

Jimbalakudunj

Layout Plan 1

Background Report

December 2009

Date endorsed by WAPC



Amendments

Amendment 1 - September 2012

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List of Acronyms used in this Report

| | |
|-------|--|
| AACAP | ATSIC Army Community Assistance Program |
| ALT | Aboriginal Lands Trust |
| ATSIC | Aboriginal and Torres Strait Islander Commission |
| CDEP | Community Development Employment Program |
| CLP | Community Layout Plan |
| DHW | Department of Housing and Works |
| DIA | Department of Indigenous Affairs |
| DPI | Department of Planning |
| EHNS | Environmental Needs Health Survey |
| ILUA | Indigenous Land Use Agreement (under the Native Title Act) |
| NNTT | National Native Title Tribunal |
| NTA | Native Title Act (Commonwealth) 1993 |
| KRSP | Kimberley Regional Service Providers |
| RAESP | Remote Area Essential Services Program |
| WAPC | Western Australia Planning Commission |

EXECUTIVE SUMMARY

The Jimbalakudunj Community Layout Plan No. 1 has been prepared over a two year period between 2008 and 2009.

The table below summarises the main issues concerning the planning, development and provision of services within Jimbalakudunj, covered in more detail in the body of this report.

| Infrastructure /service Indicator | Community Characteristics |
|--|--|
| Drinking water | Drinking water supply marginal in terms of yield and quality. |
| Native title | Community is located within claim area of Nyiginya and Mangala Registered NT claim. ILUA negotiations yet to commence. |
| Secure land holding(s) | All community housing and infrastructure located on land with secure and appropriate tenure. |
| Flood / storm surge | Stormwater pooling resulting in minor damage to infrastructure believed to occur. No mitigation measures in place. |
| Emergency assistance | Police and medical assistance in Fitzroy Crossing, approx 1 hour away by vehicle. |
| Education | Education facilities in Fitzroy Crossing. |
| Health | Unused clinic building at the community. Health services available in Fitzroy Crossing and Derby. |
| Governance | Incorporated community, meeting regulatory requirements. Administrative support through Marra Worra Worra. |
| Employment and enterprise opportunities | Established job markets at Fitzroy Crossing and Derby, both approximately 1 hour away by vehicle. |
| Transport | No airstrip at community. Reliable road access to the community via Great Northern Highway. |
| Food | No store at community. Shops in Fitzroy Crossing. |
| Electricity | Operated by community at present, with assistance from KRSP. |

Figure 1 - Infrastructure and essential/social service characteristics at Jimbalakudunj

CLP No. 1 plans for future expansion of the community and formalises existing infrastructure and land-uses and provides a future lot layout and road design. The major purpose of the CLP is to guide the growth and development of Jimbalakudunj by providing a layout of future land uses in the community. The CLP has been prepared in consultation with the Jimbalakudunj Aboriginal Corporation to ensure that the plan reflects the community's aspirations. Technical input from a number of government and non-government agencies responsible for providing services and infrastructure to the community has also been incorporated into the plan and this report. This Community Layout Plan outlines a clear and straightforward way for Jimbalakudunj to grow in a co-ordinated and efficient manner.

Development at Jimbalakudunj

The following initiatives, development and works are needed to implement CLP No. 1:

Within the next year:

1. Implement road naming and lot numbering system. (Jimbalakudunj Aboriginal Corporation)
2. Prepare a Drinking Water Source Protection Plan for Jimbalakudunj. (Department of Housing, KRSP)
3. Commence Indigenous Land Use Agreement negotiations for Jimbalakudunj. (JAC, Kimberley Land Council, State)
4. Investigate feasibility of establishing a road house at Jimbalakudunj. (JAC & responsible agencies)
5. Establish community garden on Lot 18. (JAC)
6. Relocate horse yards to new location south of Road 1. (JAC)
7. Upgrade play equipment and shade cloth in central meeting area. (JAC)

Within the next 5 years:

1. Formalise and construct road network, incorporating drainage system. (JAC & responsible agencies)
2. Construct houses on Lots 5, 11, 20 and 21. (Department of Housing)
3. Remove existing asbestos clinic building and replace with new clinic building. (Department of Housing, Department of Health)
4. Establish road house, if feasibility has been confirmed. (JAC & responsible agencies)
5. Relocate rubbish tip to a site further removed from sensitive land uses, subject to finalisation of PDWSA. (Department of Housing)
6. Relocate power station. (Department of Housing, KRSP)

Within the next 15 years:

1. Continue to provide new houses to meet the ongoing needs of the community as the population grows. (Department of Housing)
2. Establish sewage treatment ponds to provide more efficient method of wastewater disposal for growing population. (Department of Housing, KRSP)

1 BACKGROUND

1.1 Location

Jimbalakudunj is located approximately 100km west of Fitzroy Crossing in the Shire of Derby – West Kimberley. The community is adjacent to the Great Northern Highway.

Jimbalakudunj occupies a unique location in the West Kimberley settlement pattern in the sense that it is proximate to the midway point between the coastal regional centres of Broome/Derby and the inland regional centre of Fitzroy Crossing.

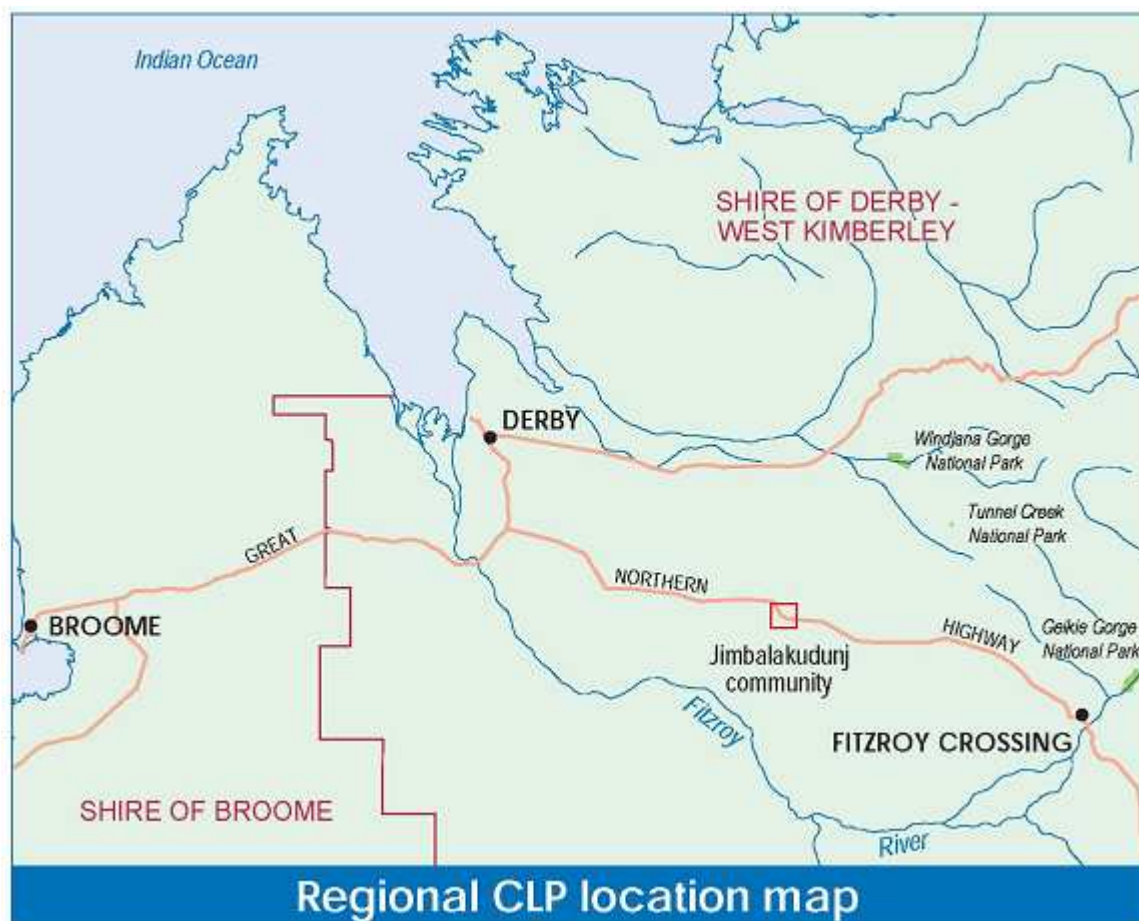


Figure 2 - Location of Jimbalakudunj approximately mid way between Derby and Fitzroy Crossing.

1.2 Physical Geography

Jimbalakudunj is located within the Fitzroy Valley. Figure 2 shows the physiographic regions of the Fitzroy Valley, with Jimbalakudunj being located within the North Fitzroy Plains. Soils in this area are primarily made up of eolian sand and gravel under which lies a bed of laterised sandstone, mudstone, silstone, claystone and shale (Lindsay & Commander 2005).

The area is vegetated by acacia, boab, eucalypts and wild fig woodlands with areas of grasslands and savanna. Acacia thickets and grasslands are often seasonally destroyed and regenerated by fire.

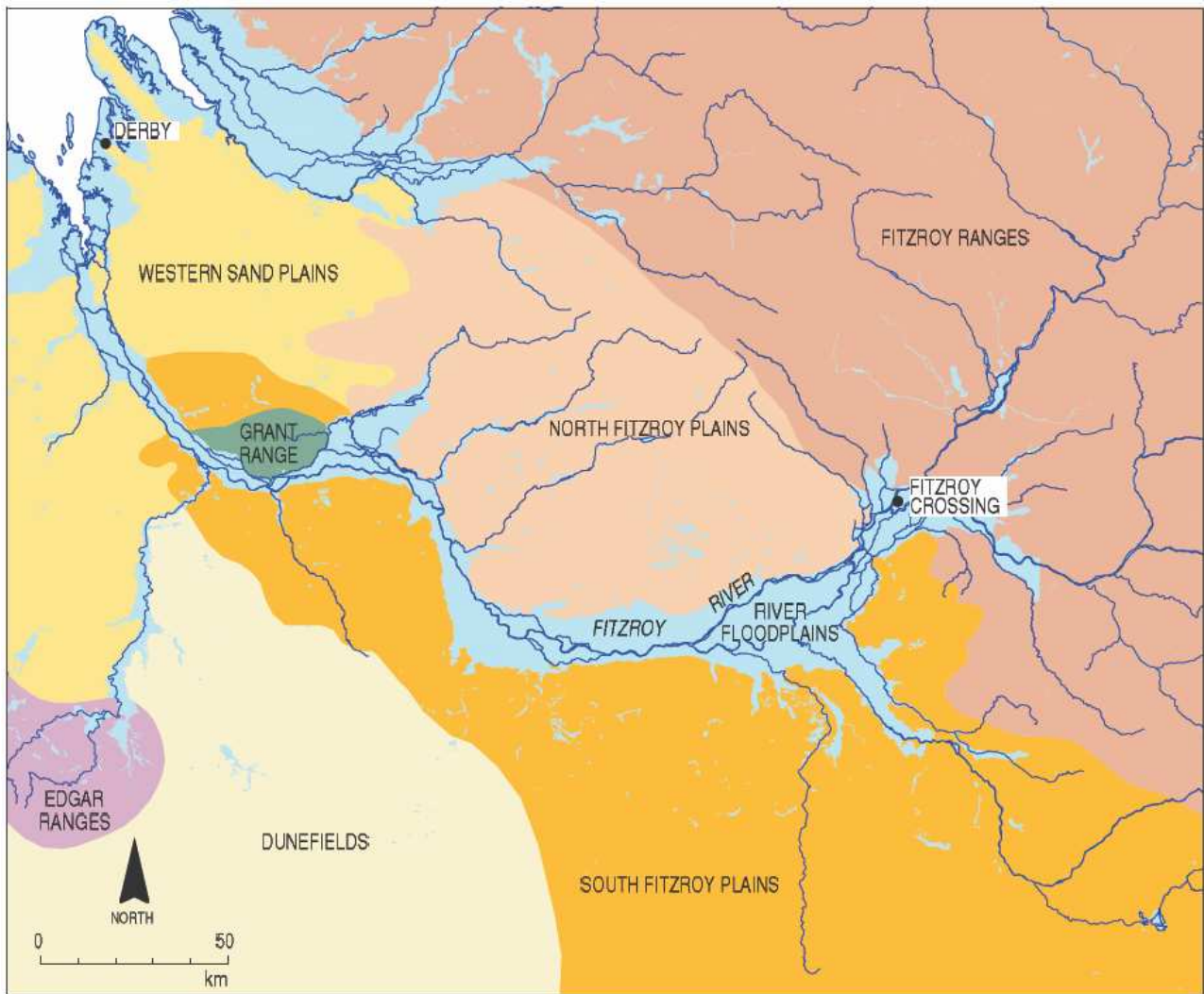


Figure 3 - Physiographic regions of the Fitzroy Valley (Lindsay & Commander 2005: 7)

1.3 Climate

The Fitzroy Valley climate is characterised as sub-tropical with monsoonal wet and semi-arid dry seasons.

The wet season is usually from November to April and has high humidity and frequent thunderstorms, often resulting in the flooding of river systems in the Fitzroy Valley. The average maximum temperature exceeds 35° C. Summer rainfall accounts for most of the annual rainfall. Prevailing winds during the wet are from the west as moist air is sucked up from the warm ocean before heavy precipitation inland.

The dry season is from approximately May to October. The average maximum temperature during the dry season is 30° C with prevailing winds at this time from the east, which can blow dust from the dry, sandy interior toward the community.

The nearest Bureau of Meteorology station to the community is at Fitzroy Crossing. The following graphs depict the recorded annual mean maximum temperature and rainfall for the Fitzroy Crossing location (sourced from the Bureau of Meteorology).

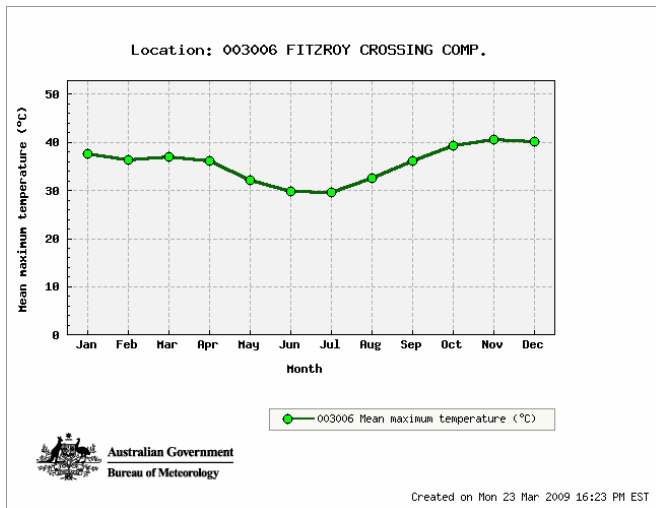


Figure 4 - Mean Maximum Temperature.

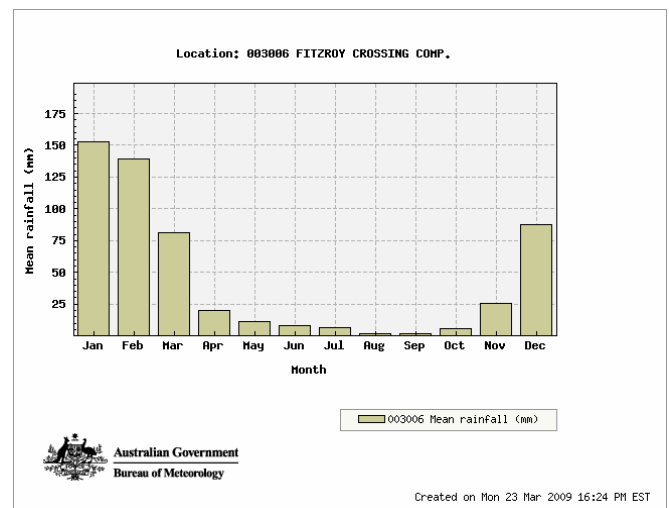


Figure 5 - Mean Rainfall.

Bureau of Meteorology data for the Fitzroy Crossing location establishes that prevailing winds are from the east, with 30% of winds at 9am and 25% of winds at 3pm coming from that direction. Community members confirmed that prevailing winds are from an easterly/north-easterly direction.

Further climatic information can be found in Appendix 1.

1.4 History

Jimbalakudunj was established in the early 1990s by members of the Nargoodah family moving away from Noonkanbah and Fitzroy Crossing onto Paradise Downs Station. An entity to manage the affairs of the community was established in 1991 with the incorporation of Jimbalakudunj Aboriginal Corporation under the *Aboriginal Councils and Associations Act 1976*.

The community was originally established at the 'old camp', a location approximately 500m south-west of the existing community centre. The main community living area was relocated to its current site as more people moved into the community. The 'old camp' is now uninhabited and the area features a collection of ruins.

In 1998, a 2242ha crown land title was excised from the Paradise Downs Station, with a lease in perpetuity being granted to the Jimbalakudunj Aboriginal Corporation.

The establishment of Jimbalakudunj can thus be situated within the 'Outstations Movement',

2. EXISTING SITUATION

2.1 Governance

The community is managed through its incorporated body, the Jimbalakudunj Aboriginal Corporation (JAC). The JAC was incorporated under the *Aboriginal Councils and Associations Act 1976* on 27 May 1991. Since incorporation, the JAC has been exempted by the Australian Government from a number of the requirements of the *Corporations (Aboriginal and Torres Strait Islander) Act 2006*, including the need to include a balance sheet and an income and expenditure statement in the corporation report.

The Registrar Initiated Rulebook (registered on 23 June 2009) for the JAC establishes the following objectives for the corporation:

"The corporation aims to provide direct relief from poverty, sickness, suffering, destitution, misfortune, distress and helplessness to all Aboriginal people in the district of Kimberley of Western Australia without discrimination and to include, but without limiting the generality of the above, the following:

- (a) support the social development of its members in all ways;*
- (b) help to bring about the self support of its members by the development of economic projects and industries;*
- (c) support education, job training, health services, work and housing for its members;*
- (d) help and encourage its members to manage their affairs upon their own lands;*
- (e) help and encourage its members to keep and renew their traditional culture;*
- (f) help build trust and friendship between its members and other people;*
- (g) participate with other Aboriginal Corporations in projects for their mutual benefit; and*
- (h) receive and spend grants of money from the Government of the Commonwealth or of the State or from other sources."*

The Rulebook also prescribes the decision making process for the corporation. Documents for the Jimbalakudunj Aboriginal Corporation can be found on the website for the Office of the Registrar of Indigenous Corporations (www.oric.gov.au).

2.2 Land Tenure

| | |
|--|--|
| <i>Crown Land Title</i> | LR 3068/209 |
| <i>Lot Details</i> | Lot 275 on Deposited Plan 218350 |
| <i>Status Order / Interest</i> | Leasehold |
| <i>Primary Interest Holder</i> | Jimbalakudunj Aboriginal Corporation |
| <i>Area</i> | 2242.2ha |
| <i>Limitations/Interests/ Encumbrances/Notifications</i> | Lease H087314 to Jimbalakudunj Aboriginal Corporation in perpetuity for the use and benefit of Aboriginal inhabitants. |

Jimbalakudunj is located on a 2242ha Crown Land Title (Lot 275). This land parcel is subject to a lease under the *Land Administration Act 1997* in perpetuity to the Jimbalakudunj Aboriginal Corporation for the "use and benefit of Aboriginal inhabitants". The following is a summary of the details of this land parcel:

An estate in fee simple (also known as freehold) is considered to be the optimal form of land tenure for remote Aboriginal communities. However, in the case of Jimbalakudunj, a Crown Land Title leased in perpetuity to the JAC for the use and benefit of Aboriginal inhabitants also represents a secure and appropriate form of tenure. All community housing and associated infrastructure is located on Lot 275.

2.3 Culture

The community is made up of co-residential Nyikina and Walmajarri speakers. Community members also speak English or Kriol. Community members are related to each other through birth and marriage.

It is not known whether community members are the traditional owners of the land on which the community is located.

2.4 Native Title

Jimbalakudunj is on land subject to the Nyikina and Mangala Registered Native Title Claim (WAD 6099/98, WC 99/25). The claim area is approximately 27,251km². The Kimberley Land Council (KLC) is the Native Title Representative Body that represents the claimants. The claim is currently in mediation with the National Native Title Tribunal.

It is critical that the community layout plan respect the knowledge and incorporate the aspirations of the Traditional Owners. At the time of preparation of this plan, the Department and the KLC lacked the resources to appropriately engage Traditional Owners in the iterative process of plan preparation. CLPs are not static documents, and it is expected that this CLP will be reviewed when the Department and KLC have established the capacity to appropriately engage Traditional Owners in the preparation of CLPs.

Background to Native Title in Australia

The *Native Title Act 1993* (NTA) enshrines in legislation the High Court Mabo decision, in which the common law of Australia formally recognised Indigenous land ownership through the continuing observance of traditional law and custom.

Native title is defined by section 223 of the NTA as:

the communal, group or individual rights and interests of Aboriginal people or Torres Strait Islanders in relation to land or waters where:

the rights and interests are possessed under the traditional laws acknowledged, and the traditional customs observed, by the Aboriginal people or Torres Strait Islanders; and b) the Aboriginal people or Torres Strait Islanders, by those laws and customs, have a connection with the land and waters; and c) the rights and interests are recognised by the common law of Australia.

Native title is therefore not a form of land tenure, such as a freehold estate or pastoral lease, but is the recognition of pre-existing rights and interests in country.

Under the NTA, registered native title claimants and registered native title bodies corporate (often referred to as PBCs) are entitled to the right to negotiate regarding proposed future acts which may affect native title rights and interests. Procedures for negotiation can either be in accordance with Subdivision J of the NTA or in accordance with alternative procedures agreed by both parties in the form of an Indigenous Land Use Agreement (ILUA).

Examples of future acts which may affect native title rights and interests include mining exploration or the construction of public works (such public housing).

Native title rights and interests are also variously affected by different forms of land tenure. For example, native title rights and interests are generally extinguished by valid grants of freehold tenure (see Division 2B of the NTA and also Ward and Lawson decisions) while native title may co-exist with pastoral leases, but if there is any inconsistency between the two then pastoral interests are likely to prevail (see Wik decision).

Additionally, ILUAs can be entered into so that agreement can be made about instances when the non-extinguishment principle applies.

More information about native title can be obtained from the [National Native Title Tribunal](#).

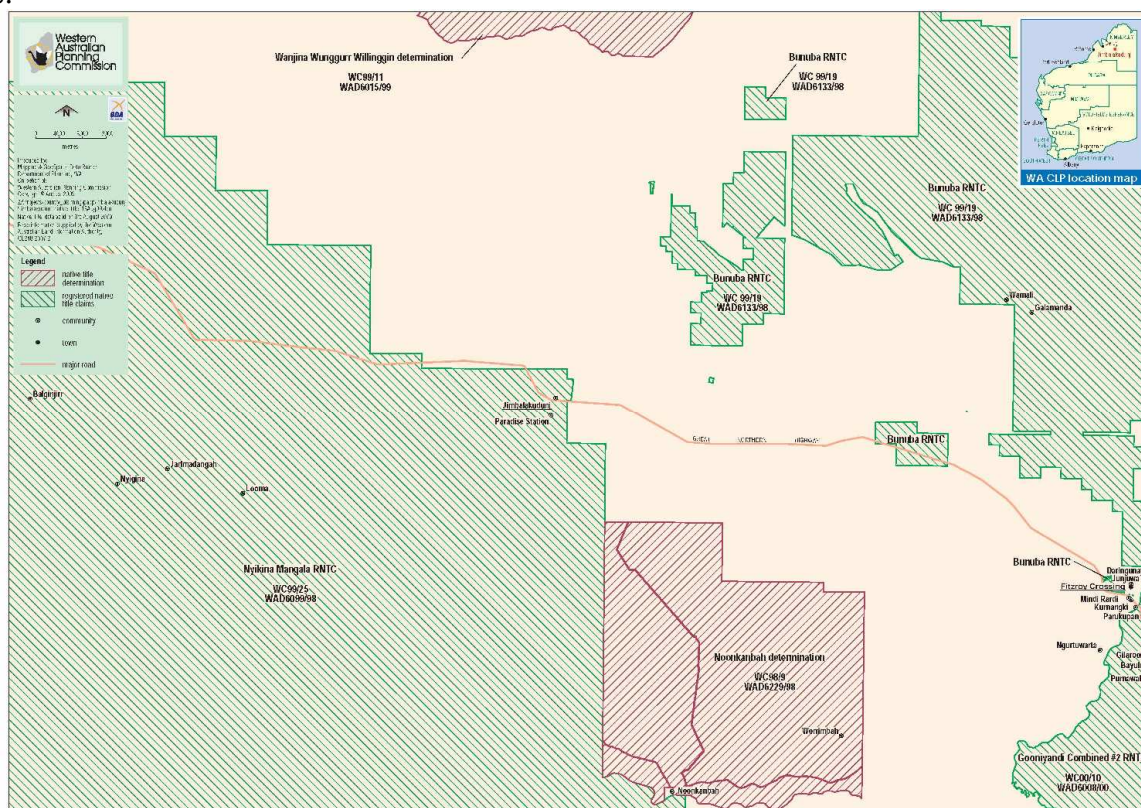


Figure 6 - Registered Native Title Claims and Native Title Determinations proximate to Jimbalakudunj.

2.5 Heritage

The purpose of the following discussion is to foreshadow heritage constraints to development as they relate to the implementation of the CLP. These constraints to development must be addressed prior to construction of housing and other works.

Culturally Sensitive Areas

Community members have advised of the presence of a boab tree to the south of the community living area which holds cultural significance to a family residing in Jimbalakudunj. It is not known if there are other sites of cultural significance, in relation to either the current community members or the traditional owners of the country, in or around the community living area.

Registered Sites

A search of the Department of Indigenous Affairs' Aboriginal Heritage Inquiry System (AHIS) conducted on 29 June 2009 indicates that there are no registered Aboriginal heritage sites in or around the community living area of Jimbalakudunj. Results of the search can be found in the appendices of this document. It should be noted that unregistered sites of cultural significance to Aboriginal people are also protected under the State Government's *Aboriginal Heritage Act 1972*, but only registered sites are recorded on the Department's database and are generally included in the Aboriginal Heritage Inquiry System.

Built Heritage

A collection of ruined buildings exists to the south west of the community living area. These structures are not registered under the *Heritage of Western Australia Act 1990*.

Impact of Aboriginal Heritage on Urban Growth in Remote Aboriginal Communities

The *Aboriginal Heritage Act 1972* (AHA) was introduced in Western Australia to provide automatic protection for all places and objects in the state that are important to Aboriginal people because of connections to their culture. The Department of Indigenous Affairs maintains a Register of Aboriginal Sites as a record of places and objects of significance to which the AHA applies. It should be noted that unregistered sites of cultural significance to Aboriginal people are also protected under the State Government's *Aboriginal Heritage Act 1972*, but only registered sites are recorded on the Department's database and are generally included in the Aboriginal Heritage Inquiry System.

The presence of an Aboriginal site places restrictions on what can be done to the land. Under the AHA it is an offence for anyone to excavate, damage, destroy, conceal or in any way alter an Aboriginal site without obtaining the appropriate approvals. Anyone who wants to develop land must therefore investigate whether there is an Aboriginal heritage site on the land.

No formal heritage assessment under the *Aboriginal Heritage Act 1972* has been undertaken as part of the preparation of CLP No. 1 and the CLP Background Report and CLP map-set do not represent clearance under that Act in any way. It is expected that any future development of housing and other infrastructure on the community be undertaken in consultation with the community and native title holders (through the appropriate native title representative body) and cleared in accordance with the provisions of the AHA.

2.6 Population

Current Population

Estimating and predicting populations in Aboriginal communities is difficult because Aboriginal people tend to be mobile in terms of housing and living arrangements. Populations can increase and decrease quite rapidly based on family, cultural or administrative factors. The community members of Jimbalakudunj have close affiliations with other settlements in the region and there are regular movements of people between Jimbalakudunj, Fitzroy Crossing and Noonkanbah.

The Australian Bureau of Statistics has advised that recent Census data for Jimbalakudunj is unavailable as the community was not included as a discrete collector district in either the 2001 or 2006 Censuses. The only known published population estimates for Jimbalakudunj are from the 1997 and 2004 Environmental Health Needs Survey, undertaken by the Department of Indigenous Affairs. These are:

| Population of Jimbalakudunj | 1997 EHNS | 2004 EHNS |
|-----------------------------|-----------|-----------|
| Total persons | 21 | 50 |

Although the above figures suggest an upward trend, there is insufficient data to identify a clear trend in population growth.

Marra Worra Worra Aboriginal Corporation, an Indigenous resource agency based in Fitzroy Crossing that provides support services to communities in the Fitzroy Valley area, advised that there are currently 33 "householders" (described as a person for whom rent is charged) in Jimbalakudunj. Despite this figure, Marra Worra Worra estimated that there are approximately only 18 people currently living in Jimbalakudunj. This discrepancy may be attributed to the temporary departure of a number of residents from Jimbalakudunj to other nearby communities due to housing upgrades.

In addition to the above, a key source of population data is from the community itself. The community has advised that the usual population of Jimbalakudunj is approximately 25 people, not including people who have temporarily relocated away from Jimbalakudunj (this being 2 families according to community members, estimated to be around 10 people).

Based on the above, this report assumes the current population to be 30 people.

Design Population

One of the objectives of the CLP is to ensure that community residents are provided with an appropriate level of services and housing throughout the 15 year time frame of the CLP, by coordinating infrastructure provision with population growth. The following section provides various population growth scenarios as a means of estimating the regular maximum demand on services (known as the "design population").

The Western Australian Planning Commission's *Fitzroy Futures Town Plan* (WAPC 2005) estimates a five per cent annual growth rate for communities in Fitzroy Crossing. Based on a current population of 30 and a constant growth rate of 5%, the population of Jimbalakudunj is projected to be 38 residents by 2014, 49 residents by 2019 and 62 residents by 2024.

However, it is likely that population growth will not be constant over that period of time, but rather will be contingent on migration to and from the community as well as natural increase from births and deaths. Migration to and from the community will be influenced among other things by the employment opportunities, family networks and obligations, services and infrastructure available in the community.

Community members have advised that there are up to 20 families currently living in Nookanbah and Fitzroy Crossing who have family connections with residents at Jimbalakudunj. At present it is not possible for these families to permanently reside in Jimbalakudunj due to a lack of housing in the community, however they would possibly relocate to Jimbalakudunj if housing was to be provided in the future. This means that, according to community members, there are up to 100 people who would consider relocating to Jimbalakudunj should sufficient new housing and associated infrastructure be provided. This figure should be considered as the community's "aspirational population".

There is a significant difference between the population projection based on the 5% growth rate and the community's aspirational population. The most appropriate way to devise a design population for the CLP is to synthesise the two, based on the historic level and the expected level of capital investment (and thereby physical growth) of the community. Since Jimbalakudunj was established, the State has provided 9 houses in approximately 18 years, equal to a new house every 2 years. Should this historic rate of growth continue into the future, there will be 16 houses in the community by 2024. Based on an average occupancy of 5 people per dwelling, there would be housing capacity for up to 80 community residents. The CLP therefore assumes a design population of 80 people by 2024.

2.7 Housing

There are currently eight houses at the community. All dwellings in the community are rented from the Department of Housing (DoH). Marra Worra Worra is responsible for the maintenance of these houses and provides administrative assistance in terms of rent collection.

Marra Worra Worra provided the following breakdown of the housing stock in Jimbalakudunj:

Breakdown of all dwellings by number of rooms:

- 7 houses with 3 bedrooms
- 1 house with 4 bedrooms

Typically, newer houses are constructed from colour-bond corrugated steel, transported from outside the Kimberley and then assembled on site. A number of houses have suffered damage caused by leaked water from encrustations throughout the plumbing system. Marra Worra Worra renovated a number of dwellings in June-July 2009.



Figure 7 (left) - Dwelling on Lot 4, prior to renovation in July 2009.

Figure 8 (right) - Dwelling on Lot 10.

2.8 Flooding & Drainage

Flooding does not pose a serious problem in Jimbalakudunj. The community is not subject to inundation from nearby watercourses, but during the wet season heavy rains can fall and result in access and mobility issues. A minor creekline to the south of the community living area intersects with the access road and can temporarily cut off vehicular access to the community after heavy rains. This problem can be addressed either through the construction of a culvert or by raising the height of that section of road.

At present, there is no formal drainage system at Jimbalakudunj. A number of natural swales and open drains channel water away from buildings and into the surrounding hinterland for on-surface dispersal. However, certain areas in and around the community living area hold water temporarily after major rain events. Community members advised that stormwater is conveyed into the community living area from the road leading to the rubbish tip, resulting in pooling near the pergola/play-equipment and damage to the house on Lot 17.

2.9 Access and Road Layout

Road access to Jimbalakudunj is via Great Northern Highway. By road, the community is located 120km from Fitzroy Crossing, 150km from Derby and 290km from Broome. The section of the Highway between Broome and Fitzroy Crossing is sealed and is predominantly a single carriageway (two lane – two way) road. The Highway provides reliable year round vehicular access to the community and is maintained by Main Roads Western Australia.

An unsealed, compacted gravel access road extends from the Great Northern Highway to the community living area. A small creek dissects this access road at the approximate half way point between the Highway and the community. After heavy rains the creek can be unpassable until the water level subsides, resulting in short term (ie 1 or 2 days) disruption to vehicular access/egress and damage to the road caused by wash.

Internal Road Layout

The main road in the community runs from Great Northern Highway to the centre of the community living area, with the majority of community houses and infrastructure abutting this road. Other roads lead to the bore compound, water tanks and the rubbish tip. Although unsealed, these roads are well formed and can be used as a basis for construction of formal roads.



Figure 9 - Main access road into community, looking north-east.

2.10 Essential Services

The Kimberley Regional Service Providers (KRSP) is responsible for the provision of essential services to 54 remote Aboriginal Communities, including Jimbalakudunj, under the Regional Australia Essential Service Program. The following is a brief description of the essential service infrastructure in Jimbalakudunj:

Power

The community is provided with electricity by a diesel operated power generator located to the south of the residential area. Above ground power reticulation follows the alignment of the main community road. The facility is fenced, although empty fuel drums are generally stored outside the compound. The Asset Condition Report for Jimbalakudunj prepared by KRSP (2007) stated that the gensets are nearing the end of their economic life.

The draft *Planning for Aboriginal Communities, Guideline No.2: Land Use Buffers for Aboriginal Communities in Western Australia* (June 2009) ("draft Guideline No. 2") recommends a 200m generic buffer from power stations to residential areas. In the case of Jimbalakudunj a number of houses are located within this buffer area. This has the potential to negatively impact on public health through exposure to excessive noise levels and exhaust plumes.

The power station will ultimately need to be relocated given its proximity to sensitive land uses.



Figure 10 (left) - Power station.

Figure 11 (right) - Empty diesel drums located outside fenced power station compound.

Drinking Water

The community obtains its drinking water from a bore located approximately 4km to the west of the community. Water is pumped through a buried polythene discharge line to a 45kl elevated tank located in the community living area.

The *Jimbalakudunj Community Preliminary Groundwater Appraisal* report (2004) prepared by Global Groundwater Pty Ltd states that "water supplies at the community are marginal in terms of yield and quality". The report notes that 10 bores, including 8 since 1995, have been drilled in and around the community, but all of these have been abandoned due to high salinity (with the exception of Bore 3/95).

The Global Groundwater report states that the actual water requirements at Jimbalakudunj are not known but are estimated to be approximately 40m³ a day. With regard to yield, the report establishes that: "yields obtained during drilling of bores 1/95, 2/95 and 3/95 varied from 20m³ to 80m³ a day". The discharge rate of Bore 3/95 is 50L/m.

The report also states that water samples taken from Bore 3/95 in 2002 and analysed for full potability had concentrations of sodium and chloride above the aesthetic Australian Drinking Water Guidelines. This may not pose a direct threat to health, but may reduce palatability of the water and cause difficulties with distribution systems through encrusting of pipes and fittings, as noted by the community. Coliform Bacteria was also detected in the water. The report noted the following potential sources of contamination:

- Leaked water from a damaged pump head was ponding on the surface around the bore compound, which can increase the chances of biological contaminants in the groundwater due to animals being attracted to the surface water.
- Fuel and oil drums were discarded around the bore compound and hydrocarbons were apparent on the ponded water surface.
- Dead carcasses were found in a shed beside the bore compound.

With regard to the microbiological quality of the drinking water supply, Parsons Brinckerhoff provided the following data:

- 95.5% compliance with Ecoli from May 2008-June 2009;
- 88.0 compliance with Naegleria from May 2008-June 2009.

Draft Guideline No. 2 recommends a 500m buffer for groundwater drinking water sources.

Wastewater Disposal

Wastewater is disposed of via septic tanks and leach drains. Community members raised issues regarding a lack of maintenance of these systems, with sewage spills caused by blockages and overflows.

2.11 Community Services and Infrastructure

Residents of Jimbalakudunj generally commute to Fitzroy Crossing for community services such as education and health care, as well as for commercial activities such as retail.

The community advised that approximately 10 residents of Jimbalakudunj are employed under the Commonwealth Development Employment Program. In addition to CDEP, some community members work at Mungkatja Arts in Fitzroy Crossing.

The following community infrastructure is located at Jimbalakudunj:

Office/Homemakers Building

A transportable building located to the east of the main access road acts as the community's office, and has also been used as a homemakers centre. This building is not provided with a telephone connection, which affects the community's ability to interact with government and other organisations.



Figure 12 (left) - Office/Homemakers Building.
Figure 13 (right) - Asbestos clinic building.

Clinic

An asbestos donga located west of the main access road acts as the community's clinic. A nutritionist from Nindilingarri Cultural Health Services visits the community on occasions. A regular health care service does not visit the community. The existing clinic is to be removed.

Workshop

A shed located to the east of the main access road acts as the community's workshop. The workshop is mainly used as a storage area for the community's tractor and trailer.

Rubbish Tip

The community disposes of its solid waste in a fenced waste disposal facility located approximately 500m north of the main residential area. The facility is fenced and the existing pit is uncovered. Waste at the tip facility is predominantly comprised of household rubbish and would generally be consistent with the Department of Environment and Conservation's Landfill Class II classification (putrescible, non-hazardous and non-biodegradable inert waste). The rubbish tip is not licensed by the Department of Environment and Conservation. The community is responsible for managing the tip site.

Draft Guideline No. 2 recommends a generic buffer of 2000m from other general land uses, including residential areas. All existing houses in the community are within 500m of the rubbish tip, meaning that amenity and public health are at risk due to odour and dust impacts. The rubbish tip will need to be relocated given its proximity to sensitive land uses.



Figure 14 - Rubbish tip.

Airstrip

There is no airstrip located at the community. Community members will generally travel to Derby or Fitzroy Crossing by vehicle in the event of an emergency. Community mail is collected from a post office box in Fitzroy Crossing.

Horse Yard

A fenced horse yard is located adjacent to the workshop. The fence is damaged in places and horses wander throughout the community living area. The community has made a request to the Indigenous Land Corporation for funds for a new horse yard.

Play Equipment

A small play area incorporating play equipment and a shade cloth is located close to the centre of the living area. The shade cloth has been damaged and no longer offers shade.



Figure 15 (left) - Play equipment, with damaged shade cloth in foreground.

Figure 16 (right) - Horse yards.

3. PLANNING FRAMEWORK

3.1 State Planning Policies

State Planning Policies (SPPs) are prepared and adopted by the WAPC under statutory procedures set out in section 26 of the *Planning and Development Act 2005*.

The WAPC and local governments must have 'due regard' to the provisions of State Planning Policies when preparing or amending town planning schemes and when making decisions on planning matters. The State Administrative Tribunal is also required to take account of SPPs when determining appeals.

The following SPPs were given due regard in the preparation of CLP No. 2:

- SPP 3 – Urban Growth and Management;
- SPP3.2 Planning for Aboriginal Communities; and
- SPP2.7 Public Drinking Water Source

3.2 Shire of Derby-West Kimberley Town Planning Scheme No. 5

The Shire of Derby-West Kimberley Town Planning Scheme No. 5 was gazetted on 25 September 2001. Jimbalakudunj is not located within the area covered by the Scheme Map, meaning that land use and development in the community has historically been unregulated. Under the Scheme, Planning Approval is not required prior to new development or a change in land use, although a Building Licence is generally required.

The Shire is currently progressing an all-of-shire Interim Development Order (IDO) that will give the Shire development control over its entire municipality. An IDO is a temporary measure to control development while a town planning scheme is being developed.

The Shire does not have an operating Local Planning Strategy.

4. COMMUNITY ASPIRATIONS

Providing a sufficient standard of living for the current population of Jimbalakudunj and future residents is dependent on maintaining and improving the existing facilities and making sure that there is the right mix of housing and other uses.

There is an understanding that development of Jimbalakudunj is something that has taken time, and will happen over many years.

The ideas for improvements to the facilities noted by the Jimbalakudunj Aboriginal Corporation when developing Community Layout Plan No. 1 are listed below. Not all of these aspirations can be incorporated into a CLP, but have been noted as a record of a more general community improvement plan.

1. The renovation of existing houses in the community, and the provision of new housing to cater for people wishing to move to Jimbalakudunj.
2. The establishment of a road house adjacent to Great Northern Highway on Jimbalakudunj Aboriginal Corporation's leasehold land.
3. Removal of the existing clinic and replacing it with a new clinic building.
4. Provision of a new drinking water supply.
5. Improvements to the current method of wastewater disposal.
6. Establishment of a community garden.
7. Relocation of the existing horse yards.
8. Sealing of the road network.
9. The provision of additional telecommunications to the community, including a telephone and internet service for the office.

5. DEVELOPMENT PROJECTS & REQUIRED IMPROVEMENTS

5.1 Design Summary

The CLP map set for Jimbalakudunj is based on visits to the community and advice from a number of agencies, including the Remote Area Essential Services Program (RAESP) managers Parson Brinckerhoff, Marra Worra Worra, the Shire of Derby-West Kimberley, Main Roads WA, Global Groundwater, and the Departments of Housing, Environment and Conservation, Water and Indigenous Affairs.

The general design principles of the plan are:

1. Maintain adequate separation between incompatible uses (eg. Relocate the power station and rubbish tip).
2. Define a road network that is suitable for all uses, including water, electricity and other services.
3. Plan for future growth by developing new residential lots.
4. Allocate land for a range of land uses that may be needed in the future.

The maps show all proposed improvements to Jimbalakudunj, as well as a layout for current and future land uses. The following provides a brief explanation of the design principles and required improvements that are shown on the plan.

5.2 Road House

One of the aspirations of Jimbalakudunj Aboriginal Corporation is the establishment of a road house at the community to provide employment and an income stream for the community. At present, there are no service stations along the Great Northern Highway between the Derby Highway turn-off and Fitzroy Crossing (approximately 215km). The locational attributes of Jimbalakudunj (approximately half way between Fitzroy Crossing and Derby/Broome, and adjacent to the Great Northern Highway) make it an ideal site for a service station.

The CLP identifies a 3ha site abutting Great Northern Highway on the JAC's leasehold land for a future enterprise. The size of this site is based on the road house at Doon Doon, and is sufficient to incorporate the service station, manoeuvring areas and associated infrastructure. The physical characteristics of the site (generally flat, red soil) facilitate easy development.

While the CLP identifies a suitable site for a future enterprise, no investigation into the viability of a road house at Jimbalakudunj has been undertaken as part of the CLP process. Should the community wish to pursue the concept further, it is recommended that they discuss this with key stakeholders, including: Kimberley Land Council, Marra Worra Worra, Department of Indigenous Affairs, Department of Housing, FaHCSIA (Department of Families, Housing, Community Services and Indigenous Affairs), Shire of Derby - West Kimberley, and Kimberley Development Commission.

5.3 Drinking Water Supply

The marginal quality and quantity of Jimbalakudunj's existing drinking water supply may limit the potential growth of the community in the future. It is therefore necessary to establish a new drinking water supply for the community in the future. The Global

Groundwater report for the community prepared in 2004 states that: "a drilling program should be formulated to investigate potential of shallow strata in the area of bore 3/95 and Old Bore". Due to the localised occurrence of shallow strata (the only practical target for groundwater in the Livinginga Group of the Canning Basin, which encompasses the area in which Jimbalakudunj is located) it is not possible to further define the groundwater exploration areas. In this regard, the siting of any future community infrastructure (including their associated buffer) should generally avoid these groundwater exploration areas.

5.4 Drinking Water Source Protection Plan

In order to ensure that existing and future drinking water supplies are appropriately protected, a Drinking Water Source Protection Plan (DWSPP) should be prepared by the appropriate agency. Such a plan would incorporate monitoring and maintenance requirements, estimates of groundwater flow directions, estimation of aquifer resources, likely zones of influence of production bores and an assessment of the potential for contaminants to impact water supplies (Global Groundwater 2004). DWSPPs also define areas of land within which land uses are restricted in order to protect drinking water that is harvested within that area, and are based on hydrological analysis of the particular circumstances of the water source and the settlement/s it serves.

Preparation of a DWSPP is a priority for Jimbalakudunj, to ensure appropriate protection of the community's drinking water supply.

5.5 Housing

21 residential lots have been shown on the CLP to cater for the design population of 80 people. Of these, 8 are 'existing residential' and 13 are 'future residential'.

It is recommended that the development of housing at Jimbalakudunj occurs in the following manner:

- Short term - Power and drinking water supply infrastructures currently extend along the main access road, so the most cost-effective location for the construction of serviced houses is in this area. Development of housing at the community is therefore prioritised to Lots 5, 11, 20 and 21. Construction of a dwelling on Lot 20 will require the removal of the ruined building on this site.
- Long term - The CLP depicts a number of residential lots adjoining the proposed loop road to meet the long term housing requirements of the community. Services will need to be extended to this area prior to the construction of housing.

5.6 Road Layout

The road layout depicted in the CLP generally reflects the simple road system that currently exists at the community. The CLP proposes a loop road to provide road access to the existing workshop and future residential expansion area. Road reserves are 20m in width.

Existing roads should be sealed in the future to reduce issues of dust generation. A simple system of table drains should be incorporated into the road network as it is formalised to reduce problems of stormwater pooling.

The CLP assigns a lot number to every designated land area at Jimbalakudunj, with the community's existing street numbering system being incorporated. The community has

indicated that they intend to name the roads in the future, so as an interim measure the roads have been given a road number to serve as an identifier. Lot numbers and street names can be changed at any time, subject to approval from Jimbalakudunj Aboriginal Corporation and by advising the Western Australian Planning Commission so the plan can be updated.

5.7 Relocation of Rubbish Tip

The proximity of the tip to the community living area may result in odour and vermin problems for residents, and it will therefore be necessary to relocate the rubbish tip at some stage in the future.

The CLP identifies a potential future tip site further north of the existing facility. This site has been chosen on the basis that it is suitably distanced from sensitive land uses (2.5km from the community living area and 3km from Bore 3/95) and is located on Jimbalakudunj Aboriginal Corporation's leasehold land. Environmental, engineering and anthropological investigation into this site is required in order to verify its suitability.

Relocating the rubbish tip is a significant undertaking and will require a considerable capital outlay. Test drilling for a new drinking water supply should occur *prior to* a final decision being made about the location of the future tip site so that future sources of drinking water can be appropriately protected and not compromised or polluted. It is therefore recommended that the tip be relocated only after a Public Drinking Water Source Area for Jimbalakudunj has been finalised.

Input from a land-use planning perspective into the siting of a future rubbish tip can be provided by the Planning for Aboriginal Communities Project. Such a matter can be dealt with as an amendment to the CLP.

5.8 Relocation of Power Station

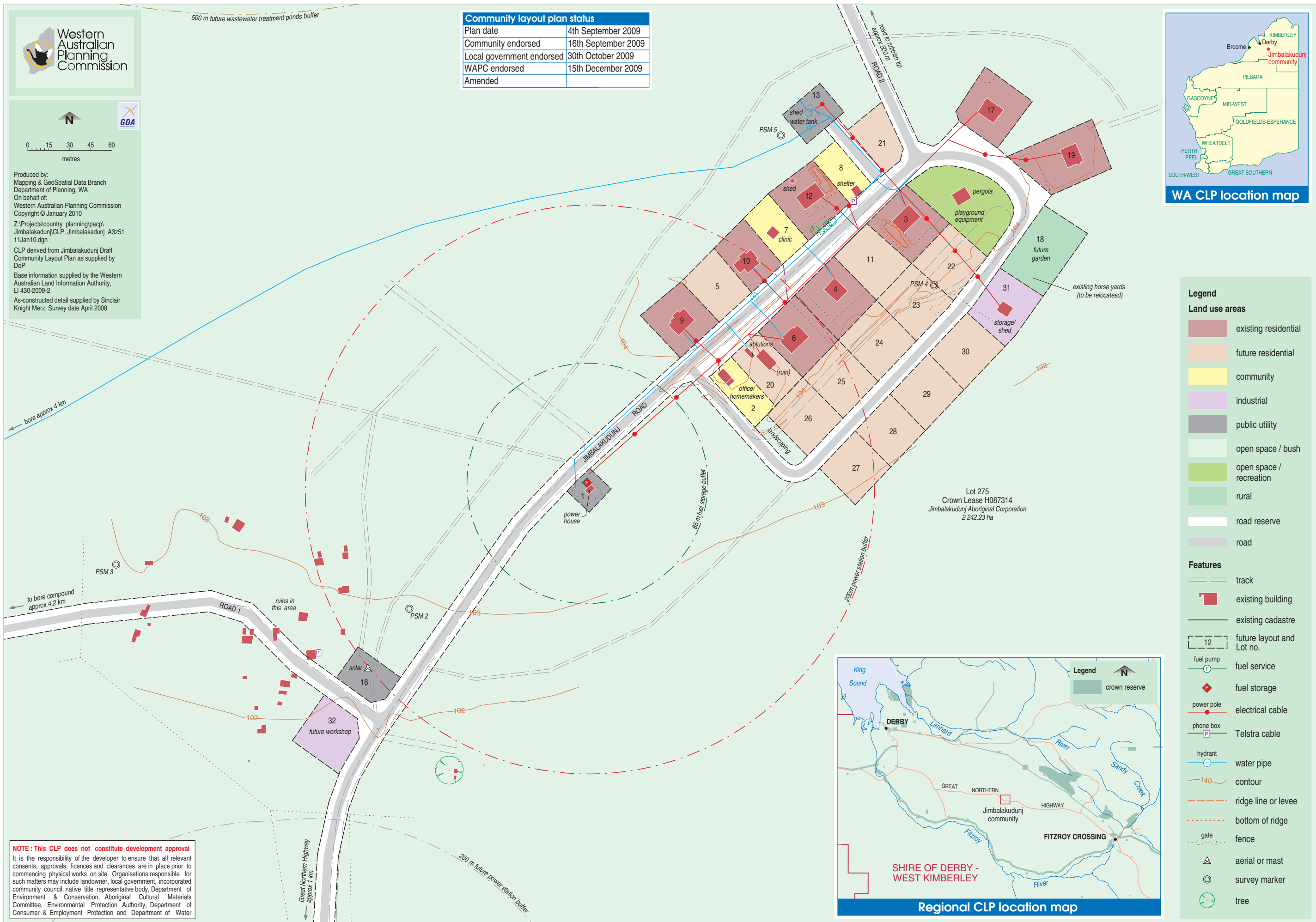
The CLP identifies a location for a new power station, should replacement of the existing facility be required. The proposed power station site is adequately separated from sensitive land uses, and is equidistant between the community living area and the future enterprise site.

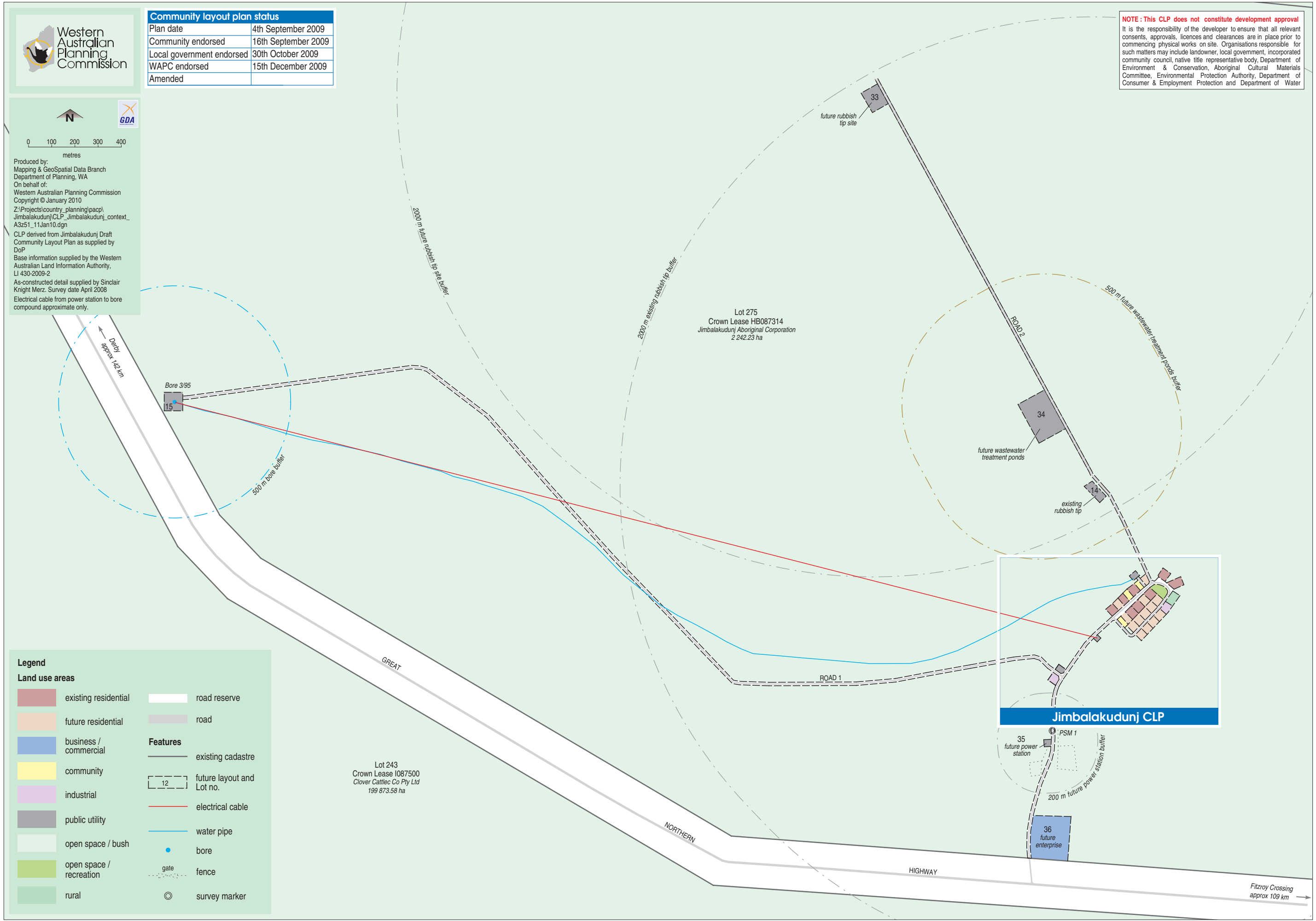
5.9 Community Garden

Community members have begun to establish a garden in the area formerly used as horse yards. The horse yards are to be relocated away from the main living area, in a location south of the access road to the water bore.

6. PLANS

- 1. Jimbalakudunj Community Layout Plan No.1 - Living Area**
- 2. Jimbalakudunj Community Layout Plan No.1 - Context and Surrounds**
- 3. Jimbalakudunj Community Layout Plan No.1 - Land Ownership**







| Community layout plan status | |
|------------------------------|---------------------|
| Plan date | 4th September 2009 |
| Community endorsed | 16th September 2009 |
| Local government endorsed | 30th October 2009 |
| WAPC endorsed | 15th December 2010 |
| Amended | |

0 300 600 900 1200 1500 metres

Produced by:
Mapping & GeoSpatial Data Branch
Department of Planning, WA
On behalf of:
Western Australian Planning Commission
Copyright © January 2010
Z:\Projects\country_planning\pacp\Jimbalakudunj\CLP_Jimbalakudunj_LandOwnership_A3z51_11Jan10.dgn
CLP derived from Jimbalakudunj Draft Community Layout Plan as supplied by DoP
Base information supplied by the Western Australian Land Information Authority, LI 430-2009-2
As-constructed detail supplied by Sinclair Knight Merz. Survey date April 2008

Legend

Land use areas

crown lease

crown reserve

road

Features

existing cadastre

future layout



NOTE: 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

7. ENDORSEMENTS

Jimbalakudunj Community Layout Plan No.1

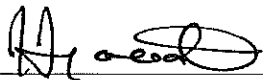
PO Box 34, Fitzroy Crossing WA 6765

The Jimbalakudunj Aboriginal Corporation hereby adopts the **Jimbalakudunj Community Layout Plan No.1 (2009)** as a guide for future development within its boundaries.

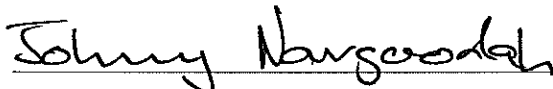
The elected council acknowledges that the layout represents community aspirations for future development, and hereby adopts the plan, report and provisions at the meeting of Council held on:

The 16th Day of September 2009

Adopted by the Jimbalakudunj Aboriginal Corporation:









Chairperson
[Please print and sign name]

Staff
[Please print and sign name]

Councillor

Councillor

Councillor

Councillor



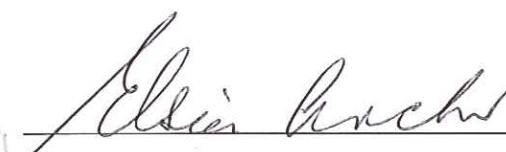
Jimbalakudunj Community Layout Plan No.1

PO Box 94
Derby WA 6728

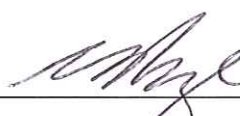
The Shire of Derby - West Kimberley hereby adopts the **Jimbalakudunj Community Layout Plan No.1 (2009)** as a basis for future growth and development within Jimbalakudunj community.

The 30th Day of OCTOBER 2009

Endorsed by the Shire of Derby - West Kimberley:


ELSIE ARCHER
JP8837

Shire President
(Please print and sign name)


Sharon Burge

CEO
(Please print and sign name)

Council
Seal



Jimbalakudunj Community Layout Plan No.1

469 Wellington Street
Perth WA 6000

The Western Australian Planning Commission hereby endorses the **Jimbalakudunj Community Layout Plan No. 1 (2009)** as a guide for development to ensure proper and orderly planning within the community area

The 15TH Day of DECEMBER 2009

Signed for and on behalf of the Western Australian Planning Commission

S. J. Wood

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* in the presence of

M. Wiclaw

Witness

17 DEC 2009

Date

REFERENCES & INFORMATION

Australian Bureau of Meteorology (BOM), 2009. *Climate Statistics for Australian Locations (Balgo Hills)*. Available at:

http://www.bom.gov.au/climate/averages/tables/cw_013007.shtml

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Kimberley Regional Service Providers, 2007. *Jimbalakudunj Community Asset Condition Report*.

Lindsay, R. P. & D. P Commander, 2005. *Hydrological Assessment of the Fitzroy Alluvium*. Hydrological Report Series No. 238. Department of Environment, Western Australia.

CONSULTATION SUMMARY

Preparation of this Community Layout Plan is the result of consultation with the community representatives and a range of agencies, authorities and non-government organisations.

Formal consultations occurred with the following agencies:

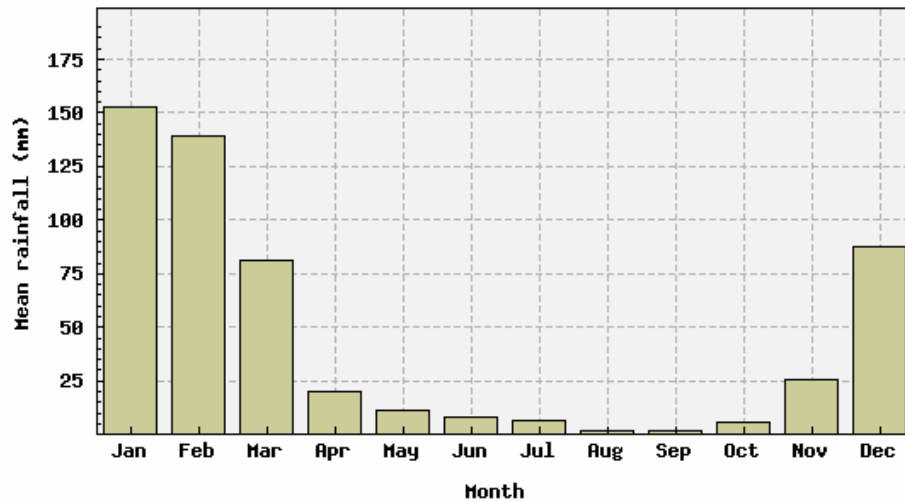
| Organisation | Date |
|--|------------------|
| Jimbalakudunj Aboriginal Corporation | 11 August 2008 |
| | 8 May 2009 |
| | 26 August 2009 |
| Shire of Derby - West Kimberley | 4 September 2009 |
| Marra Worra Worra | 7 May 2009 |
| Parsons Brinkerhoff (Remote Area Essential Services Program) | 27 February 2009 |
| | 4 September 2009 |
| Kimberley Aboriginal Medical Services Council | 1 May 2009 |
| Country Health WA | 1 May 2009 |

APPENDICES

| | |
|-------------------|---|
| Appendix 1 | Climatic Information |
| Appendix 2 | Record of Certificate of Crown Land Title |
| Appendix 3 | Map of Native Title Claims and Determinations proximate to Jimbalakudunj (as of September 2009) |
| Appendix 4 | Registered Aboriginal Heritage Sites proximate to Jimbalakudunj (as of 29 June 2009) |

APPENDIX 1

Location: 003006 FITZROY CROSSING COMP.



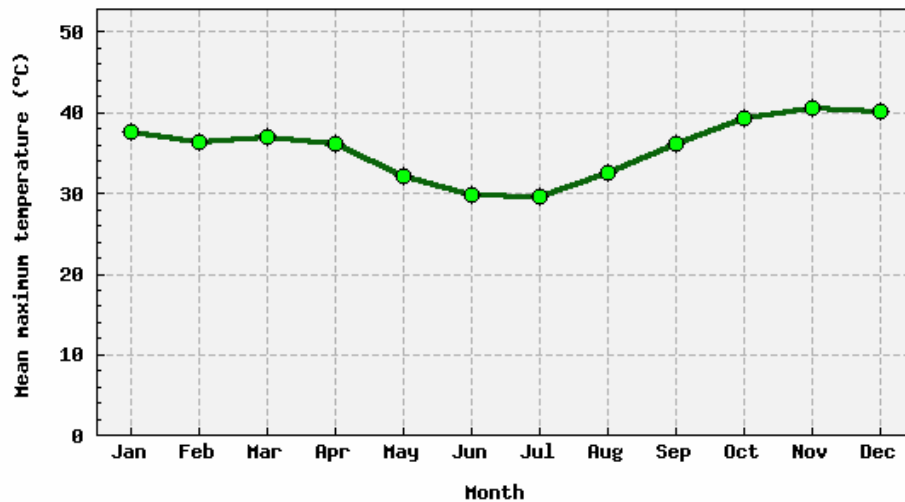
003006 Mean rainfall (mm)



Australian Government
Bureau of Meteorology

Created on Mon 23 Mar 2009 16:24 PM EST

Location: 003006 FITZROY CROSSING COMP.



003006 Mean maximum temperature (°C)



Australian Government
Bureau of Meteorology

Created on Mon 23 Mar 2009 16:23 PM EST

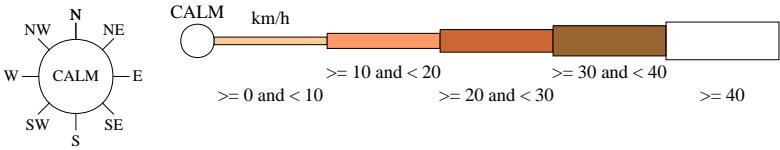
Rose of Wind direction versus Wind speed in km/h (01 Jan 1957 to 22 Apr 1987)

Custom times selected, refer to attached note for details

FITZROY CROSSING COMP.

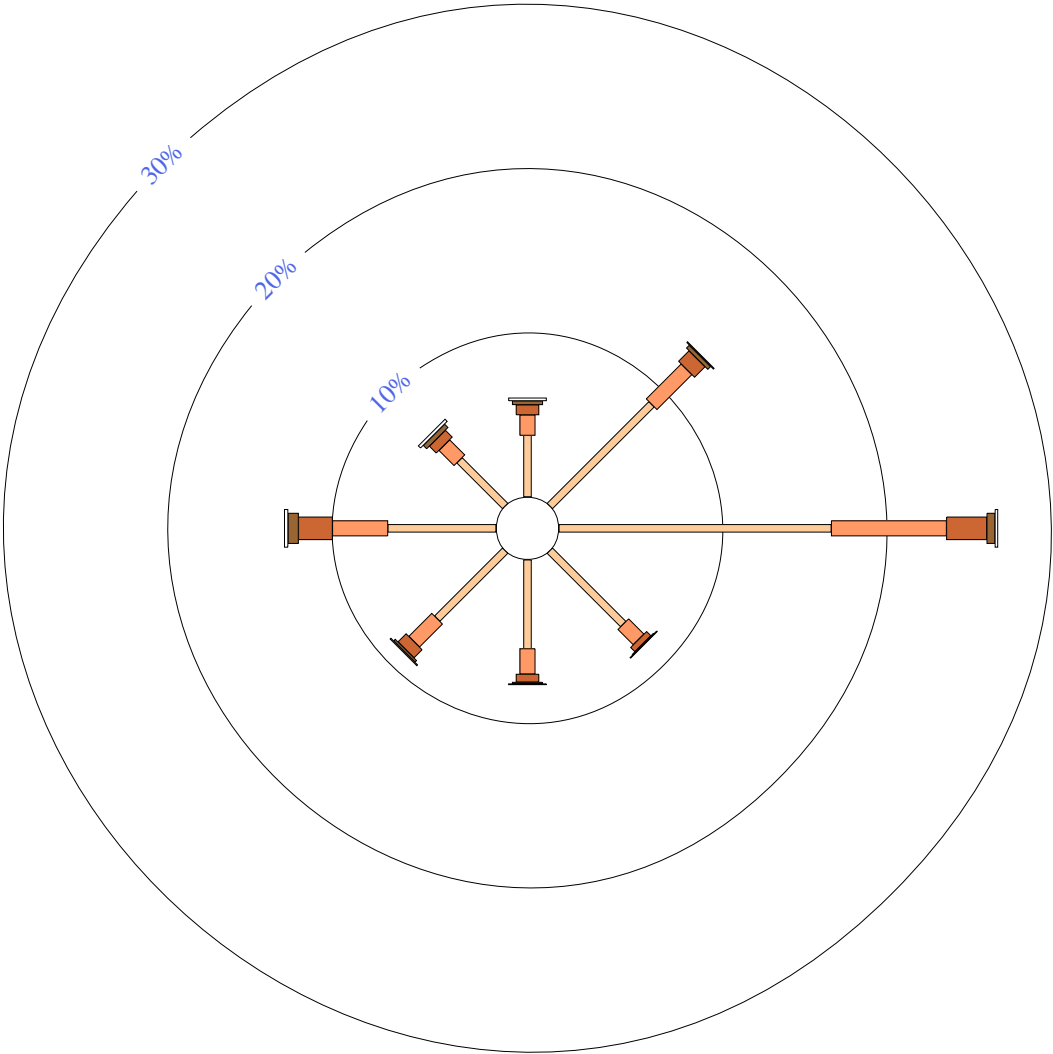
Site No: 003006 • Opened Mar 1893 • Closed Jan 2000 • Latitude: -18.1919° • Longitude: 125.5644° • Elevation 114m

An asterisk (*) indicates that calm is less than 0.5%.
Other important info about this analysis is available in the accompanying notes.



3 pm
9418 Total Observations

Calm 10%



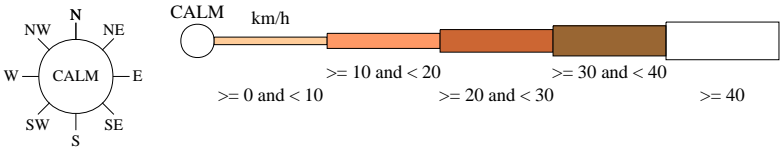
Rose of Wind direction versus Wind speed in km/h (01 Jan 1957 to 22 Apr 1987)

Custom times selected, refer to attached note for details

FITZROY CROSSING COMP.

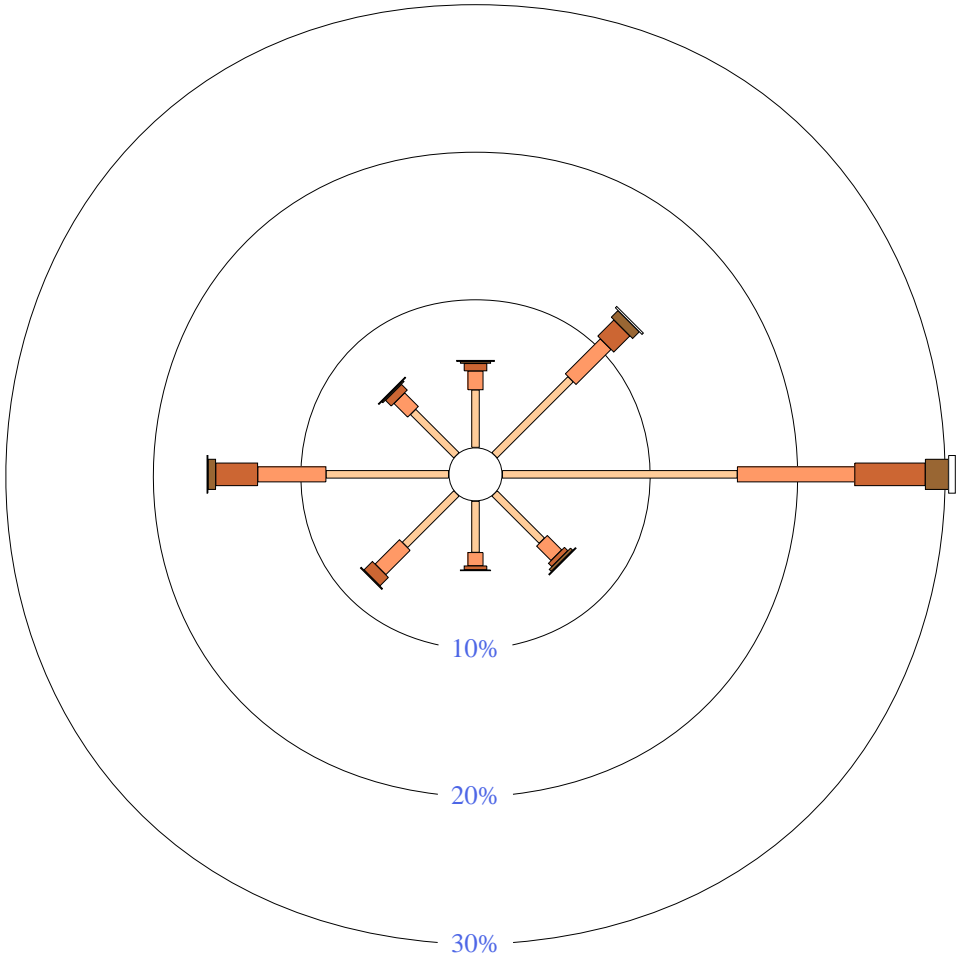
Site No: 003006 • Opened Mar 1893 • Closed Jan 2000 • Latitude: -18.1919° • Longitude: 125.5644° • Elevation 114m

An asterisk (*) indicates that calm is less than 0.5%.
Other important info about this analysis is available in the accompanying notes.



9 am
9661 Total Observations

Calm 9%



APPENDIX 2

WESTERN



AUSTRALIA

| REGISTER NUMBER | |
|-------------------|-----------------------|
| 275/DP218350 | |
| DUPLICATE EDITION | DATE DUPLICATE ISSUED |
| N/A | N/A |

RECORD OF QUALIFIED CERTIFICATE
OF
CROWN LAND TITLE

VOLUME
LR3068

FOLIO
209

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

B. Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 275 ON DEPOSITED PLAN 218350

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: LEASEHOLD

PRIMARY INTEREST HOLDER: JIMBALAKUDUNJ ABORIGINAL CORPORATION OF POST OFFICE BOX 35,
FITZROY CROSSING

(LC H087314) REGISTERED 22 APRIL 1999

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H087314 LEASE. SUBJECT TO THE TERMS AND CONDITIONS AS SET OUT IN THE LEASE.
REGISTERED 22.4.1999.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3068-209 (275/DP218350).
PREVIOUS TITLE: LR3059-885.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF DERBY-WEST KIMBERLEY.

NOTE 1: A000001A CORRESPONDENCE FILE 580/1991 V2.
NOTE 2: SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE
QUALIFIED

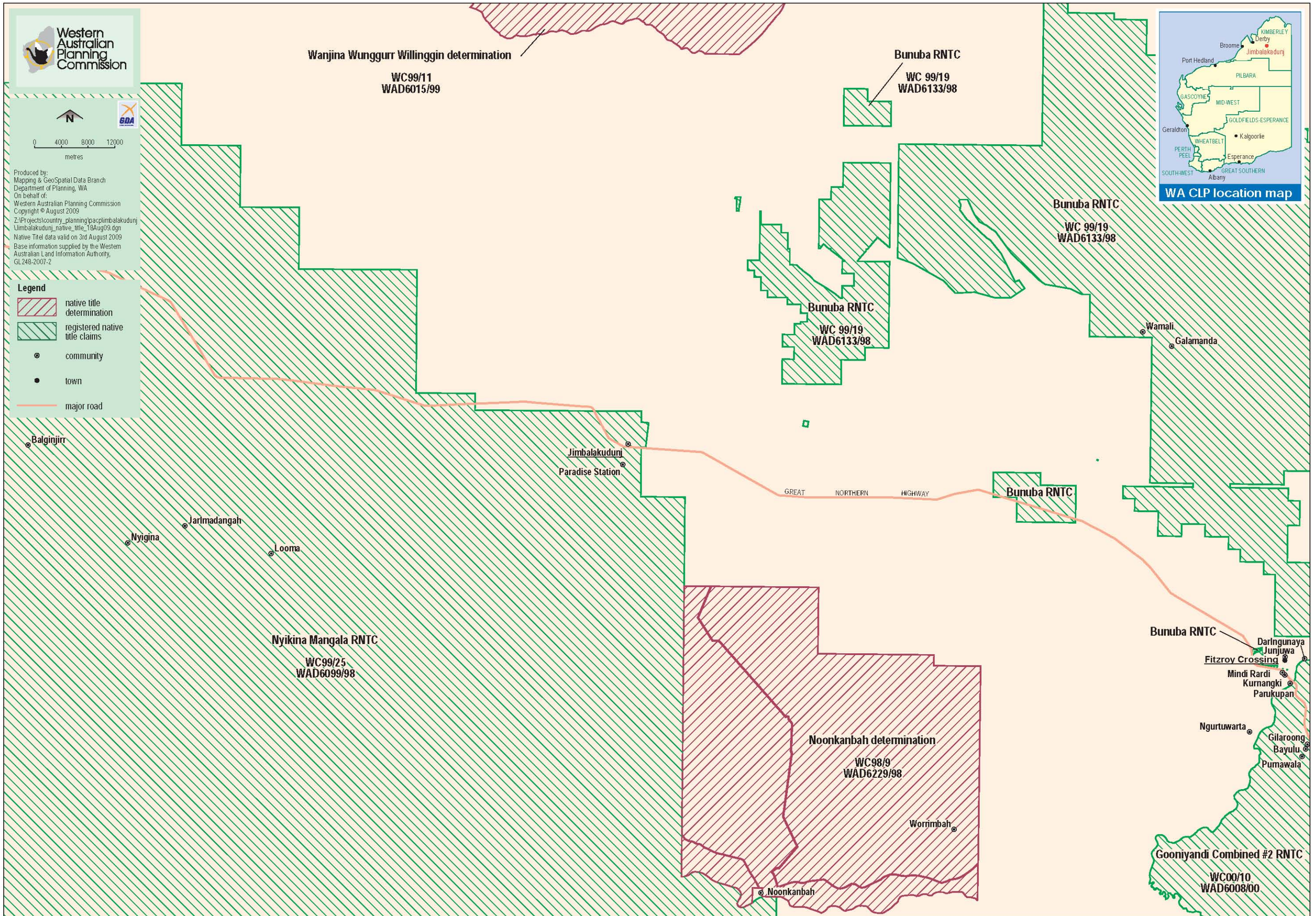
REGISTER NUMBER: 275/DP218350

VOLUME/FOLIO: LR3068-209

PAGE 2

NOTE 3: LAND PARCEL IDENTIFIER OF FITZROY LOCATION 275 ON SUPERSEDED PAPER
CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 275 ON DEPOSITED PLAN
218350 ON 26-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
NOTE 4: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE
OF TITLE.

APPENDIX 3



Search Criteria

0 sites in a search box. The box is formed by these diagonally opposed corner points:

| MGA Zone 51 | |
|-------------|---------|
| Northing | Easting |
| 8012106 | 662618 |
| 8032040 | 686699 |

Disclaimer

Aboriginal sites exist that are not recorded on the Register of Aboriginal Sites, and some registered sites may no longer exist. Consultation with Aboriginal communities is on-going to identify additional sites. The AHA protects all Aboriginal sites in Western Australia whether or not they are registered.

Copyright

Copyright in the information contained herein is and shall remain the property of the State of Western Australia. All rights reserved. This includes, but is not limited to, information from the Register of Aboriginal Sites established and maintained under the Aboriginal Heritage Act 1972 (AHA).

Legend

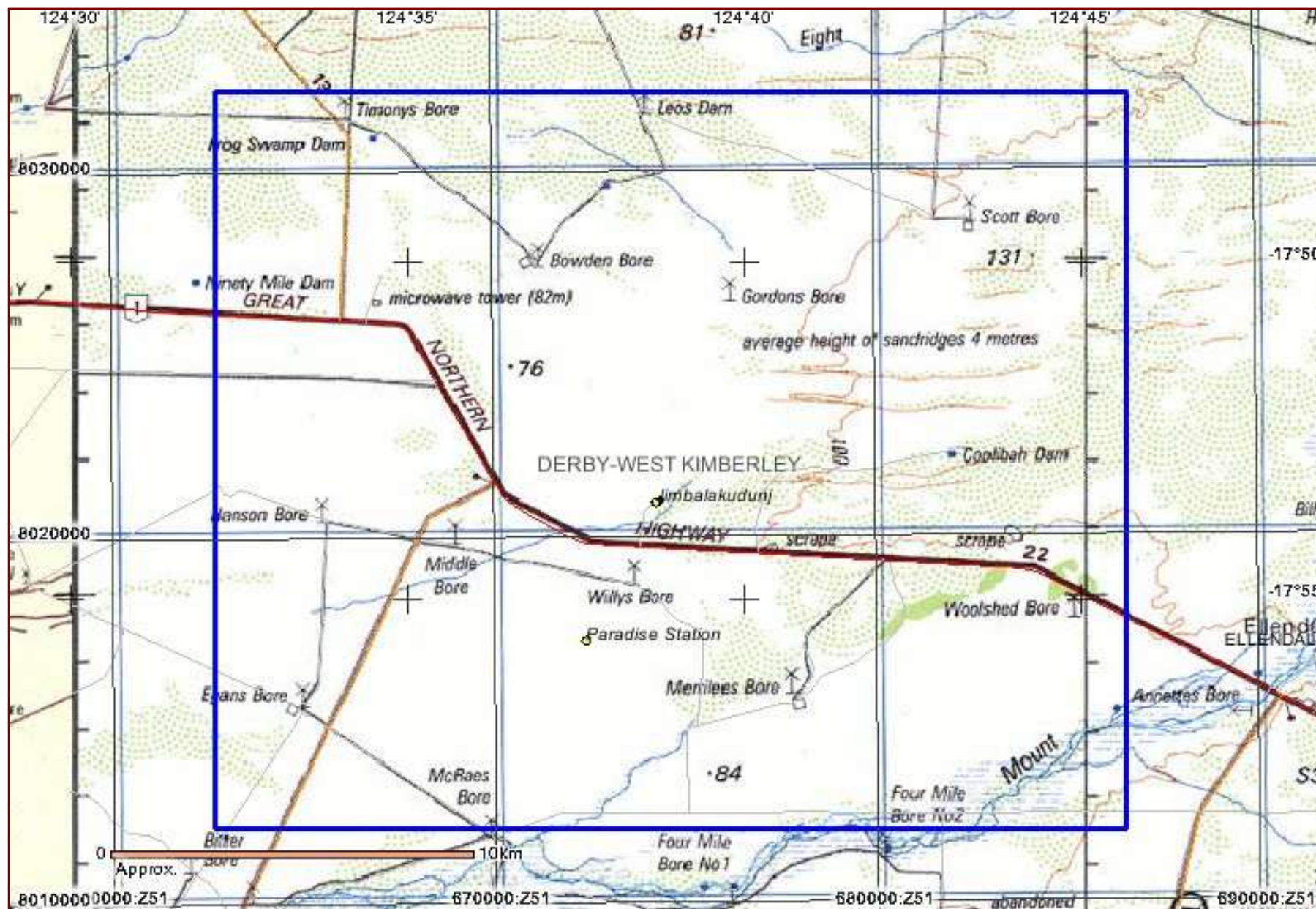
| Restriction | | Access | | Coordinate Accuracy | |
|-------------|------------------|--------|------------|---|--|
| N | No restriction | C | Closed | Accuracy is shown as a code in brackets following the site coordinates. | |
| M | Male access only | O | Open | [Reliable] | The spatial information recorded in the site file is deemed to be reliable, due to methods of capture. |
| F | Female access | V | Vulnerable | [Unreliable] | The spatial information recorded in the site file is deemed to be unreliable due to errors of spatial data capture and/or quality of spatial information reported. |

Status

| | | | | |
|---|--------------------------|----|---|--|
| L | Lodged | IR | Insufficient Information (as assessed by Site Assessment Group) | Site Assessment Group (SAG) |
| I | Insufficient Information | PR | Permanent register (as assessed by Site Assessment Group) | Sites lodged with the Department are assessed under the direction of the Registrar of Aboriginal Sites. These are not to be considered the final assessment. |
| P | Permanent register | SR | Stored data (as assessed by Site Assessment Group) | |
| S | Stored data | | | Final assessment will be determined by the Aboriginal Cultural Material Committee (ACMC). |

Spatial Accuracy

Index coordinates are indicative locations and may not necessarily represent the centre of sites, especially for sites with an access code "closed" or "vulnerable". Map coordinates (Lat/Long) and (Easting/Northing) are based on the GDA 94 datum. The Easting / Northing map grid can be across one or more zones. The zone is indicated for each Easting on the map, i.e. '5000000:Z50' means Easting=5000000, Zone=50.



Legend

- Highlighted Area
- Town
- Map Area
- Search Area

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AMENDMENTS

Plan Date : 4 September 2009 WAPC Endorsed : 15 December 2009
Proponent : Department of Planning Requires : WAPC only – minor amendment
Endorsement

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 Jimbalakudunj Layout Plan 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 Jimbalakudunj Layout Plan 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

Rosa Rigali
Planning Administration Team Leader
Perth, Peel Planning - Department of Planning

Date 12/9/2012

RESOLVED & RECORDED IN MINUTES
OF THE STATUTORY PLANNING
COMMITTEE MEETING

11 SEP 2012

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.

SETTLEMENT LAYOUT NUMBERS

Jimbalakudunj Settlement Layout Lot Numbers

Layout Plan 1, Amendment 1

| SL-lot No. | Street Name (dedicated & settlement) | Land Use |
|------------|---|----------------|
| 1 | Jimbalakudunj Road | Public Utility |
| 2 | Jimbalakudunj Road | Community |
| 3 | Jimbalakudunj Road | Residential |
| 4 | Jimbalakudunj Road | Residential |
| 5 | Jimbalakudunj Road | Residential |
| 6 | Jimbalakudunj Road | Residential |
| 7 | Jimbalakudunj Road | Clinic |
| 8 | Jimbalakudunj Road | Community |
| 9 | Jimbalakudunj Road | Residential |
| 10 | Jimbalakudunj Road | Residential |
| 11 | Jimbalakudunj Road | Residential |
| 12 | Jimbalakudunj Road | Residential |
| 13 | Third Street | Public Utility |
| 14 | Second Street | Public Utility |
| 15 | First Street | Public Utility |
| 16 | Jimbalakudunj Road | Public Utility |
| 17 | Jimbalakudunj Road | Residential |
| 18 | Fourth Street | Rural |
| 19 | Fourth Street | Residential |
| 20 | Jimbalakudunj Road | Residential |
| 21 | Jimbalakudunj Road | Residential |
| 22 | Fourth Street | Residential |
| 23 | Fourth Street | Residential |

| SL-lot No. | Street Name (dedicated & settlement) | Land Use |
|------------|---|----------------|
| 24 | Fourth Street | Residential |
| 25 | Fourth Street | Residential |
| 26 | Fourth Street | Residential |
| 27 | Fourth Street | Residential |
| 28 | Fourth Street | Residential |
| 29 | Fourth Street | Residential |
| 30 | Fourth Street | Residential |
| 31 | Fourth Street | Industrial |
| 32 | Jimbalakudunj Road | Industrial |
| 33 | Second Street | Public Utility |
| 34 | Second Street | Public Utility |
| 35 | Jimbalakudunj Road | Public Utility |
| 36 | Jimbalakudunj Road | Commercial |
| 37 | Jimbalakudunj Road | Recreation |
| 38 | Fourth Street | Open Space |