboriginal individuals and communities to participate in and achieve economic and social benefit from the development of the region including:

- *Involvement in industry related vocational training (such as ranger training, rangelands management and training in the processing of sugar, cotton and other products), through a combination of training and on-the-job training.*
- *Involvement in ecotourism as a way of allowing traditional skills to be utilised.*
- *Encouragement and training for small business enterprises for passing tourists near Aboriginal communities (all agencies and industry).*

Other issues that are identified under the KWADS specific to Aboriginal communities were:

Undertake detailed assessment of Aboriginal settlement planning requirements. The assessment will need to:

- *Provide an inventory of existing town based and remote area communities and outstations, including population sizes and existing infrastructure;*
- *Identify all planned future community developments; and establish which communities will have detailed land use plans produced, identifying the types of planning measures that will be used in their implementation (AAD, MfP, SWEK, KDC, NTDLPE).*

Wyndham Structure Plan

The Wyndham Structure Plan, a land use framework for the Wyndham area which forms part of the Kununurra-Wyndham Area Development Strategy, was prepared jointly by the Shire and the Ministry for Planning. The structure plan recognises an historical decline in the status of Wyndham in terms of both economy and population. Wyndham has an ongoing role as an important service centre for a large indigenous population both in the town and in surrounding remote communities and outstations. The town's current role is described as being oriented to the public sector and community services. The structure plan provides scope for a total population of 2000 people and significant expansion of industrial, service and commercial activities (KWADS, p72-75).

Guda Guda is not included within the Wyndham Structure Plan area. However, the areas nearest Guda Guda are identified as rural use.

2.1.4 Local Town Planning Scheme

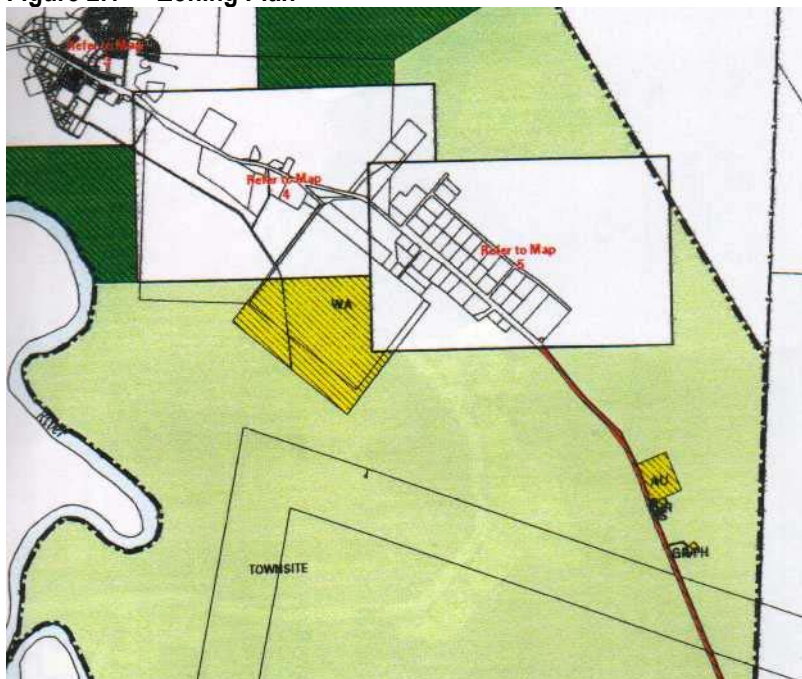
Guda Guda comprises part of the Wyndham township, and is located within the town boundary to the southeast of the town centre. The reserve within which the community is located is zoned Public Purposes denoted as Aboriginal Uses under the *Shire of Wyndham-East Kimberley Town Planning Scheme No 6*.

Refer to **Figure 2.1 – Zoning Plan**.

Land surrounding the reserve is zoned Rural/Pastoral with the exception of two small reserves adjacent to the Great Northern Highway abutting the southern boundary of the reserve. These sites are also zoned Public Purposes.

There is no existing community layout plan. Accordingly, this CLP needs to be prepared and incorporated into the Shire of Wyndham-East Kimberley Planning Scheme through a planning scheme review. It is considered that the Community Layout Plan should be incorporated as a policy in the Scheme with the reserve zoned as Settlement zone.

Figure 2.1 Zoning Plan



2.2 Agency and Representative Body Plans and Programs

2.2.1 ATSIC Regional Plan

Guda Guda is located within the Wunan ATSIC Region. There is a published ATSIC regional plan for the Wunan ATSIC Region. Key recommendations of the Regional Plan include:

- Support the continued development of the Wunan Foundation as the peak economic body for the East Kimberley Region through the:
 - contribution of land fund allocations to seed capital and joint ventures;
 - promotion of the Foundation as a central source of business advice and assistance for Indigenous people and enterprises; and
 - promotion of the active involvement of Indigenous people in Foundation enterprises through training and employment.
- Continue to support the role of the Wunan Housing and Essential Services Committee in the coordination and planning of housing and essential services in the East Kimberley.
- Implement strategies to support ecologically and economically sustainable community management.
- Establish an Enterprise and Training Consultative Committee to enhance coordination between training and employment initiatives and improve outcomes for Indigenous people.

- Support new business initiatives, including CDEP initiatives, to create employment and training opportunities at regional, sub-regional and community levels.
- Support initiatives leading to the development and expansion of an Indigenous Tourism Industry in the Region.
- In partnership with the Department of Education, Science and Training (DEST), Education Department of Western Australia (EDWA) and local education committees develop strategies to improve the education levels of Indigenous people in the East Kimberley.
- Facilitate the establishment of a trainee hostel for the East Kimberley.
- Advocate for, and work cooperatively with other agencies and bodies to ensure the protection of sacred sites and significant places and objects.
- Lobby Shire Councils and the Kimberley Development Commission (KDC) to adopt traditional names for public features and infrastructure, for example streets, rivers, parks.
- Liaise with government and non-government agencies, and with organisations across the region to facilitate the realisation of Indigenous enterprises which promote our heritage and culture.
- Advocate to ensure environmental health infrastructure and quality environmental health services are maintained.
- Lobby relevant agencies to fund the establishment and running of an appropriate aged care home in the East Kimberley.
- Pursue regional agreements with government organisations to improve the delivery of services in the East Kimberley.

2.2.2 Regional Housing Plan

The Department of Housing and Works and ATSIC do not have a current Regional Housing Plan for the Wunan Region.

2.2.3 Town Reserves Planning Program

The Town Reserves Planning Program (TRPP) is a statewide program jointly managed by ATSIC, DIA and the Department of Housing and Works. TRPP seeks to improve the provision and maintenance of essential and municipal services to town reserve communities to a standard commensurate with adjacent 'mainstream' townships in order to improve environmental health outcomes for the communities. The program is linked to the CLP program in that the transfer of responsibility to infrastructure providers and local governments involves the protection and rationalisation of services via incorporation within road reserves and easements.

The preparation and endorsement process for a CLP provides an overall framework for the relocation of services, if necessary, and for the resolution of any land tenure or related issues.

The following planning issues relevant to CLP implementation were raised during assessment via the program:

- The Shire of Wyndham/East Kimberley has no specific provision for adopting a community layout plan other than the provisions that enable them to prepare and adopt a policy under the Town Planning Scheme.
- From a Town Planning perspective, a community layout plan needs to be prepared and adopted as a policy under the Town Planning Scheme.
- An additional policy that should be adopted by Council is the Ministry for Planning's standard policy for community layout plans.
- A number of issues that need to be addressed prior to Council considering this community as it would a normal subdivision, include:
 - Roads be sealed, kerbed and drained to the satisfaction of Council
 - Public open space be provided and irrigated to the satisfaction of Council.
 - A public access road be provided to lots.

2.2.4 Aboriginal Community Strategic Investment Program (ACSIP)

No ACSIP funding has been allocated to Guda Guda in the 2002-03 year.

2.3 Local Administrative Context

2.3.1 Community Management

The community is managed by the Guda Guda Aboriginal Community Inc, which represents the community's residents. The corporation is an incorporated body under the Commonwealth Incorporations and Associations Act.

2.3.2 Shire of Wyndham-East Kimberley

The Shire of Wyndham-East Kimberley has no formal relationship with the Guda Guda community. Residents of Guda Guda do not pay Shire rates and do not receive a full range of services from the Shire. The Shire provides essential environmental health services including building approvals and inspections and dog control programs.

The Shire of Wyndham – East Kimberley has a policy relating to the development of aboriginal communities that has the following objective:

To ensure that essential and appropriate infrastructure is provided in terms of developing communities outside the established townsite areas.

3. Society, Culture and Economy

This section of the report provides an overview of the historical background, cultural attributes and socio-economic characteristics of Guda Guda, together with a description of its associations with other social groups in the Kimberley region. A description of the population makeup, patterns of resident and visitor mobility and future growth predictions for planning purposes is also provided.

3.1 Community Demographics

Table 3.1 shows the 2001 ABS Census Data for the Wyndham Indigenous Area. It gives an indication of the Guda Guda community in the local context. According to the 2001 Census, Aboriginal people account for 458 or 55 per cent of Wyndham's total population of 831 in comparison with 33 per cent in the Shire of Wyndham-East Kimberley and 46 per cent in the Kimberley region.

According to the Community Housing and Infrastructure Needs Survey (CHINS 2001), Guda Guda has a reported usual population of 46 people. The EHNS (1997) reported the population as 47 with a population density measure of 7.8.

The Guda Guda community is steadily growing due to people and affiliates who come from Halls Creek but in particular, from Oombulgurri which has a large Aboriginal community. It is understood that the population of the community is subject to seasonal variation and that there is a waiting list for housing within Guda Guda.

The majority of the people who are now at Guda Guda Community have personal histories and affiliations at Forrest River Mission (Oombulgurri). During the wet season Guda Guda Community is regularly visited by people from Oombulgurri, Halls Creek, One Arm Point, Lombadina, and outstations such as Mula Mula, Gibb River, Bow River and Mount Barnett. People from these areas also used to live in the 'flat areas' on the western side of the current Guda Guda community. People who originally lived in the town of Wyndham moved to the established community of Guda Guda ('Guda Guda' meaning 'home').

The core population in Guda Guda consists of the following families:

Galagher

Calaghan (Halls Creek)

Caroll

Auburn

Table 3.1 Wyndham Indigenous Profile

	INDIGENOUS			NON-INDIGENOUS		
	Males	Females	Persons	Males	Females	Persons
Total persons	211	247	458	199	174	373
0-4 years	22	35	57	14	9	23
5-14 years	52	50	102	12	17	29
15-24 years	38	54	92	16	10	26
25-44 years	58	74	132	61	57	118
45-64 years	35	26	61	71	59	130
65 years and over	6	8	14	25	22	47
Speaks Australian Aboriginal or Torres Strait Islander language	3	6	9	0	0	0
Speaks English only	191	224	415	186	168	354
Australian Aboriginal Traditional Religion	3	3	6	0	0	0
Attending an educational institution:(a)						
Aged 5-14 years	42	37	79	11	16	27
Aged 15-19 years	4	4	8	4	4	8
Highest level of schooling completed:						
Year 10 or below	86	104	190	96	66	162
Year 11 to 12	20	29	49	64	76	140
Still at school	0	4	4	3	3	6
Never attended school	6	5	11	0	0	0
Enumerated in private dwellings:						
Separate house	173	212	385	133	116	249
Improvised home, sleepers out, tent(b)	15	10	25	0	0	0
Other private dwelling	16	18	34	54	46	100
Total	204	240	444	187	162	349
Enumerated in non-private dwellings	7	7	14	12	12	24

(a) Includes 'full-time student', 'part-time student' and persons who did not state their full-time/part-time status but did state the type of educational institution attending.

(b) Includes persons enumerated in tents, sheds, humpies, persons sleeping 'rough' and other improvised dwellings.

Source: Australian Bureau of Statistics 2001 Census of Housing and Population

3.1.1 Population Forecast

Over the past 20 years the Shire as a whole has experienced an average annual increase of 2.05 per cent. This rate of increase is vulnerable to the vicissitudes of the local economy and major industrial projects in the East Kimberley may affect this rate. Changes in the local economy generally influence non-indigenous migration whereas the aboriginal population of the Kimberley has grown steadily in recent times, mainly as a result of natural increase (KDC 2001).

The population of Guda Guda is likely to increase steadily over the next 15 years from the current core population of approximately 50 people. This increase will be strongly influenced by the availability of housing in the community. It is understood that there is currently a community housing waiting list of ___ people.

3.2 Cultural Context

Guda Guda was initially a stopover on the droving track to Wyndham meatworks and Wyndham Port. Cattle were mustered from Doon Doon Station, Bow River and Gibb River. Drivers came from Maple Downs, Gurrnaji, Lissadel station and Home Valley Station to the Wyndham meatworks which closed in 1989.

The older generation of Guda Guda residents went to school at Forrest River mission (Oombulgurri) and at Wyndham.

In the 1950's and the 1960's people who are currently living at Guda Guda community, used to live in the flat areas on the western side of the current community for a period of at least twenty years. Because of the long period of residence in this area people developed personal histories and affiliations in the region and chose the area where Guda Guda Community is now located.

The majority of the people who are now at Guda Guda Community have personal histories and affiliations at Forrest River Mission (Oombulgurri).

3.3 Economic Context

3.3.1 Land Tenure

Guda Guda is situated on Reserve 25238, which is managed by the Aboriginal Land Trust. The 22.1 hectare reserve is leased to Guda Guda Aboriginal Community Inc until 2077.

3.3.2 Regional Economy

The Kimberley region is characterised by its expansive area and low population density having only six major towns within an area of 421451 square kilometres. The total population of the Kimberley is 30539. The aboriginal population comprises almost half the population of the region in comparison with 2.6 per cent in Western Australia and there are over 100 aboriginal communities throughout the Kimberley region.

The Kimberley's industry activities include:

- Agricultural production including irrigated agriculture \$67.5 million in 1999/00 and rangeland production of beef cattle – \$53.9 million in 1998/99;
- Mineral and petroleum production - \$891 million in 1999/00;
- Fishing - \$12.5 million in 1999/00;
- Pearling - \$161 million in 1999/00;
- Housing construction - \$64.4 million in 1999/00; and
- Significant contributions from retail, tourism, and manufacturing.

The aboriginal population is estimated to account for approximately \$238 million in public sector expenditures in the Kimberley during 1997/98 through CDEP payments, essential services funding, education and training, etc. (Ref: KDC 2001)

3.3.3 Local Economy

The township of Wyndham, population 800, is one of the major urban areas of the Kimberley region. Wyndham is situated on the King River, near the north coast of Australia and has traditionally been an important shipping port for the pastoral industry (KDC 2001). The prosperity of Wyndham has been affected by the reduced importance of its location as a shipping port. While the port is still in operation and new industries such as the Wyndham Prawn Farm have been established, Wyndham's primary role is now as a service centre to the local and surrounding remote communities. (Ref: KWADS 1999)

Wyndham forms an urban corridor running from the Port, to the town centre at Three Mile area, to Six Mile area and Nine Mile area where the Guda Guda community is located, approximately 10 kilometres south of the town centre. Public transport is not currently available to provide access to shops and health care facilities in the town centre. Accordingly, community members without access to private vehicles have limited access to these services.

Guda Guda residents may participate in the work force in Wyndham or Kununurra. Community residents with regular employment typically work from Monday to Thursday. Potential employment is available in the community to provide services such as rubbish removal and maintenance of public open space through CDEP. Resources such as vehicles and tools have been sought through the local resource agency, Joorook Ngarni, in order to carry out such projects but are currently unavailable.

3.4 Community Services

3.4.1 On-Site Community Facilities

No formal community services are provided in Guda Guda and due to the proximity of quality services in Wyndham, this arrangement is considered to be adequate.

Community facilities provided on the town reserve (apart from residential dwellings) include:

- Pensioners quarters;
- Meeting shelter and open space; and,

- Workshop/Office.

Guda Guda residents have identified a need for additional facilities to be provided. The primary need is to establish a public transport system to allow better access to community services in Wyndham. In addition to this the following needs have been identified:

- Recreation facilities including a basketball court; and,
- Playground equipment.

3.4.2 District Community Facilities

Wyndham provides the following recreational and community facilities:

- Peter Reid Memorial Hall
- Swimming Pool
- Oval
- Tennis Courts
- Basketball Courts
- Public Library
- Toy Library and Joongari House
- District Youth Services
- Community Club

Health and family facilities provided in Wyndham include the Wyndham Neighbourhood Child Care Centre, Marlgu Village Aged Hostel, Ngnowar Aerwah 7 Mile Rehab Centre, Jardamu Aboriginal Women's Group and Safe House, and the Wyndham hospital. The town is serviced by a volunteer St Johns Ambulance service.

Resource support is provided to local aboriginal communities via Joorook Ngarni Aboriginal Corporation and Ngnowar Aerwah Aboriginal Corporation.

Shopping facilities include a supermarket, butchers, newsagent, liquor, hardware and general store, post office, service stations, and bakery. An office of the East Kimberley Business Enterprise Centre and a Telecentre are also located in Wyndham.

Schooling is available from pre-school to Year 10 in Wyndham and post-compulsory school courses are offered in association with Kimberley College of TAFE. The TAFE also offers a range of tertiary courses.

4. Environment and Land Use

This section provides a description of the physical environment and of the current land uses and community infrastructure that constitute the local surroundings of Guda Guda.

4.1 Guda Guda

4.1.1 Residential

Existing residential development consists of six houses and a pensioners quarters. Two additional houses are currently being planned for construction by early 2003.

Although Guda Guda occupies a reserve of over 22 hectares, the community is currently confined to the southern portion of the reserve by a large cut off drain which has been created to minimise the impact of stormwater during the wet season, and all housing is located within this area.

The community has raised concerns regarding the existing community layout and close proximity of neighbouring houses. Accordingly, the location of the proposed new houses is still under consideration.

4.1.2 Open Space

Formal open space is provided in the centre of the community adjacent to the main entrance. This area provides a meeting shelter and barbeque and is the location of the community's public telephone. This area forms the hub of the community and is surrounded by the internal loop road and houses.

A playground was previously constructed adjacent to the pensioners quarters, however, this was abandoned when playground equipment was vandalised.

Informal open space occupies the majority of the reserve not occupied by residential uses. This includes several large boab trees, rocky outcrops, and the dry creek bed of Nine Mile Creek.

4.1.3 Commercial / Industrial

There is no specific industrial land within the community reserve. However, there is a workshop and office located adjacent to the existing houses.

4.1.4 Utilities

A water tank is situated on a separate small reserve on the southern boundary of the community.

4.1.5 Community Purposes

A community workshop and office are situated adjacent to the existing houses and central open space area.

4.1.6 Visitor Accommodation

There is currently no visitor accommodation development.

4.1.7 Cultural Purpose Sites

A burial site is situated adjacent to a dwelling in the community. No other cultural purpose sites are located within the reserve.

4.1.8 Road Network and Pedestrian Movement

Access to the community is via the Great Northern Highway. The speed limit at the entrance to Guda Guda is 110 kilometres per hour. The formal entrance to the community is situated on the southern side of the reserve and the main entrance route forms a loop road within the developed area. Due to the close proximity of the existing houses and fencelines, it is not possible to create a 16 metre-wide road reserve over this road.

An informal crossing onto the Great Northern Highway has also been formed at the northern side of the reserve. A 400-metre access track links this crossing with the main loop road with a small crossing culvert over Nine Mile Creek.

Limited vehicle access through the community allows safe pedestrian traffic throughout. In addition to this, no building is located beyond 200 metres from the centre of the community, meaning that walking is convenient.

All roads throughout the community are unsealed, and Guda Guda is noted to have a high incidence to dust control problems (EHNS 1997). Bollards or painted rock borders have been located to limit vehicle movement in certain areas.

Some paved pedestrian accessways are provided through the central open space area however, pedestrian travel is generally via shared roadways. No footpath links the community to the town centre.

4.2 Surrounding Land Use and Zoning

Unallocated Crown Land surrounds Guda Guda. The Guda Guda reserve is located within the Wyndham town boundaries. The community is ten kilometres from the town centre which is located at Three Mile area and five kilometres from Six Mile area where some urban activity is also focussed. Land surrounding the Guda Guda reserve is zoned for rural use with a small reserve containing a water tank to the south of the community zoned for Public Purposes.

4.3 Surrounding Transport Network

Wyndham's location is significant as a port town and accordingly highway access to the town has been paramount. The town has formed along the Great Northern Highway which leads south to the Victoria Highway. The Victoria Highway provides access to Kununurra (100 kilometres) and Halls Creek (approx 400 kilometres) and the most direct road access to major capitals and regional centres including Broome and Katherine.

4.4 Natural Environment

4.4.1 Climate

Wyndham has a mean annual rainfall of 768.9 mm, typical of the tropical monsoonal climate. Rain generally occurs during the wet season from November to April, with the remaining months being referred to as the dry season and little or no rain occurring during this time. Wyndham receives almost 95 per cent of its rain during the wet season. Bureau of Meteorology rainfall and temperature data for Wyndham Post Office since 1968 is summarised below.

Table 4.1 Mean rainfall and mean rain days

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Rainfall (mm)	168.7	193.1	149.0	31.8	7.8	1.8	4.3	0.0	5.3	21.3	54.9	130.7
Rain days (No.)	14.2	14.6	10.7	3.6	0.8	0.3	0.3	0.0	0.5	2.8	6.3	10.6

Table 4.2 Mean Temperatures

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Mean max. temperature (C)	37.1	36.0	36.2	35.8	33.7	31.2	31.2	33.8	36.7	38.8	39.5	38.1
Mean min. temperature (C)	26.3	25.9	25.5	23.7	21.0	18.0	17.1	19.4	22.9	25.9	27.1	26.9

(Source: Bureau of Meteorology)

4.4.2 Flora and Fauna

Tidal salt pans provide habitat for an abundance of bird and animal life. Guda Guda is approximately 5 kilometres northwest of the Parry Lagoons, which are a registered RAMSAR wetland.

Listed Threatened species in the area, identified by the EPBC decision making tools include the red goshawk, gouldian finch, purple-crowned fairy wren, freshwater sawfish. Species habitat may occur within the Guda Guda reserve, however, no threatened ecological communities exist in the region or in the reserve. Protected species include a range of migratory bird life.

Above Guda Guda the Bastion Range and sandstone plateau to the south are characterised by shallow, poor soils which support Spinifex species and small Eucalyptus and Acacia trees. Deeper sandy soils can be found in the small valleys due to water erosion which support a wider variety of wooded grasslands. The wetlands below Guda Guda are characterised by saline coastal soils which support smaller shrub species.

In the period when cattle were driven overland, grasslands around the Guda Guda area were commonly used for grazing when cattle were driven to Wyndham from outlying stations.

The Guda Guda reserve is characterised by relatively shallow, poor soils supporting sparse vegetation. The sandy creekbed of Nine Mile Creek bisects the community. The creek area has collected debris including flood debris and hard waste and is currently vegetated with pest grass species. The community supports some notable boabs and boab circles in the southeast and adjacent to the creek.

Photographs of the community showing the range of vegetation are included as Appendix A.

4.4.3 Surface water

With a high proportion of rainfall occurring over a few months in the wet season, Guda Guda experiences great variability in surface water conditions. During the dry season there are no occurrences of surface water in the reserve. During the wet season however, Guda Guda receives overland flows from a catchment of approximately 3.5 square kilometres formed at the south end of the Bastion Range. Flows generally travel along Nine Mile Creek however, significant amounts of runoff reach the community as overland flow.

Due to these overland flows some flooding and pooling of surface water occurs in the community. The central house in particular has previously experienced water levels above the dwelling foundations. A cut-off drain has been constructed around the community's existing dwellings during the 2002 dry season to divert overland flows into Nine Mile Creek. It is hoped that during the 2002-3 wet season, this drain as well as efforts to clear waste and weed growth from Nine Mile Creek will avoid flooding within the community.

4.4.4 Topography

The township of Wyndham is aligned with the east bank of the King River at the foot of the Bastion Range. Guda Guda is situated at the south end of Wyndham, to the east of a broad flood plain of the King River. A series of lagoons and wetlands to the south of Guda Guda, connect this flood plain with the flood plains of the Ord River to the east. Above the tidal lagoons are sandstone ranges and plateaux including the Bastion Range and Mount Erskine plateau to the south.

A brief description of the Guda Guda reserve topography required eg gently undulating etc, description of any other site features apart from the creekline which represent a constraint or opportunity re development.

5. Service Infrastructure

The following section details the existing conditions of the community infrastructure.

5.1 Water Supply

5.1.1 Existing Conditions

The Water Corporation 100 mm poly pipe for Wyndham supply along the Great Northern Highway terminates at the entrance to the Guda Guda Community. There is a 50 mm bulk meter at the Community entrance. Water Corporation maintains the water main to the point of entry to the Community.

No definite information is available on the condition, location, or material of the internal Community water reticulation. It is assumed the internal reticulation is 50 mm and from the presence of marker posts and two below ground fire hydrants appears to follow the access road from the bulk meter to the aged persons housing. The reticulation appears to be located inside several existing lot boundaries. The two houses to the south of the community have water meters, however no other meters could be found.

5.1.2 Future Upgrading Requirements

We recommend a new 100 mm main supply be laid according to the new layout and within the proposed road reserves to Water Corporation standards. The existing house water meters require replacement. All houses and other community buildings to have individual meters installed.

5.2 Sewerage

5.2.1 Existing Conditions

All existing houses have septic tanks and dual leach drains located in the vicinity of their allotment. One house has a fully inverted 'above' ground leach drain system, where the effluent from the septic tank is pumped into the leach drains. There have been numerous problems with the leach drains over the years, however due to recent remedial works, these problems have currently been resolved.

The Community expressed concerns over the past performance of the sewerage treatment system and wastewater disposal.

The two currently proposed houses will have septic tanks and dual leach drains. The Shire Aboriginal Environmental Health Officer has been consulted with regards to their location.

5.2.2 Future Upgrading Requirements

The nearest Water Corporation sewer is at 6 mile and the effluent from Guda Guda would need to be pumped in a rising main over 5 km. Due to the distance and cost involved it is not feasible to connect to the existing Wyndham treatment works. At present the Wyndham treatment works and lower lying reticulation in Wyndham 3 mile is under pressure due to ingress of ground water during the wet season. Water Corporation is currently carrying out works to remedy the situation and would be unlikely to want to add to the existing problem.

The existing leach drains need to be surveyed and the information added to the database. Any leach drains outside proposed lot boundaries should be marked on the plan as 'no build' area.

In the short to medium term we recommend the continued use of septic tanks and leach drains, however in the longer term discussions should be held with Water Corporation for the treatment of effluent off site. This may include the option of bunded sewerage ponds. Due to current buffer zone requirements it is more than likely these ponds would have to be off site.

5.3 Power Supply

5.3.1 Existing Conditions

Western Power overhead 3 phase electrical lines supplying Wyndham run along the western side of Great Northern Highway road reserve. A transformer and bulk meter are located at the entrance to Guda Guda.

Guda Guda's internal reticulation is a single overhead 3-phase line running along the access road and terminating near the aged persons housing. The overhead house connections radiate like a spider's web from this incoming line. Only the two houses to the south of the access road have electrical meters. There are a couple of streetlights in the whole community.

Most houses have solar hot water systems installed, several of which require maintenance / replacement.

5.3.2 Future Upgrading Requirements

The existing reticulation services should be extended along the proposed road reserves. More streetlights are required, the existing ones may also require some maintenance.

Existing overhead house connections to be relocated once the main reticulation has been extended. Electrical house meters also required to all buildings not currently metered.

5.4 Refuse Collection

Metal 44-gallon drums are collected by the Community and taken to the Shire collection point. A collection truck is provided by Joorook Ngarni Aboriginal Corporation.

5.5 Roads and Stormwater Drainage / Flooding

5.5.1 Existing Conditions

Guda Guda is located next to the Great Northern Highway, which is maintained by Main Roads WA.

Access in Guda Guda is via a gravel loop road, the end of which has recently been blocked off with large rocks. To the north of Guda Guda there is another gravel access off the Great Northern Highway, which parallels the Great Northern Highway to the centre of the community.

There is one decrepit stormwater culvert directing stormwater towards Nine Mile Creek in the centre of the community and another undersized culvert at the Nine Mile Creek crossing.

In the past overland stormwater flows from the surrounding countryside have been a big issue resulting in flooding in the community. Recently a large open stormwater cut off drain has been constructed along the southern and eastern boundaries of the existing development. It is believed this drain will substantially reduce the overland flows through the community.

The Community has also indicated that floodwater sits around the 6.5m contour or just encroaches the north west corner of the lot closest to the Great Northern Highway. No further information regarding flood levels was available from Water and Rivers Commission or the Shire of Wyndham - East Kimberley.

5.5.2 Future Upgrading Requirements

The existing roads are in such poor condition there is no benefit in retaining them. We recommend bitumen access roads with kerbs, property access crossovers, footpaths and stormwater drainage should be prioritised.

It would be worthwhile to check if the existing culvert under the Great Northern Highway at the Nine Mile Creek crossing is acting as a constraint during floods and adding to the flooding problems at Guda Guda. Due to ad hoc dumping of spoil material in the vicinity of Nine Mile Creek, we recommend landscaping works be carried out to redefine Nine Mile Creek and improve the drainage of the area. Remedial works need to be carried out where the gravel road crosses Nine Mile Creek to improve drainage and ensure that the existing culvert is not damming water.

In order for future development to take place at Guda Guda the existing stormwater cut off drain needs to be extended along the southern boundary and relocated further east. We also recommend this cut off drain be reshaped from its current approximately box shape to a drain with accessible side slopes. Any further development to the North of the existing Community houses should only take place once sufficient stormwater drainage and roads are in place.

Any development in the proposed Industrial Use area would need elevated building pads to minimise flooding. We recommend a stormwater drainage corridor be allowed for, to channel stormwater towards Nine Mile Creek.

5.6 Telecommunications

A public phone is located in the centre of the community. No houses have phones.

The information supplied by Telstra showing location of services does not correlate with the existing service or the SKM services drawing. It is possible that the Telstra drawings refer to an older previous settlement located to the north of Nine Mile Creek.

6. Consultation and Community Needs

6.1 Recent Surveys

6.1.1 Environmental Health Needs Survey of Aboriginal Communities

Guda Guda is part of the Wunan ATSIC Region. The EHNS (1997) identified that Guda Guda has requirements for additional housing and major repairs and maintenance to this housing. Essential infrastructure other than housing including power, water and sewerage, is considered to be adequate.

Guda Guda is identified as having high dust levels, which contribute to poor environmental health. Rubbish collection was not reported to be inadequate, however, it is understood that the waste collection arrangement has changed and that the community no longer has adequate equipment to perform rubbish collection.

The State average for people per dwelling in communities surveyed was 7.1. In 1997 Guda Guda had a reported population of 47 in 6 houses which produces a population density measure of 7.8. At the time of the EHNS survey, high or excessive repairs were required to 3 or more surfaces or fixtures in 16.7 per cent of the housing at Guda Guda.

Plans have been approved for the construction of two new houses. With the construction of these two additional dwellings, the population density for the permanent or 'core' community will be approximately 5 – 6 persons per dwelling.

6.1.2 Community Housing and Infrastructure Needs Survey

The CHINS data from 2001 revealed the following points of importance for the development of the CLP for Guda Guda:

- The reported usual population of the community is 46.
- There are 7 permanent dwellings and no temporary dwellings.
- Water supply is via the town supply.
- Power supply is via the state electricity grid.
- The community uses septic tanks with leach drains.
- The nearest secondary school is 10 to 24 kilometres away.
- The nearest hospital is 10 to 24 kilometres away.

See Appendix B for full details of the CHIN Survey.

6.2 Stakeholder Consultation

6.2.1 Guda Guda Aboriginal Community

The predominant concern of the Guda Guda Aboriginal Community is the current management arrangement for the community's accounts including utility bills and funding applications. Guda Guda residents are supportive of the Town Reserves Regularisation Program for this reason.

Housing is also a concern for community residents. The construction of two additional houses is currently in planning which will address the housing needs of the current core population but does not address the current waiting list. In addition to this, the consideration of sites beyond the immediate community area for the construction of this housing, may not be possible due to the requirement to extend infrastructure.

Space has previously been made available for a basketball court on the north side of the community. The community has reiterated the need for recreation facilities for children and youths and is supportive of the idea of a basketball court.

Female residents of the community suggested that the existing office (within the workshop building) be renovated for use by the community for administration and community enterprises. The establishment of a community kitchen was also suggested which could be used for the preparation of food for pensioners.

The establishment of a market garden has previously been attempted and is still being considered by residents. Previous attempts may have been unsuccessful due to lack of water for irrigation during the dry season. A small dam was created on Nine Mile Creek to facilitate irrigation however the dam failed to retain water.

One of the predominant concerns for the community is access into the Wyndham town centre. Community residents are often forced to walk or hitch-hike the distance of 10 kilometres into town to access shops and community services. The community previously had access to a bus service run by Joorook Ngarni and are disappointed at the discontinuation of this service.

6.2.2 Joorook Ngarni

Joorook Ngarni Aboriginal Resource Agency currently provides accounting, utility and rental payment and funding support for Guda Guda as well as various support services such as CDEP management and the previous bus service. It is understood that the bus service has been temporarily discontinued until the vehicle registration is renewed.

6.2.3 Shire of Wyndham-East Kimberley

Residents of Guda Guda do not pay rates or charges to the Shire of Wyndham-East Kimberley. Accordingly, limited services are currently provided.

The Shire currently provides environmental health services to the community and has recently begun to provide development approval services as a way of controlling and improving environmental health outcomes. Planning control over construction in the community will ensure that environmental factors such as flooding, dust, and connections to services are considered in the early stages of a construction program. Council recoups funding for an Aboriginal Environmental Health Officer through DIA funding.

The Shire has commented regarding several aspects of the Community Layout Plans and their implementation. The following comments include a range of topics, some of which have been reflected in the Community Layout Plan to facilitate the Shire's role in the normalisation process:

- Street signage and traffic signage will be required within some communities.
- A street numbering protocol should be implemented.
- There are concerns regarding the sub-base of existing road pavements that may not be constructed to standard.
- The communities may require fire management plans.
- Outdoor barbeque pits can pose a fire hazard.
- Consideration must be given to the valuation of rateable properties.
- Rubbish collection in communities can be problematic due to the type of rubbish receptacles (44-gallon drums) used.
- Consideration must be given to the process for incorporating CLPs into the Planning Scheme and making the CLP available for review.

6.2.4 Western Australian Planning Commission

The Western Australian Planning Commission (WAPC) considers the duplication of regional facilities in townships and communities to be inappropriate.

The community site is subject to the provisions of the Shire of Wyndham-East Kimberley Town Planning Scheme No 6. Adoption of the CLP would require an amendment to the Town Planning Scheme and subdivision of the existing lots. Such subdivision of the town lots would be covered by the Department of Land Administration, as the land in question is a Crown Reserve.

The Shire of Wyndham-East Kimberley is due to undergo a Planning Scheme review and it is considered appropriate that the CLP be incorporated into the planning scheme at this time. Adoption of the draft CLP would include rezoning the reserve from Public Purposes to Settlement zone and adoption of the CLP as a policy.

6.2.5 Service Agencies

Requirements for upgrading and realignment of infrastructure and creation of easements will need to be determined in conjunction with relevant servicing authorities and will be incorporated into the final community layout plan.

Relevant servicing authorities include:

- Water Corporation
- Western Power
- Shire of Wyndham-East Kimberley and
- Telstra

7. Community Layout Plan

7.1 Development Possibilities

The following table identifies land use and development issues that currently occur within the community or that are likely to occur in future. The development possibilities respond to these issues and are incorporated into the layout plan and provisions.

Table 7.1

Issues	Development Possibilities
Residential	
Population growth of 3 to 5 per cent per annum	<ul style="list-style-type: none"> • 2 additional single residential lots (current) • 18 additional single residential lots (medium term) • Further residential land for future development.
Residential allotment size	Minimum dimensions of 25 metres by 35 metres are applied to allow adequate room for houses and septic beds with flexibility for orientation. Larger allotments may be utilised for alternative forms of housing.
Seasonal/Cultural fluctuations in population	Visitors to the community are generally relatives and can be accommodated within existing dwellings.
Recreation and Open Space	
Existing BBQ and meeting area	Maintain the quality and feel of this central community space.
Community Facilities	
Market Garden	Due to limited water supplies it is considered that a market garden is not currently viable. If desired, it is recommended that this use be established adjacent to Nine Mile Creek on the western boundary of the community.
Existing Office and Workshop	The existing workshop and office should be retained in its current location and the office should be renovated to allow its use for community administration or enterprises. The workshop may be relocated to the light industrial area in future to consolidate this open space link between the two sides of the community.
Light Industrial/Commercial Area	A light industrial area has been provided to allow a buffer between more sensitive residential uses and the highway. This land will be adjacent to community purpose areas and recreation facilities and may be used for a range of community purpose or technical facilities.
Community Kitchen	A community kitchen may be located within the community purposes areas. The location should be in close proximity to the pensioners' village.
Community Bus Service	The road layout should accommodate a future bus service.

Issues	Development Possibilities
Infrastructure	
Sewerage to future development lots	It is assumed that septic systems will continue to be used in the short to mid term. Future infrastructure should follow the road alignment where possible.
Power line through existing/proposed recreation areas	Future infrastructure should follow the road alignment.
Fencing conflicts with lot boundaries	Where possible, move lot boundaries to reflect existing fencing. In other cases, move fences to align with lot boundaries and allow for development on adjoining lots.
Much of the community site is low lying and no stormwater drainage is currently provided. The Waters and Rivers Commission does not currently have flood study information for the King River at Guda Guda.	Community development has been located in the higher portions of the community site.

7.2 Community Layout Plan

This section of the report describes the final CLP for Guda Guda. The CLP is included as Figure 7.1 overleaf.

7.2.1 Community Design

The planning approach or design philosophy for the final CLP has been to recognise the existing character of the community. The community's location near the township of Wyndham means that the range of community facilities and services currently available within Wyndham is accessible to Guda Guda residents. In this respect the community is integrated with the townsite and consequently the planning focus is confined largely to the provision of future community housing, open space enhancement and community purpose sites for community enterprises and administration. That is, there is considered to be no need to duplicate additional community facilities that are currently or potentially available within the townsite itself.

The future extent of development has been confined to those areas that are within 300 metres distance of the shop and office site, to facilitate convenient access by walking and to enable the cost-effective provision of service infrastructure.

7.2.2 Street Network and Pedestrian Paths

The final CLP has provided for the alignment of two new major access roads. These roads are aligned along existing tracks but do not follow the internal road network within the existing housing area due to lack of space. Primary access is provided to the south side of the community via a 16-metre road reserve travelling around the north side of the existing dwellings from the existing entry point to the south east corner of the community. Secondary access is provided to the north side of the community via an existing informal crossing and 16-metre road reserve which would link both sides of the community with a crossing culvert over Nine Mile Creek. The dual access arrangement would be essential to ensure all-weather access to both the north and south sides of the reserve.

Additionally, the plan provides for the long term option of providing future road access to the north-east section of the reserve to facilitate its future development.

Bollards should be provided to ensure vehicular access to open space areas is not generally available.

The layout clear street network focussed on a single main access road with adjacent housing areas on separate cul-de-sacs. Pedestrian circulation within the community should be facilitated along the main access way with dedicated, grade-separated footpaths. Pedestrian access is also available throughout open space areas. The focus of the pedestrian network is the community areas adjacent to the pensioners village and the existing open space and meeting shelter.

7.2.3 Housing

The community's immediate requirement for two (2) new houses can be readily accommodated via development of new lots.

The typical lot layout is rectangular / square with proposed minimum frontages of about 25 metres and depths of about 35 metres, to create lot areas in the order of 900 m² at an overall density of R 12.5. The lot configuration is designed to provide houses with ample side setbacks and areas for the placement of 2 x 20 metre long leach drains.

With the extension of the primary access road to the south half of Guda Guda, seven (7) additional single residential lots may be developed in the next cul-de-sac with minor service extensions required. Residential development beyond 5 years is anticipated in the form of the eleven (11) remaining lots on the southern side of the reserve. Land for residential development beyond, say, 15 years is available on the northern side of the reserve. Residential land should be developed according to the stages shown on the plan.

7.2.4 Community Facilities

The majority of community facilities and services are provided off-site within Wyndham. A community purposes site is provided at the entrance to the community to accommodate the existing workshop and administration office and small scale multi-purpose community development. Such a facility could consist of a community kitchen, meeting room and other similar uses to accommodate future community needs.

Community and commercial facilities have been grouped together near the centre of the community. A store, office and school are planned to form part of the next stage of development for the community. The proposed school site has been designed to allow for both planned development and possible future expansion, in a location which allows for joint school and community use of active recreation areas.

The draft CLP provides for a number of centrally located sites that will accommodate a range of future community facilities to be developed in accordance with community needs and priorities over time. It is envisaged that these additional facilities may be developed either as stand-alone or co-located facilities, depending on the compatibility of particular uses. Such facilities will potentially include the following:

- Women's centre
- Childcare centre
- Arts / cultural centre
- Training centre
- Health clinic
- Recreation centre
- Meeting hall

7.2.5 Recreation and Open Space

The final CLP retains and provides for expansion of the existing central open space area by removing the existing inadequate access roads. This area has been expanded to consolidate and enhance the appearance and function of the existing open space and meeting area. Overhead power lines should be relocated away from this area and aligned along the road reserve where possible.

Active recreation facilities are available for the use of the community in Wyndham. However, it is considered appropriate to provide neighbourhood facilities for a community of the size of Guda Guda. The type of facility that may be appropriate could include tennis, basketball, or netball facilities. An area has been provided for such use on the north side of Nine Mile Creek adjacent to the access road taking advantage of the stand.

7.2.6 Light Industrial/Commercial Uses

This area between the secondary access road and the highway frontage is designated for less sensitive uses such as commercial and light industrial community uses. This area may accommodate the relocated workshop, market garden area, and other community enterprises. Due to potential flooding concerns a

setback of 10 metres should be maintained from the western boundary of the reserve for drainage purposes.

ENDORSEMENTS

Endorsement

The Guda Guda Aboriginal Community hereby endorses the Community Layout Plan dated 2003 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the day of 2003

.....
Chairperson

.....
Secretary

The Shire of Wyndham-East Kimberley hereby endorses the Community Layout Plan dated 2003 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the day of 2003.

.....
President

.....
Chief Executive Officer

The Western Australian Planning Commission hereby endorses the Community Layout Plan dated 2003 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area on the day of 2003.

.....
Chairman

.....
Secretary

AMENDMENTS

Guda Guda Community Layout Plan No.1

Amendment No.1

Date: 19 December 2007

Reason for the Amendment

To show administrative changes to the plan.

Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15th April 2003.

Amendments made to CLP
1. Various minor spatial upgrades

Approved / Noted:

Approved by the Western Australian Planning Commission at the 18 December 2007 Statutory Planning Committee meeting.

Other Information:

This CLP does not constitute development approval.

It is the responsibility of the developer to ensure that all relevant consents, approvals, licences and clearances are in place prior to commencing physical works on site. Organisations responsible for such matters may include landowner, local government, incorporated community council, native title representative body, Department of Environment & Conservation, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer & Employment Protection and Department of Water.

To update the mapping, please forward details of amendment to

Western Australian Planning Commission, 469 Wellington Street, PERTH WA 6000

Attn: Thomas Della Vedova,

or e-mail to thomas.dellavedova@planning.wa.gov.au

Guda Guda Community Layout Plan No.1

Amendment No.2

Date: 8th February 2011

Reason for the Amendment

To show administrative changes to the plan.

Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15th April 2003.

Amendments made to CLP
1. Number lots 30-39. 2. Place boundary on Lot 10 and renumber according to a / b protocol.

Approved / Noted:

Amendments are minor in nature. As such, endorsement not required.

Other Information:

This CLP does not constitute development approval.

It is the responsibility of the developer to ensure that all relevant consents, approvals, licences and clearances are in place prior to commencing physical works on site. Organisations responsible for such matters may include landowner, local government, incorporated community council, native title representative body, Department of Environment & Conservation, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer & Employment Protection and Department of Water.

**To update the mapping, please forward details of amendment to
Western Australian Planning Commission, 469 Wellington Street, PERTH WA 6000**

Attn: Thomas Della Vedova,

or e-mail to thomas.dellavedova@planning.wa.gov.au

Guda Guda Layout Plan No.1

Amendment No.3

Plan Date : 15 April 2003

WAPC : 15 April 2003

Proponent : Department of
Planning

**Endorsed
Requires
Endorsement** : WAPC only – minor amendment

Reason for the Amendment

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Guda Guda Layout Plan No.1.

Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Guda Guda Layout Plan No.1.


This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord with Aboriginal Settlements Guideline 1, inclusion of drinking water source protection areas, incorporation of updated cadastre, and many other general improvements.

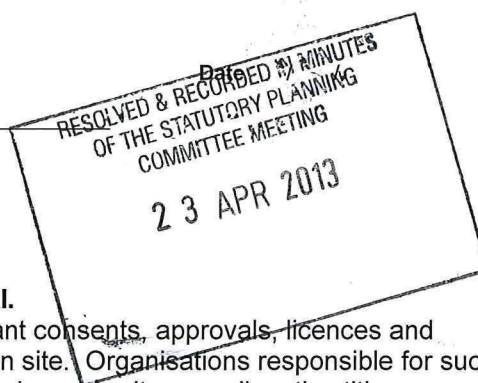
Approved

This is a minor amendment as the myriad changes made to content and illustration are of a technical nature. As such, under provision 6.14 the endorsement of the WAPC only is required.

Western Australian Planning Commission

please sign and print name

 2/5/2013
Signed by an officer duly authorised by
the Western Australian Planning
Commission pursuant to section 24 of
the Planning and Development Act 2005



Other Information:

This Layout Plan does not constitute development approval.

It is the responsibility of the developer to ensure that all relevant consents, approvals, licences and clearances are in place prior to commencing physical works on site. Organisations responsible for such matters may include landowner, local government, incorporated community council, native title representative body, Department of Environment & Conservation, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer & Employment Protection and Department of Water.