

Jigalong

Layout Plan 2

Background Report

May 2006

Date endorsed by WAPC



Amendments

Amendment 2 - February 2011

Amendment 3 - April 2013

Amendment 4 - June 2014

Amendment 5 - November 2014

Amendment 6 - March 2015

Amendment 8 - November 2016

Amendment 11 - October 2017

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TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	The Jigalong Community	1
1.2	Purpose of the Jigalong Community Layout Plan No. 2	1
1.3	How has the CLP been prepared?	2
1.3.1	Stage 1 – Stakeholder Consultation and Background Research	2
1.3.2	Stage 2 – Initial Community Consultation	2
1.3.3	Stage 3 – Preparation of draft CLP for Community and Stakeholder comments	2
1.3.4	Stage 4 – Preparation of final CLP for endorsement and approval	2
1.4	Content of CLP	3
2.0	POLICY AND ADMINISTRATIVE CONTEXT	4
2.1	Strategic and Statutory Planning Context	4
2.1.1	State Planning Strategy	4
2.1.2	Statement of Planning Policy No. 3.2	4
2.1.3	Jigalong Community Layout Plan, October 1996	4
2.1.4	Shire of East Pilbara Town Planning Scheme No. 1	5
3.0	LOCAL AND REGIONAL CONTEXT	6
3.1	Community Management	6
3.2	Regional Services Provided to the Community in 2004	6
3.3	Relationship with Shire of East Pilbara	6
3.4	The Community's Objectives, Special Needs, and Requirements	6
3.5	Land Tenure	7
4.0	CULTURAL AND HUMAN ENVIRONMENT	8
4.1	Cultural Context	8
4.2	History	8
4.3	Economic Context	8
4.3.1	Local Economy	9
4.4	Community Services	9
4.4.1	On-Site Community Facilities	9
4.4.2	District Community Facilities	10
4.4.3	Community Demographics	10
5.0	EXISTING ENVIRONMENT AND LANDUSE	11
5.1	Physical Environment	11
5.2	Geology	11
5.3	Topography and Soils	11
5.4	Vegetation	11
5.5	Climate	12
5.6	Land Use Context	12
5.7	Transport Network	13
6.0	JIGALONG COMMUNITY – EXISTING DEVELOPMENT	14
6.1	Residential	14
6.2	Education	14
6.3	Public Open Space	14
6.4	Community Purposes	14
6.5	Visitor Accommodation	14
6.6	Cultural Purpose Site	15
6.7	Road Network	15
6.7.1	External	15
6.7.2	Internal	15
6.8	Flooding & Stormwater Conveyance	15
6.9	Water Supply & Reticulation	16

6.10	Effluent Collection & Disposal	17
6.11	Electrical Generation & Distribution	17
6.12	Telecommunications	18
6.13	Planning Constraints, Opportunities and Objectives	18
7.0	DESCRIPTION OF CLP	19
7.1	Community Layout Design	19
7.2	Street Network and Pedestrian Paths	19
7.3	Housing	20
7.4	Community Purpose	20
7.5	Parks and Recreation	21
7.6	Commercial	21
7.7	Light Industry	21
8.0	IMPLEMENTATION	22
9.0	BIBLIOGRAPHY	23

APPENDICES

APPENDIX 1 Service Providers & Current Community Activities

APPENDIX 2 ABS 2001 Census of Population & Housing

APPENDIX 1 Department of Indigenous Affairs Application Requirements

1.0 INTRODUCTION

1.1 The Jigalong Community

Jigalong Community Inc. is located approximately 165 km east of Newman in the Shire of East Pilbara. The Community occupies Koondra Location 30 and Wanman Location 10 on Land Administration Plan 314. The northern portion of Jigalong and the sewerage ponds are situated in Reserve 20285, while the southern portion is situated in Reserve 10896. The airstrip has unspecified tenure. The common boundary of the two reserves passes through houses, the store and TAFE. This anomaly should be rectified by rationalization or amalgamation of the two reserves.



1.2 Purpose of the Jigalong Community Layout Plan No. 2

The Jigalong community requires a Community Layout Plan (CLP) for several reasons however primarily to ensure that development proceeds in an orderly and planned manner and essential services are protected. Previously, un-coordinated approaches have resulted in management problems such as in-appropriate location of dwellings, inefficient and costly provision of services such as water supply, sewerage, power and roads and outcomes that do not reflect the community's cultural and social needs.



Entrance to Jigalong

The CLP usually consists of the following:

- A plan depicting the physical layout of the community;
- A set of written provisions; and
- An accompanying planning report.

As noted in the Guidelines, the intention of the CLP is to:

'...give physical form to community settlement requirements, help in determination of land use functions, and to guide and control land use and development'.

The purpose of a CLP is therefore to:

- Establish a vision for the community and a guide to 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 provisions of services and infrastructure and enable access to existing services and infrastructure information; and
- Promote development that maximises health, safety and welfare outcomes for the community.

Upon completion, a CLP provides the community with a plan that forms the basis for co-ordination of future development of the site. Following registration of the plan, it can be used to assess future development proposals by builders, funding agencies and the community.

1.3 How has the CLP been prepared?

This CLP has been prepared in conjunction with Sinclair Knight Merz engineers. The format and process have generally followed the recommended methodology and consultation detailed in AAD and ATSIC Guidelines for the preparation of Community Layout Plans in accordance with SPP3.2. A summary of the process followed for the preparation of the CLP follows.

1.3.1 Stage 1 – Stakeholder Consultation and Background Research

- Community visited on 17 August 2004 and informed of the aims of the CLP and process of preparing a CLP.
- Stakeholders identified and consulted for issues and advice, including:
 - Shire of East Pilbara (SEP)
 - Department of Housing & Works (DHW)
 - Department for Indigenous Affairs (DIA)
 - Department for Planning and Infrastructure (DPI)
- Background research of the community and review of strategic plans and previous studies.
- Detailed site inspections of the community by the engineering consultant to determine the condition of existing infrastructure and assess constraints and opportunities for development.

1.3.2 Stage 2 – Initial Community Consultation

- Initial Planning Meeting held on 7 October 2004 with the community representatives (Andrew Russo 'AR') to introduce the project, inform the community and other interested parties of progress. Contact was also made with the Shire of East Pilbara, however the Director – Community Services (Felix Neuweiler) was not available.
- Options for the community were discussed, including need for support of on-going management and maintenance.

1.3.3 Stage 3 – Preparation of draft CLP for Community and Stakeholder comments

- Draft CLP prepared and distributed to the community for consideration and comment. A visit to the community was made on 3 May 2005 and minor revisions identified by the community were made. A meeting was held with the Shire of East Pilbara Director – Community Services (Bill Crear) to discuss the CLP.
- Meeting held with DPI to discuss format of CLP for Jigalong and any matters requiring special attention.

1.3.4 Stage 4 – Preparation of final CLP for endorsement and approval

- Comments by the Community and requested changes considered, comments from stakeholders considered and incorporated into the CLP.

- CLP finalized for endorsement by the Community, Shire of East Pilbara, other stakeholders and registration by the DPI.

1.4 Content of CLP

The CLP has been prepared to meet the requirements of the Statement of Planning Policy No. 3.2 and supporting guidelines. The three parts of the CLP comprise:

1. The Background Planning Report
2. Plan of the physical layout of the community
3. Provisions document

The Background Planning Report provides the basis for the preparation of the plan, a brief explanation of the plan and the process followed to develop the plan including the nature of the community consultation. This report includes a profile of the existing community, description of existing development and infrastructure and an assessment of the constraints and opportunities for further development of the community.

Part 2 of the CLP is the Plan. The Plan includes the layout of the Community, made up of the house sites, roads, open space, camping areas, community sites and those areas that should not have any buildings.

Part 3 of the CLP is the Provisions document that sets out various development controls for the implementation of the Plan. It also sets out the process for making changes to the CLP.

2.0 POLICY AND ADMINISTRATIVE CONTEXT

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. Strategies relevant to the Pilbara Region in general and Aboriginal communities in particular include:

The State Planning Strategy provides a strategic framework for future decision making and planning by government agencies. Strategies relevant to the Pilbara Region in general and Aboriginal communities in particular include:

- Facilitate the preparation and endorsement of community plans for remote aboriginal communities to enable aboriginal communities to determine the future of their settlements. (WAPC, PDC).
- Promote appropriate accommodation and services for Aboriginal People, especially those from outstations surrounding the urban areas (AAD, ATSIC, WAPC, PDC).

2.1.2 Statement of Planning Policy No. 3.2

Statement of Planning Policy No 3.2 – Planning for Aboriginal Communities (SPP 3.2) is a statutory policy prepared by the WAPC under Section 5AA of the Town Planning and Development Act 1928 and gazetted 11 August 2000. The policy supports and encourages the preparation of CLPs for large aboriginal permanent 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; and
- Providing a framework for negotiation and decision-making between Aboriginal communities and local government.

SPP 3.2 is supported by Guidelines for the Preparation of Community Layout Plans for Western Australian Aboriginal Communities prepared by ATSIC and AAD. These guidelines detail the content, form and structure of the CLP. They also emphasise the importance of establishing an effective consultation process with the community and stakeholders in order to achieve a CLP that is understood and endorsed.

2.1.3 Jigalong Community Layout Plan, October 1996

In December 1996, the first Jigalong Community Layout Plan was prepared. The plan established several use types, objectives for use types, development guidelines and a procedure for changes to the plan. This plan has provided the community with a guide for development to this point.



FIGURE 1: Jigalong CLP No. 2 (1996)

2.1.4 Shire of East Pilbara Town Planning Scheme No. 1

The Jigalong community is located approximately 165 km east of Newman. It is not included in the current East Pilbara Town Planning Scheme, but will be part of the Town Planning Scheme No. 4 and the community will be zoned 'Rural'.

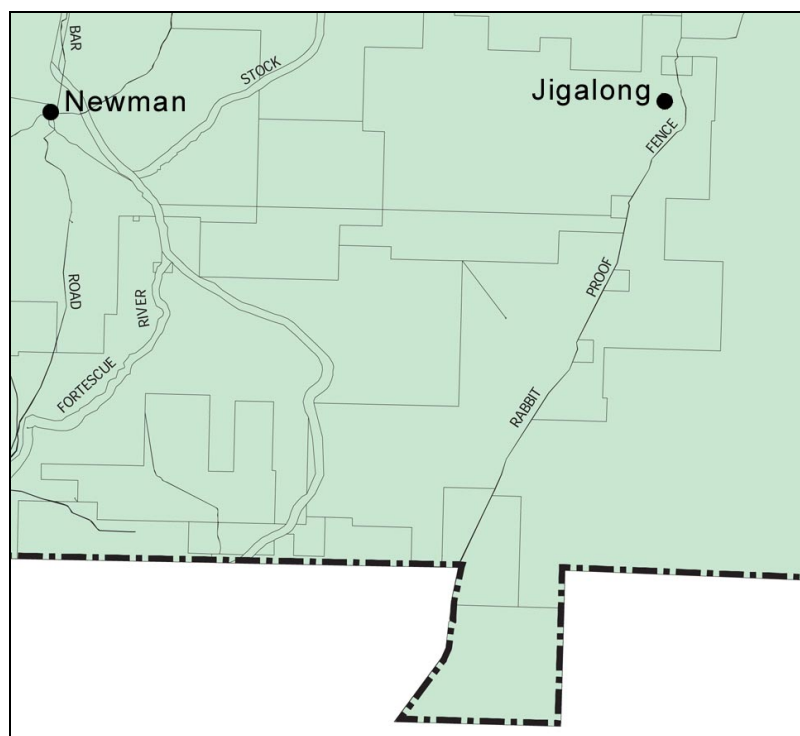


FIGURE 2: Shire of East Pilbara TPS No. 4

3.0 LOCAL AND REGIONAL CONTEXT

3.1 Community Management

Jigalong is controlled by the Governing Council of eight members and supported by administration staff. Several people are in funded positions.

Jigalong is part of the corporate CDEP with 61 members participating in alternative employment projects.

The Jigalong Governing Council representing the Jigalong community manages the community. It employs staff through the CDEP for basic maintenance work around the community.

3.2 Regional Services Provided to the Community in 2004

A range of regional services are provided to the community and these are documented in **Appendix 1**.

3.3 Relationship with Shire of East Pilbara

The Shire of East Pilbara Shire is the local authority responsible for the provision of local services and the administration of building approval under the Building Code of Australia.

The Shire of East Pilbara Shire Planner has also provided input and comments on the draft community layout plan. The points were related to development considerations, structure of future residential areas and servicing needs.

The Chairman of the Jigalong Community Council was recently elected to the Shire of East Pilbara Council.

3.4 The Community's Objectives, Special Needs, and Requirements

It has been possible to gauge some of the Community's objectives, special needs and requirements through discussions with Jigalong Community Council Chairman, Chief Executive Officer and Manager – Finance Administration.

Immediate Priorities (0 – 1 years)

- Four new residences
- Telecentre
- Training in construction and landscaping
- Women: training in 'B' class licence and sewing
- Adult education literacy classes for the Community Council

- Multifunction police facility

Medium Term Priorities (1 – 3 years)

- Construction of housing, landscaping and fencing on-site
- Sobering-up shelter counselling and rehabilitation programme
- Strengthening of Alcohol accord
- Health workers at the expended clinic, state health services
- Cultural tourism developments
- Ongoing inter-cultural awareness raising

Long Term Priorities (3 – 5 years)

- Construct hostel
- Women: day care centre/crèche

- Local government representation

3.5 Land Tenure

The Community occupies Koondra Location 30 and Warmun Location 10 on Land Administration Reserve Plan 314. The Reserve has an approximate area of 257,830 ha.

4.0 CULTURAL AND HUMAN ENVIRONMENT

This part of the report provides an overview of the historical background, cultural attributes and socio economic characteristics of the Jigalong community, together with a description of close associations with other social groups in the Pilbara. This part of the report is drawn from the various other reports and sources.

4.1 Cultural Context

Jigalong is located on an ALT reserve at the western edge of the Great Sandy Desert. The community has a pastoral lease and five outstations, being Walgun, Billanooka, Puntawari, Ngolkanginya and Robertson Range. These outstations have been abandoned with most residents returning to Jigalong. Other communities such as Punmu, Parngurr and Ruddall River are separate to Jigalong and so administered accordingly. The people are Martu and speak English as a second language, with Martu Wangka, Kartujaru, Manyjilyjara, Putijara and Warmon being the dominant dialects. The Martu Native Title holding is located adjacent to Jigalong and as most Jigalong residents have strong connections to the land, they are a party to the Native Title holding.

4.2 History

The Jigalong area has been home to the Martu People for more than 20,000 years. Their first major contact with Europeans occurred in 1906 during the construction of wells on the Canning Stock Route, however some did not come in from the desert until the 1960s.

This is one reason that the people have maintained strong, traditional ties to their culture, giving Jigalong the reputation of being Lore, Culture and Heritage centre of the Western Desert.

In 1907 the Rabbit Proof Fence construction team established a maintenance and rations store at the location which later became Jigalong. This was also a camel breeding depot and closed in the 1930s with the introduction of motor vehicles.

Fence maintenance ceased in 1945 and the store was used to issue rations to Martu in the area, many of whom were now seasonally employed as stockmen and house staff for stations in the area.

In 1946 the Apostolic Church was granted the land for missionary purposes and set up the community in its present location. The land was handed back to the government in 1969 and through efforts by the Martu people, Jigalong became an Incorporated body in 1973.

4.3 Economic Context

The Pilbara Region is Western Australia's second most northern region. It is bordered by the Indian Ocean to the west, Northern Territory border to the east and encompasses the Great Sandy Desert to the northeast. It covers an area of 505,000 square kilometres, which is approximately 20% of the state's total area.

The region comprises four local government areas and includes the major towns of Port Hedland, South Hedland and Karratha.

The Pilbara economy is dominated by the iron ore and petroleum Industries and is considered to be the state's premier mining region. In 1999/00 the Pilbara contributed over 55% of the value of Western Australia's mineral and petroleum production.



Mt Whaleback Mine

The value of the production of the regions mining and petroleum industries was \$11.7 billion in 1999/00. Iron ore production was valued at \$3.7 billion, crude oil at \$3.2 billion and liquefied natural gas at \$2 billion. Other significant sectors of the Pilbara's regional economy are as follows:

- | | |
|----------------------------|----------------|
| • Agricultural production | \$28.2 million |
| • Fishing production | \$18 million |
| • Manufacturing production | \$142 million |
| • Building activity | \$34.8 million |
| • Commercial activities | \$311 million |
| • Tourism | \$145 million |



4.3.1 Local Economy

Jigalong operates a small economy comprising the local store, maintenance workshop, some minor arts and crafts, occasional tourist accommodation and some cattle grazing. The grazing lease has recently been sub-leased by ALT to another party.

The Shire of East Pilbara is the largest local government authority within Australia covering an area of approximately 377,000 square kilometres. In 2001, the Shire had a resident population of 6,786 persons.



Newman

The local economy is closely linked to the continued operation of the BHP'S iron ore mining operation at Newman. Newman was developed specifically in 1968 to service the iron ore mine at Mt Whaleback. The town is by far the largest urban settlement within the Shire of East Pilbara and is the dominant urban centre. It contains the main administrative centre for the Shire although this function is shared with Marble Bar.

The local economy of the area is closely linked to the continued operation of mining, pastoral industry, developing tourism ventures based on the Karajini National park and further expansion of mining ventures.

4.4 Community Services

4.4.1 On-Site Community Facilities

Jigalong has been developed with a broad range of facilities within the community including:

- Medical clinic
- K – Y10 school
- Shop
- Swimming pool
- Oval
- Basketball courts
- Airstrip



Basketball Court & School

There is a reliance on the facilities located in Newman due to the proximity and accessibility and this arrangement seems likely to continue into the future.

There are some additional community facilities identified to be established in Jigalong including:

- Telecentre
- Multi-function facility (Police Post)

4.4.2 District Community Facilities

Newman is the nearest major town and supports a population of approximately 6,000. The township comprises approximately 1,000 residences, and the following facilities:

- Two caravan parks;
- Two hotels;
- Shopping facilities include a shopping centre, Post Office and bank;
- Two service stations;
- Nursery garden centre;
- Recreation facilities include Recreation Centre, Aquatic centre, Ovals, Tennis courts;
- The town has a district hospital, resident doctor, and a volunteer St John ambulance;
- Two primary schools and a district high school; and
- Several church groups.

4.4.3 Community Demographics

The 2001 Census summary for Jigalong provides some context for the community. The following characteristics are noted:

- Resident population of 299 persons, comprising 278 indigenous and 21 non-indigenous persons. Of the 299 residents, 147 are female and 152 are male.
- There were 75 children aged 5-14 years attending school and 12 children 15-19 years attending school.

The full summary of characteristics are included in **Appendix 2**.

Jigalong community has core population of approximately 300-400 people in the dry season and 450 people in the wet season. Jigalong represents approximately 5% of the Shire population. This core population has fluctuated with many residents being transient. Sometimes residents are waiting on accommodation in Jigalong; others might be visiting from affiliated outstations or communities, others might be travelling on lore or other culturally related activities. There may be occasional influxes of visitors during law business and sporting events such as football carnivals. The population can increase by up to 100% to 1,000 – 1,200 during such events. Similarly, when law business and sporting events occur elsewhere in the Pilbara, attended by Jigalong people, the population is temporarily reduced.

5.0 EXISTING ENVIRONMENT AND LANDUSE

This section provides a brief description of the physical environment, the current land uses and community infrastructure that make up the local surroundings of the Jigalong community.

5.1 Physical Environment

The East Pilbara region consists of the desert tracts of the Canning Basin, the western sector consisting of the Pilbara as it has been historically and geographically accepted – an area of ancient geology, rugged topography and complex geomorphological structure, rich in various minerals.



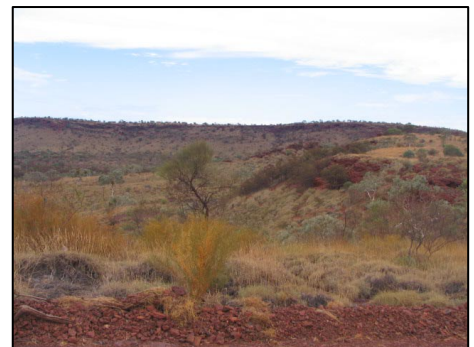
Pilbara Landforms

5.2 Geology

The Pilbara Region contains all, or portion of seven main tectonic units, geological distinct, and together forming an area of generally rugged terrain with some extensive coastal plains.

The tectonic units identified are as follows:

- Pilbara Block
- Hamersley Basin
- Ashburton Trough
- Sylvania dome
- Bangemall Basin
- Gascoyne Province
- Carnarvon Basin



These tectonic units together with the drainage system of the region determined the physiography.

5.3 Topography and Soils

The East Pilbara region features the Great Sandy Desert, a gently undulating plain that rises to 450m above sea level. The chief soils are red earthy sands and red siliceous sands, with iron stone gravels locally. Occasional outcrops of sand stone and conglomerates rise above the plain.



Pilbara Landforms and Vegetation

5.4 Vegetation

Most of the East Pilbara sub-region is a shrub steppe grading to a tree steppe. The ground cover is predominantly *Triodia*, the shrubs *Hakea*, *Acacia* and *Grevillea*. The trees are *Acacia aneura*, *Owenia reticulata* and *Eucalyptus* spp.

Beard has pointed out that a natural ecological region each has its own characteristic features of climate, landform, geology and soils and that most often vegetation is an expression of that particular environment.



Newman and Jigalong are located in the southwest Hamersley plateau of Beard's physiographic units and their corresponding vegetation. This unit is characterised by lower Proterozoic shales and volcanics, with extensive banded iron formations. Snappy gum and Spinifex with areas of mulga and Spinifex are prevalent.

5.5 Climate

The Pilbara has an extremely continental climate. Summer temperatures are very high with average maximum temperatures not falling below 37°C. The average number of days per year on which temperatures in Newman exceeded 30°C, 35°C and 40°C are 197, 130 and 31 respectively, the hottest months being December and January.

Lowest maximum and minimum temperatures occur in the winter months June – August. A large diurnal temperature variation is a year-round characteristic of the desert type climatic region. Greatest variation occurs in Spring, but on average is never less than 13.2°C.

The region in which Jigalong lies is influenced by both the northern rainfall systems of tropical origin, which are responsible for falls of rain in the summer months and also by the southern systems that bring winter rains to southern parts of the state. As the southern winter gives way to spring, Newman and the northwest region are less affected by southern depressions. The months of September and October usually receive no rain from either the Temperate or tropical rainfall systems and are the driest of the year.

Average rainfall for Newman is 317 mm. The six wettest consecutive months of the year occur from January – June. The majority (64%) of rain falls during this period and commonly results from cyclones which cross the coast and travel inland. Such falls are usually of short duration and high intensity. Rain occurs on average of only 42 days each year. Throughout the wet period average rainfall per rain day is generally high ranging from 6 mm/day to 12 mm/day in January, April and June. From July – November little rain occurs. As a result of the movement of tropical and temperate weather systems, September and October are almost rain free.

Because a high proportion of rainfall received in the Jigalong region comes in a comparatively small number of large storms, flooding is not unusual in the vicinity of rivers and creeks. Although they are dry, except for a few pools during most of the year they can rise rapidly and flood large areas when affected by heavy rains. Most flooding occurs in the wet season.

The Jigalong climate is very 'dry' due to low year-round humidity levels. Evaporation is correspondingly high.

Easterly winds prevail throughout the year.

Jigalong lies too far inland to be affected by the sea breeze and is not generally characterized by a daily reversal of winds. Only toward the end of the year do the easterly winds that prevail in the morning give way to westerly, south westerly and north-westerly winds in the afternoon.

5.6 Land Use Context

The pre-dominant land use around the Jigalong community are activities such as Pastoralism, (cattle grazing) Tourism (Karajini National Park) and Mining (BHPB iron ore mine) None of these existing land uses are expected to have any adverse impact on the community.



5.7 Transport Network

Jigalong is serviced regionally by air, and a strategic freight and tourist road network via the Great Northern Highway and Talawanna Track to Canning Stock Route.

6.0 JIGALONG COMMUNITY – EXISTING DEVELOPMENT

6.1 Residential

Existing residential development consists of approximately 88 single residences and some other forms of temporary shelter. An aged persons complex has been abandoned for inappropriate design and possible cultural reasons.



Residences

6.2 Education

The school has 105 students enrolled and a total of 17 staff – 11 teaching and 7 non-teaching. The Jigalong remote community school is an important focal point for residents. According to the DET website, the School was established in 1954.

A community school board was formed and continues to be responsible for school policy. The school started as a primary school and was later extended to include secondary classes.

The school occupies a central location within the community and an upgrade of facilities took place recently. The Department of Education & Training (DET) has advised that there are no immediate plans to expand the school.



Pool

6.3 Public Open Space

Land surrounding the community is low lying and used for various forms of recreational activities. An oval has been developed north of the community, south of the waste water treatment plant. The oval surface is not grassed. Children's play areas are mostly contained within the school grounds. Most of the balance of the site is undeveloped.



School

6.4 Community Purposes

Existing basketball courts located near the centre of the community and south of the school.

6.5 Visitor Accommodation

Formal designated visitor accommodation is available at the Rabbit Proof Visitor Centre. This community-run facility consists of five separate rooms with communal kitchens and TV room, and sleeps a maximum of 13 people..



Clinic

6.6 Cultural Purpose Site

There are cultural purpose sites (lore areas) near the community however none impact on the further development of residential areas. The lore areas are north and west of the community and are clearly identified.

6.7 Road Network

The following road networks provide vehicular access to the Community.

6.7.1 External

The community can be accessed from Marble Bar Road via approximately 100 km of unsealed road, which is maintained by the Shire of East Pilbara. Other road connections are the Talawanna Track east to the Canning Stock Route.

6.7.2 Internal

The internal road network comprises of a series of bitumen sealed and kerbed roads providing access to the housing and services within the community. Most of these roads are in good condition.

A small proportion of the road network is unsealed, particularly the creek crossing giving the only access from the main community to the Law Grounds and the borefields for the community water supply. There are also a number of unsealed "shortcuts" used to cross vacant land within the Community.

Jigalong Community Inc. has entered into a three-way contract with the Shire of East Pilbara and the Department of Housing and Works which allows for the Shire of East Pilbara to be paid for road maintenance on a fee for service basis. Payment for works performed is undertaken by the Department.

6.8 Flooding & Stormwater Conveyance

There is no historical recorded information held with any of the authorities, inclusive of the Water & Rivers Commission, regarding the flood level of Jigalong Creek that runs to the west of the Community.

According to the base plan information provided by DPI and an on site visit, it would appear that there is no formal stormwater system in place to cope with stormwater runoff from roads and houses within the Community. The intention of the implementation of a drainage system is to provide a series of channels that have been likely been historical flood routes for the area criss-cross vacant land throughout the Community, and may pose a flood risk where close to existing housing. Maintaining effective drainage of stormwater must be considered when developing this vacant land.

For flood hazard risk information, including minimum finished floor level specification, see Jigalong Flood Hazard Assessment Report (April 2014)

Community representatives have indicated that areas of the northern side of the community are flood prone, and of particular concern is the flooding of the community centre, which includes the shop and offices. Based on the anecdotal information provided, flooding is most likely due to a lack of adequate drainage paths to the creek and a detailed drainage study would be necessary to address this problem.

A review of the base plan information indicates that the majority of the northern side of the community lies below a level of 511.5m AHD. Also evident is that the public pool and an adjacent house, both built next to a flood prone area, are on raised earth pads with a level of 512m AHD. For flood hazard risk information, including minimum finished floor level specification, see Jigalong Flood Hazard Assessment Report (April 2014). In areas above 512m AHD, or in lower areas construction occurs above a level of 512m AHD, to protect infrastructure and housing from potential flood damage.

6.9 Water Supply & Reticulation

According to the base plan information provided by DPI, a site visit and advice from the Program Manager for the Capital Works Program of the Office of Aboriginal and Torres Strait Islander Health (PMCWP), the community owns a potable water supply and reticulation system, maintained under the Remote Area Essential Services Program (RAESP) by the respective regional service provider. The system consists of:

- Four groundwater extraction bores located approximately 15 km east of the Community. The bores have the capacity to provide up to 16.8 kL per hour, though usually only one or two bores are operating at a time, and deliver groundwater through a 150 mm diameter PVC main.
- Two 225 kL ground mounted storage tanks and chlorine gas disinfection system located to the west of the community near the creek.
- Two elevated tanks, 100 kL and 52 kL respectively, on a 12m elevated stand on the west side of the community
- Water reticulation mains extending throughout the community from the elevated storage tanks to provide individual dwellings with a water supply.



Elevated Water Tanks



Water Storage Tanks

Water consumption has been an issue at the community, with demand exceeding supply. The consumption is monitored through remote monitoring of the master water meter and the community is advised if water consumption is high. Advice from the PMCWP has indicated that water loss from waste and leakage from internal plumbing has been the main cause of excess consumption. Furthermore the PMCWP has indicated that the bores and storage facilities are adequate to meet the community demand and no water supply upgrades are currently planned.

Information from the PMCWP suggests that there is sufficient pressure in the water reticulation system to accommodate short extensions to serve the new lots to be created within the system under the proposed CLP.

Jigalong Community Inc. has experienced unsatisfactorily high readings of thermo tolerant coliform and *E. Coli* in its water supply in the 2003 and 2004 calendar years, leading to the need to boil water before it is able to be used for human consumption.

6.10 Effluent Collection & Disposal

According to the base plan information provided by DPI, a site visit and advice from the PMCWP, it would appear that the community owns a comprehensive effluent disposal system maintained through RAESP by the appointed regional service provider comprising of:

- Underground gravity reticulation sewers providing each dwelling with a sewerage service;
- A sewerage pump station located in the community on the north side of the road to the airstrip that discharges effluent to the wastewater disposal area; and
- A series of effluent sedimentation ponds located approximately 1 kilometre to the north west of the community.



Sewerage Ponds

No detailed information was available to make a thorough assessment as to the condition or capacity of the existing infrastructure. Flow data collected from the pump station by the PMCWP indicated that over the period August 2003 and April 2004 the flow varied between 22 kL/day and 30 kL/day, which was a reduction to the volume of 54 kL/day previously recorded in November 2001. Based on this data the effluent treatment ponds do not appear to be utilised to their full potential and as such, would appear to have spare capacity to accept additional effluent generated from expansion to the Community.

A preliminary design check based on available ground level data, invert levels of the existing sewer system and the CLP indicates that the ability of the sewer system to be expanded to serve additional lots is limited, however it is possible to serve the new lots to be created within the southern half of community under the CLP (*note: subject to review of updated CLP plan*). Expansion of the community beyond its' current boundaries is constrained by falling ground levels, to the extent that wastewater could only be collected and gravitated to the existing pump station inlet successfully from land to the north of the community, and in this case it would be necessary to construct a new sewer system rather than expand the existing system which is too shallow. It should also be noted that existing ground levels of the land to the north of the community, at 510m AHD, are considerably lower than the level of 512m AHD suggested to avoid potential flood damage.

6.11 Electrical Generation & Distribution

According to the base plan information provided by DPI, a site visit and advice from the PMCWP, the Community currently owns an electrical generation and distribution system that is maintained through RAESP by the appointed regional service provider.

The power station has a total generating capacity of 650 kW supplied through an automated power station comprising three gensets of capacity 300 kW, 200 kW and 150 kW and adequately meets the community demand. Fuel storage capacity is approx 110 kL.



Power Station

Currently there is a network of aerial cabling running through the Community to provide individual dwellings with power and this network can be extended to serve the proposed community expansion.

6.12 Telecommunications

The community is reticulated with Telstra infrastructure and it is understood from community representatives that there are approximately twenty private phone services currently in use in addition to the two public phones and the office phones.

Telstra have advised that they "are unable to provide data pertaining to the installed capacity of the network" within the Community.

6.13 Planning Constraints, Opportunities and Objectives

	Constraints and Opportunities	Upgrading Proposals
Residential	Single Residences	New single residences
Recreation & Open Space		Grass oval
Community Facilities	Visitors Area	Provision for camping facilities separate from residents
Infrastructure	Sewerage to future development sites	Requirement for new sewer lines to service proposed lots
	Fencing of residences	Most residents prefer their residences to be fenced

7.0 DESCRIPTION OF CLP

This section of the report describes the CLP for Jigalong. The plan is included as **Figure 3**. The Jigalong Community Layout Plan has been produced in consultation with the Jigalong community, Department of Housing and Works, Department for Indigenous Affairs, Shire of East Pilbara.

7.1 Community Layout Design

The CLP has been prepared from an assessment of the site's physical and environmental characteristics, re-use of existing infrastructure where possible, regard for the population demographics and constraints (physical, servicing). These principles have guided the form of the plan.

The site is subject to flooding from heavy rains, so the area to be developed will be confined to the more elevated parts of the site. Any areas situated below the established flood levels of 512 m AHD will need to be filled to raise them above that level. Drainage channels have also be constructed and maintained to divert stormwater away from residential areas.

Buffers

There is one buffer identified on the plan.

- The existing sewerage treatment ponds are located some distance east of the community and have no impact in terms of odour.
- The existing power station located on the western side of the community has a buffer of 200m. There are approximately five existing residences located within the buffer.

The current power station location has an impact on the community through a 200m buffer for noise excluding some residential sites. At the extremity of the noise buffer, some sound is noticeable during the day and this may be heightened at night time. There are no plans to relocate the station.

There are two Lore Areas to the north and west of the community that have been clearly signed. These areas have been identified on the plan as 'no go' areas.

7.2 Street Network and Pedestrian Paths

The entrance to Jigalong is from the north and down the east side, arriving at the community centre. Many residents use a short-cut through a cul-de-sac.

Access roads to and through the site provide vehicle access to all residences. These roads have generally been designed to align with existing services.

There is no clearly defined pedestrian pathway system and consequently, walking along the roads is common.



Car parking and roads are to be defined with bollards or large rocks to limit the tendency for informal tracks to develop, making pedestrian movement safer.

Most roads are formed and sealed. Concrete spillways are formed at the junction of stormwater drains and the roads. Open spillways are being used to prevent accidents and minimise the risk of drains being blocked by debris.

Jigalong Community Inc. renamed the roads by way of Amendment 12.

7.3 Housing

Provision of an adequate water service is not considered a constraint to further residential growth, although it is understood there are water quality problems to be addressed.

Demand for approximately four single-family residences has been identified by the community immediately and Department of Housing and Works through the development of available land. Filling of some sites might be required in order to raise the levels above the 512 m AHD flood level. Approximately 40 house sites are identified, however several of these are constrained by the ability to provide a sewerage service. DHW has proposed to construct three additional teacher's residences on Lot 22 and another three police related residences on Lot 41.

It is proposed that the community form be consolidated on higher ground close to community facilities outside the power station buffer.

A future residential area east of the creekline and close to the airstrip has been identified as a possible future residential area. It is however some distance from existing services and facilities such as the shop and school. The principal constraint is lack of an all weather creek crossing that could result in accessibility being limited during period of heavy storms. This would impact on children being able to attend school, access to supplies and medical services. Limits on the area are:

- Flood levels
- Services



Possible Residential Area near Airstrip

7.4 Community Purpose

The principal Community Purpose sites identified on the CLP are:

- School
- Administration buildings
- Childcare centre
- Women's centre
- Clinic
- Cultural centre
-

Most of these sites are capable of being upgraded or expanded as demand arises and funding becomes available.

The State Government has advised of plans to fund establishment of a Multi-function Police Facility in Jigalong in the near future. Several sites are under consideration by the community and Police Service. Generally the sites need to meet the criteria of the Police Service, be readily serviced and have sufficient land for construction of two residences nearby. As the final site is yet to be agreed no site is identified on the CLP. Once a final site is selected an amendment can be made to the CLP.

7.5 Parks and Recreation

The community is generally well provided for with recreation facilities including an oval for football, cricket, athletics, basketball courts and an aquatic centre. These sites are shown on the plan with a Parks and Recreation classification. A children's playground is located within school grounds. The lack of water has meant that the play areas and oval are bare.

Several smaller pocket parks of approximately 1,000m² have been identified throughout the community.

The area surrounding the recreation areas are classified parkland to ensure residential does not encroach further, however it is likely to remain as undeveloped natural space.

7.6 Commercial

The community's store is located adjacent to the administration office. This store requires service access for trucks. If the shop were to be expanded, the logical direction would be towards the north or east.

7.7 Light Industry

One site is being used for Light Industrial purposes and this is shown on the CLP. The main site is being used for maintenance of motor vehicles. This site is separated from established residential areas and community purpose uses.

A mechanical workshop is established near the entrance to the community and is evident by a large number of vehicles waiting for repairs. Residences are located nearby the site, however it was decided that it should be retained in its present location until another use is identified. A nominal 10 m buffer has been suggested around the perimeter of the site in the interests of preserving a landscaped entry to the community. The site has also been shown as 'Cottage Industry' with possible uses being production of arts/crafts/artefacts.

8.0 IMPLEMENTATION

The Shire of East Pilbara has prepared a new Town Planning Scheme. This Scheme includes the whole Shire. Jigalong is included in the proposed Scheme and development control will be exercised by the Shire under the authority of the Scheme. Jigalong will be included in the 'Rural' zone and Community Living will be an 'AA' use. For more details of implementation refer to following Provisions Section.

Jigalong community straddles the common boundary of two Crown Reserves 20285 and 10896. It would be of some benefit for administrative procedures for the boundaries of the reserves to be rationalized or amalgamated.

9.0 BIBLIOGRAPHY

Australian Bureau of Statistics (2002). Census Data.

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Department of Planning and Urban Development (1990). *Kimberley Region Plan study Report*

Beard J.S. (1979). *Vegetation Survey of Western Australia Kimberley*

Western Australian Planning Commission (2000). *Statement of Planning Policy No. 13. Planning for Aboriginal Communities;*

Western Australian Planning Commission (1999). WAPC, *Perth State Planning Strategy*.

ENDORSEMENTS

ADOPTION:

**ADOPTED BY THE COUNCIL OF THE JIGALONG
COMMUNITY HELD ON 2005.**

**BRIAN SAMSON
CEDRIC WYATT**

**CHAIRMAN
CHIEF EXECUTIVE OFFICER**

ENDORSEMENT

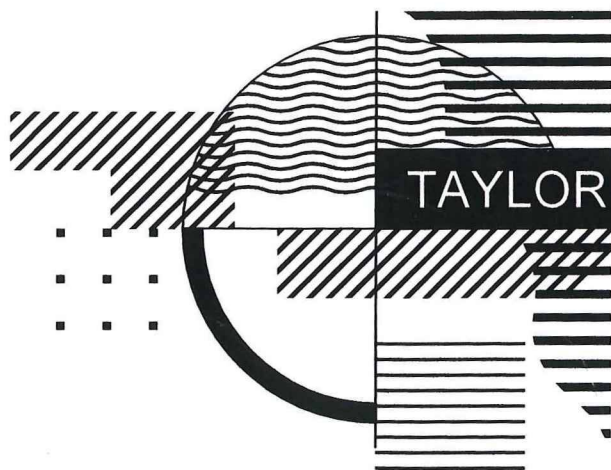
**ENDORSED BY COUNCIL OF THE SHIRE OF EAST
PILBARA AT THE MEETING OF THE COUNCIL
HELD ON *5th October* 2005.**

Braigie **SHIRE PRESIDENT**
Chloe **CHIEF EXECUTIVE OFFICER**
16 December 2005

**THE WESTERN AUSTRALIAN PLANNING
COMMISSION HEREBY ENDORSES THE JIGALONG
COMMUNITY LAYOUT PLAN NO.2, DATED 2005,
AS A GUIDE FOR DEVELOPMENT TO ENSURE PROPER
AND ORDERLY PLANNING WITHIN THE COMMUNITY
AREA.**

**SIGNED ON BEHALF OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION.**

**AN OFFICER OF THE COMMISSION DULY AUTHORISED
BY THE COMMISSION PURSUANT TO SECTION 57 OF
THE WESTERN AUSTRALIAN PLANNING COMMISSION
ACT 1985 FOR THAT PURPOSE *18 MAY 2006* 2005.**



TAYLOR BURRELL BARNETT

Town Planning and Design

187 Roberts Road Subiaco
Western Australia 6008
Telephone: (08) 9382 2911
Facsimile: (08) 9382 4586
admin@tbbplanning.com.au

8.0 ENDORSEMENT

The **Jigalong Community** hereby endorses the Community Layout Plan dated20... (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^{5th}..... day of ^{October}..... 20⁰⁵

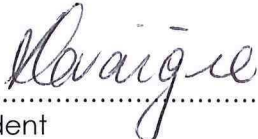


.....
Chairperson



.....
Chief Executive Officer

The **Shire of East Pilbara** hereby endorses the Community Layout Plan dated 20.. (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^{16th}..... day of ^{December}..... 20⁰⁵



.....
President



.....
Chief Executive Officer

The **Western Australian Planning Commission** hereby endorses the Jigalong Community Layout Plan dated January 2005 as a guide for development to ensure proper and orderly planning within the community area.

Signed for and on behalf of the Western Australian Planning Commission



An officer of the Commission duly authorised by the Commission pursuant to section 57²⁴ of the ~~Western Australian Planning Commission Act 1985~~ for that purpose.

PLANNING AND DEVELOPMENT ACT 2005

AMENDMENTS

Date: 1 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 9th May 2006.

Amendments made to CLP
<ol style="list-style-type: none">1. Renumber the following lot numbers that have been doubled up.<ul style="list-style-type: none">- 'Recreation' Lot 42 to be changed to Lot 44- 'Recreation' Lot 67 to be changed to Lot 66- 'Recreation' Lot 194 to be changed to Lot 1642. Add 'community' land use to airstrip.3. Add numbers to Lots that have not been assigned a number<ul style="list-style-type: none">- 'Public Utility' rubbish tip Lot number 203- 'Public Utility' sewage ponds Lot number 204- 'Community' cemetery Lot number 204- 'Community' airstrip Lot number 206

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**

Jigalong Layout Plan 2

Amendment 3

Plan Date : 5 October 2005 **WAPC Endorsed** : 9 May 2006
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 Jigalong Layout Plan 2.


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 Jigalong Layout Plan 2.

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



Date 21/4/13

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

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.

Proponent	: Department of Housing Department of Planning
Date	: 11 June 2014

Reason for the Amendment

SL-lot 160 is a large parcel of land that is used for a range of recreation purposes and is set aside as 'recreation' land use category in LP2. A house has been constructed on a portion of SL-lot 160. This house requires a separate SL-lot and accordant number for ease of identification and orderly services coordination.

A workshop has been constructed over SL-lots 183 and 184 Ethel Creek – Jigalong Road. Realignment of those boundaries to ensure that there are separate uses on each SL-lot is required for ease of identification and orderly services coordination.

The existing wastewater treatment ponds at Jigalong are on SL-lot 204. An air photo image captured in December 2013 confirms that the extent of that SL-lot is too large and needs to be reduced in area to match the existing extent and suitable expansion area, away from the adjacent water bodies.

In April 2014 consultants Water Technology completed the 'Jigalong Flood Hazard Assessment Report' on behalf of the Department of Planning. That study, and the air photo image captured in December 2013 confirms the extent of Jigalong Creek and the tributary immediately to the east of the community. Modifying the existing 'waterway' land use to match the 1 in 10 years AEP depth stream flow as per the 'Jigalong Flood Hazard Assessment Report (April 2014)' is reflective of this recently acquired empirical data.

The existing football oval is oval is between Nineteenth Street and Ethel Creek–Jigalong Road adjacent to SL-lot 198. This is not shown on the Layout Plan. The oval requires a separate SL-lot and accordant number for ease of identification and orderly services coordination.



The 'Jigalong Flood Hazard Assessment Report' recommends minimum finished floor levels that differ from those specified in the Jigalong Layout Plan 2 report. The LP report is required to be amended to match the flood study.

Issue / Proposal		Changes required to CLP
1.	Create SL-lot 250 Fifth Street and show as 'residential' land use category.	Create a new SL-lot (250) over that portion of SL-lot 160 addressing Fifth Street, opposite SL-lot 150, to match the location of an existing house.
2.	Realign the boundaries of SL-lots 183 and 184 Ethel Creek–Jigalong Road and show as 'industrial' land use category.	Realign the boundaries of SL-lots 183 and 184 Ethel Creek–Jigalong Road so that SL-lot 184 addresses Ethel Creek–Jigalong Road and SL-lot 183 addresses Third Street.

Issue / Proposal		Changes required to CLP
3.	Realign SL-lot 204 Nineteenth Street and show as 'public utility' land use category.	Realign the boundaries of SL-lot 204 Nineteenth Street
4.	The extent of Jigalong Creek and the tributary immediately to the east of the community is not properly shown on the Layout Plan.	Modify the existing 'waterway' feature by showing the extent of Jigalong Creek and the tributary immediately to the east of the community at the 1 in 10 years AEP depth stream flow as per the 'Jigalong Flood Hazard Assessment Report (April 2014)'.
5.	Create SL-lot 251 Nineteenth Street and show as 'recreation'.	Create SL-lot 251 where the existing football oval is, between Nineteenth Street and Ethel Creek—Jigalong Road adjacent to SL-lot 198.
6.	The 'Jigalong Flood Hazard Assessment Report (April 2014)' recommends minimum finished floor levels that differ from those specified in the Jigalong Layout Plan 2 report.	Delete the existing text from section 6.8 'flooding and stormwater conveyance' of the report and add reference to the the 'Jigalong Flood Hazard Assessment Report' (April 2014).
7.	Create SL-lot 252 adjacent to SL-lots 13, 14, 182, 30 and 21 as 'waterway'.	The 'Jigalong Flood Hazard Assessment Report' confirms that the land adjacent to SL-lots 13, 14, 182, 30 and 21 is a seasonal floodway. Showing that land as waterway will ensure that land is not developed that is at risk of flooding.
8.	Modify SL-lot 205 to match cemetery fence.	Modify the extent, area and shape of SL-lot 205 to match the position of the existing cemetery fence.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation - Delegation to officers of certain powers and functions of the Western Australian Planning Commission</i> .	 11 June 2014 Determination Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1
	 27/06/2014 Authorisation Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1

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.

Proponent	: Department of Planning
Date	: 30 June 2014

Reason for the Amendment

In April 2014 consultants Water Technology completed the 'Jigalong Flood Hazard Assessment Report' on behalf of the Department of Planning. That report includes a range of recommendations and findings that require amendment to the Jigalong Layout Plan 2.

Issue / Proposal		Changes required to CLP
1.	Add SL-lots 501 to 506 as open space	The 'Jigalong Flood Hazard Assessment Report' identifies a 'priority development area' to the south of the community. This extent of land is well located for urban purposes, such as residential, industrial, and so on. Showing this land as SL-lots will facilitate assembly of that land in an orderly and proper manner if it is required in the future.
2.	Add SL-lot 800 as open space	The 'Jigalong Flood Hazard Assessment Report' identifies a 'priority development area' to the south of the community. This extent of land does not include that portion of land shown as SL-lot 800. Showing this land as an SL-lot with a distinctive number will make clear that it is not a part of the 'priority development area'.
3.	Extend Sixteenth Street	The 'Jigalong Flood Hazard Assessment Report' identifies a 'priority development area' to the south of the community. Showing the extension of SL-road Sixteenth Street will facilitate assembly of that land in an orderly and proper manner if it is required in the future.
4.	Modify Fifteenth Street	Modification of Fifteenth Street to match the findings of the 'Jigalong Flood Hazard Assessment Report' will ensure that land is not developed that is at risk of flooding.
5.	Create SL-lots 44, 253 and 254 by amalgamating SL-lots 44, 180 and portion of 43 and show as recreation and waterway	The 'Jigalong Flood Hazard Assessment Report' confirms that SL-lots 44, 180 and portion of 43 are at risk of flooding. Showing that land as recreation and waterway will ensure that land is not developed that is at risk of flooding.

	Issue / Proposal	Changes required to CLP
6.	Change SL-lot 52 from 'community' to 'open space'.	The 'Jigalong Flood Hazard Assessment Report' confirms that SL-lots 52 should not be developed as it is at high risk of flooding.

Endorsement:

Jigalong Aboriginal Corporation



please sign and print name

Date 10/07/2014

Karlka Nyiyaparli Aboriginal Corporation

please sign and print name

Date / /

Shire of East Pilbara


Adam Majid, Manager Development Services - Planning

please sign and print name

Date 21/7/2014

Western Australian Planning Commission

please sign and print name



 06/11/2014
Ashley Randall
Planning Manager, Aboriginal Communities
Regional Planning & Strategy
PN: 15151.1

Date / /

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.

 **FAXED**
11/7/14
08-65519 001  CEO

Proponent	: Department of Housing
Date	: 25 March 2015

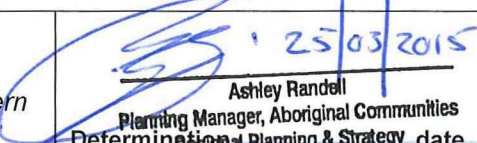
Reason for the Amendment

The Department of Housing is upgrading the electrical supply and distribution network at Jigalong. This includes the development of a new power station and re-engineering of the overhead distribution network. The intent of Amendment 6 is basically to ensure that the existing Settlement Layout lot (SL-lot) framework adequately supports the power network by ensuring that all land uses are allocated individual SL-lot numbers and have boundaries that match the overhead distribution network.

Issue / Proposal		Changes required to LP
1.	Realign the southern boundary of SL-lot 5 Third Street to match existing building location.	Realign the southern boundary of SL-lot 5 Third Street to at least 1m south of the existing building, and keep land use category as 'community'.
2.	Create SL-lot 255 Third Street to match existing house location.	Create a new SL-lot 255 over that portion of existing residential SL-lots 3 and 4 to match the location of an existing house and show land use category as 'residential'
3.	Create SL-lot 256 Ethel Creek-Jigalong Road corner First Street to match the location of electricity distribution infrastructure.	Create a new SL-lot 256 over that portion of SL-lot 7 Ethel Creek-Jigalong Road corner of First Street and show land use category as 'public utility'.
4.	Create SL-lot 257 Third Street to match the location of an existing office. This SL-lot boundary will go through the existing awning that joins the shop and office, but is required to ensure that all electricity users have a separate SL-lot identifier.	Create a new SL-lot 257 over that portion of SL-lot 43 addressing Third Street and show land use category as 'commercial'.
5.	Create SL-lot 258 Ethel Creek-Jigalong Road to match the location of telecommunications facility.	Create a new SL-lot 258 over that portion of SL-lot 54 Ethel Creek-Jigalong Road and show land use category as 'public utility'.
6.	Modify SL-lot 54 to match the existing fence-line that runs parallel to Jigalong Creek.	Amalgamate the portion of SL-lot 54 that is west of the existing western boundary fence into the residual 'open space and 'waterway' land use area to match the existing fence.
7.	Amalgamate SL-lot 164 to become a part of SL-lot 177 to ensure that the school is on a single SL-lot.	Amalgamate SL-lot 164 to become a part of SL-lot 177 and keep land use as 'community'.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 Ashley Randell Planning Manager, Aboriginal Communities Determining Regional Planning & Strategy date PN: 15151.1
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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, community council, native title rep body, DPaW, EPA, ACMC, Department of Consumer & Employment Protection and Department of Water.

Proponent	: Department of Housing
Date	: 18 November 2016

Reason for the Amendment


The Department of Housing requested that the Jigalong rubbish tip be allocated a Settlement Layout Lot (SL-lot) and Settlement Layout road (SL-road). Additionally, the Department of Planning has updated the spatial information shown on the map-set, to best match existing development and existing government administration.

Issue / Proposal		Changes required to LP
1.	Rubbish tip west of Drinking Water Source Protection Area	Re-instate SL-lot 203, shown on previously on Jigalong CLP2 Amendment 2, as land use classification public utility, and add a 2000 metre rubbish tip exclusion boundary.
2.	Jigalong Mission Road	Extend 'Jigalong Mission Road' as land use classification 'Road Reserve' to the western boundary of the Jigalong settlement zone, based on Landgate's SLIP layer, 'Roads' (LGATE-012).
3.	Ethel Creek Jigalong Road	Extend 'Ethel Creek Jigalong Road' as land use classification 'Road Reserve' to the northern boundary of the Jigalong settlement zone, based on Landgate's SLIP layer, 'Roads' (LGATE-012).
4.	Twenty First Street	Change SL road name to 'Jigalong Mission Road' as per Landgate's SLIP layer, 'Roads' (LGATE-012)
5.	Ethel Creek Jigalong Road south of Second Street	Change SL road name to 'Twenty Second Street'
6.	SL-lot 203	Connect SL-lot 203 with land use classification 'Road Reserve' to the Jigalong Mission Road to the south.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the *Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.

 21/11/2016
 Ashley Randell
 Director, Regional Planning Policy
 Regional Planning
 PN: 15151

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, community council, native title rep body, DPaW, EPA, APMC, Department of Consumer & Employment Protection and Department of Water.

Jigalong Layout Plan No. 2

Amendment No. 11

Proponent	: Department of Planning, Lands and Heritage
Date	: 5 October 2017


Reason for the Amendment

Amendment 11 to Jigalong Layout Plan 2 proposes to update the location of an existing cemetery within the community.

Land Identification		Amendment description
1.	SL-road Third Street	Extend Third Street as land use classification 'Road Reserve' to the south-eastern boundary of the Jigalong settlement zone, based on Landgate's SLIP layer, 'Roads' (LGATE-012).
2.	Southern Cemetery	Create new SL-lot 310 with land use classification 'Community', with the extent based on the existing Southern Cemetery site shown on aerial photography and September 2017 field survey.
3.	SL-road Twenty Third Street	Create new SL-road Twenty-Third Street connecting SL-lot 310 with Third Street, based on existing track shown on aerial photography.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	<div> Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 05/10/17 date</div> <div>Determination</div>
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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 Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

Jigalong Layout Plan No.2
Amendment No.12

Proponent	Jigalong Community
Date	21 June 2018

Reason for the Amendment

The purpose of this amendment is to replace Settlement Layout road (SL-road) names with names selected by Jigalong Community Inc. that respect the history and culture of Jigalong.

Land Identification		Amendment description
1.	SL-roads - all (See Attachment A)	Change SL-road names as per Attachment A.

Endorsements:

Jigalong Community Inc.	
please sign and print name <i>M. Dawson</i> MARGARET SAHSON - CHAIR	Date: 26/6/18
Nyiyaparli Native Title Claimant Group	
please sign and print name <i>Nicholas Icome Preece</i>	Date: 16/11/2018
Shire of East Pilbara	
please sign and print name <i>W. Bellard</i>	Date: 20/7/18
Western Australian Planning Commission	
please sign and print name <i>Ashley Randell</i> Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151	Date: 20/11/2018

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, Aboriginal Cultural Materials Committee and Department of Water and Environmental Regulation.

ATTACHMENT A

Road Names

The Jigalong Layout Plan No.2 includes 'Settlement Layout roads' (SL-roads) that are based on sequential numbers (First Street, Second Street, etc).

Jigalong Community Incorporated has requested that the existing SL-road names be replaced with names that reflect the history and culture of Jigalong as follows;

New SL-road Name	Previous SL-road Name
Daisy Street	First Street
Walyagunya Boulevard	Third Street
Kargarra Drive	Fourth Street
Panaka Street	Fifth Street
Bars Street	Sixth Street
Nyiyaparli Street	Seventh Street
Sawyer Street	Eighth Street
Mungool Street	Ninth Street
Karimarra Street	Tenth Street
Milangka Street	Eleventh Street
Purungu Street	Twelfth Street
Duwa Loop	Thirteenth Street
Bilbi Crescent	Fourteenth Street
Oaks Street	Fifteenth Street
Martu Street	Sixteenth Street
Karlaya Street	Seventeenth Street
Lunki Street	Eighteenth Street
Kaili Street	Nineteenth Street

Gracie Street	Twentieth Street
Molly Street	Twentysecond Street
NOTE: <i>Ethel Creek Jigalong Road and Jigalong Mission Road are dedicated and the names have been adopted by the Geographic Names Committee and form a part of the State's GEONOMA and nomenclature database.</i>	


20/7/18

Jigalong Layout Plan No.2

Amendment No.14

Proponent : Department of Planning, Lands and Heritage (Lands)

Date : 26 February 2019

Reason for the Amendment

The Department of Planning, Lands and Heritage is assisting Jigalong Community Incorporated apply for a lease over SL-lot 27 for the purpose of operating a playgroup. Amendment 14 is required as the current land use provisions are insufficient to accommodate the proposed use.

Land Identification	Amendment description
1. SL-lot 27	Change land use classification of SL-lot 27 from 'Residential' to 'Community'.

Endorsements:

Jigalong Community Incorporated

[Signature]
please sign and print name

Margaret Samson

Date: 1/5/2019

Karika Nyiyaparti Aboriginal Corporation

[Signature]
please sign and print name

Edith Hall EDITH HALL

Date: 1/5/2019

Shire of East Pilbara

MANAGER DEVELOPMENT SERVICES

[Signature]
please sign and print name

DAVID EVERT

Date: 14-5-2019

Western Australian Planning Commission

[Signature]
Ashley Randell
Director, Regional Planning Policy
Regional Planning
PN: 15151

Date:

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, Aboriginal Cultural Materials Committee and Department of Water and Environmental Regulation.

Jigalong Layout Plan No.2

Amendment No.15


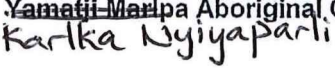



Proponent	: Department of Communities
Date	: 19 December 2018

Reason for the Amendment

The Department of Communities is planning to develop a new Wastewater Treatment Plant in Jigalong to facilitate existing and future development. This amendment is required as the current land use provisions are insufficient to accommodate the proposed development.

Land Identification	Amendment description
1. South of Jigalong Living Area to the east of Walyagunya Boulevard	New 'Public Utility' SL-lot to be created adjoining Walyagunya Boulevard, to accommodate a new Wastewater Treatment Plant.

Endorsements:

Jigalong Community Incorporated	
 <small>please sign and print name</small>	MARGARET SAMSON Date: 6.8.19
Yamatji-Marlpa Aboriginal Corporation	
 <small>please sign and print name</small>	No comment or objection provided to Dept of Communities, under Native Title Act processes Date: 
Shire of East Pilbara	
 <small>please sign and print name</small>	DAVID EVERETT Date: 13.9.19.
Western Australian Planning Commission	
 <small>please sign and print name</small>	
Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 Date: 25/09/2019	

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, Aboriginal Cultural Materials Committee and Department of Water and Environmental Regulation.

Proponent	: Puntukurna Aboriginal Medical Service
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Date	: 31 August 2021
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Reason for the Amendment

The proposed amendment seeks to amalgamate SL-lots 2, 4 and 255 to facilitate the construction of six, one-bedroom units for medical staff housing. The amalgamation will help enable the coordination of shared services and the delivery of the units across a single landholding.

Land Identification		Amendment description
1.	SL-lots 2, 4 and 255	Amalgamate SL-lots 2, 4 and 255 and assign new SL-lot 300

Endorsement:

In accordance with State Planning Policy 3.2 Aboriginal Settlements Guideline (June 2020) this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the *Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.



31 August 2021

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, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water and Environmental Regulation.