

JIGALONG COMMUNITY LAYOUT PLAN NO. 2 PLANNING REPORT & PROVISIONS

SEPTEMBER 2005

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1.0 INTRODUCTION

1.1 The Jigalong Community

Jigalong Community is located approximately 165 km east of Newman in the Shire of East Pilbara. The Community occupies the north-west corner of Reserve 41265, being CLT 3128/530 Lot 30 on Plan 240313, also known as Koondra Location 30. The reserve has an approximate area of 257,830 ha. Registered interests consist of a Management Order issued to the Aboriginal Lands Trust with power to lease any portion any term. Part of Reserve 41265 immediately surrounding the community is subject to Part III of the *Aboriginal Affairs Planning Authority Act 1972*. This means that an entry permit is required by people intending to enter or pass through the Jigalong community. Contact the Department of Indigenous Affairs for more information on obtaining permits.



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 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

of

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 Neuweilior) 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.

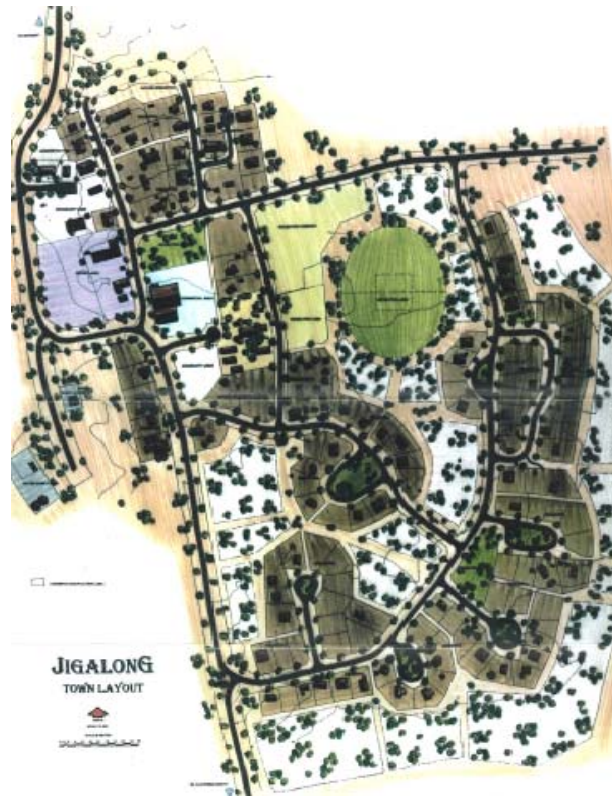


FIGURE 1: Jigalong CLP No. 2 (1996)

2.1.4 Shire of East Pilbara Town Planning Scheme No. 4

The Jigalong community is located approximately 165 km east of Newman. It is zoned "Rural" in the Shire of East Pilbara Town Planning Scheme No. 4.

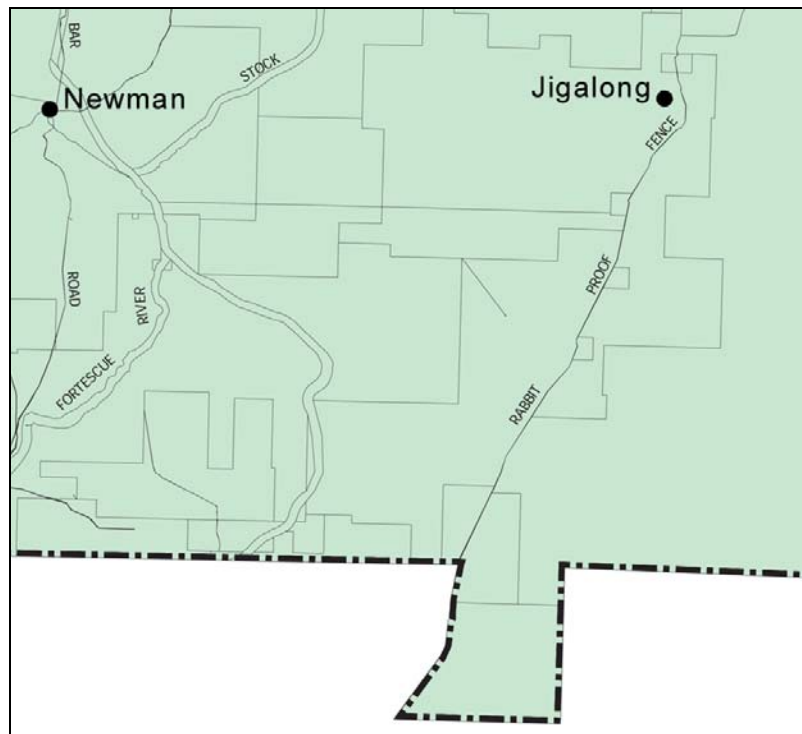


FIGURE 2: Shire of East Pilbara TPS No. 4

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

Jigalong Community is located approximately 165 km east of Newman in the Shire of East Pilbara. The Community occupies the north-west corner of Reserve 41265, being CLT 3128/530 Lot 30 on Plan 240313, also known as Koondra Location 30. 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 Little 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, Pargurr 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, Kartujarra, Manyjilyjara, Putijarra and Warnman being the dominant dialects.

The Martu Native Title holding is located adjacent to Jigalong and as most Jigalong residents have strong Martu connections, they are a party to the Native Title holding. In addition, the Niyiyaparli Native Title claim (WC99-004) is registered and active over the Jigalong area.

Lore areas are located to the immediate north of and west of the community living area and these are identified as 'no-go' areas on the CLP. A search of the Aboriginal Sites Register kept by the Department of Indigenous Affairs shows that there are no registered sites in the existing community living area as shown on the CLP. However, two registered heritage sites – Jigalong Old Cemetery (site No. 713) and Jigalong Mission Cemetery (site No. 712) are located approximately 100 metres north and 30 metres north-west of the edge of the community. These are noted on the CLP. All Aboriginal heritage sites are protected under the *Aboriginal Heritage Act 1972* whether they are registered or not.

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. There are two pastoral leases contiguous with the portion of Reserve 41265 where Jigalong is located. “Robertson Range” 3114/1103 is leased directly to Jigalong Community Inc, and “Walyagunya” 3114/659 is subleased from the ALT to Jigalong Community Inc.



Newman

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.

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 and Little Sandy Deserts, 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 topical 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 sealed roads in Jigalong was allow for the roads to act as a stormwater drain through strategic design. A series of channels that have more than 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.

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 finished levels at or above 511.95m AHD. It is recommended that in the absence of more detailed flood information that all further development be 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:



Sewerage Ponds

- 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.

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.



Power Station

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.

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 north-west 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; it has been suggested that this should be made permanent, however it would be prudent to maintain the alignment of the existing entry.

Access roads to and through the site provide vehicle access to all residences. There are some minor proposals to extend the road network to make additional house sites available. The current road system does not encourage use by visitors to the community and this arrangement is supported by the wider community. There is no clearly defined pedestrian pathway system and consequently walking along the roads is common.



Short-Cut to Main Road

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

All roads are formed and constructed to a sealed standard. Concrete spillways are formed at the junction of stormwater drains and the roads. Open spillways are being used to prevent any accidents with children being trapped and minimise the risk of blocking drains with debris.

The existing roads have been shown with possible links to make more of a 'gridded' system. These roads generally have been designed to follow existing services.

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 plans to establish a Multi-function Police Facility in Jigalong in the near future. The community and Police Service considered several sites and the site selected met the criteria of the Police Service, with sufficient servicing and land for construction of two residences nearby. The proposed site is Lot 175 on the CLP. The existing buildings on this site are abandoned and will be demolished before construction.

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 No. 4. This Scheme includes the whole Shire. Jigalong is included in the Scheme and development control is exercised by the Shire under the authority of the Scheme. Jigalong is zoned 'Rural' and "Aboriginal Settlement" is a "D" use. For more details of implementation refer to following Provisions Section.

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APPENDIX 1
Service Providers & Current Community
Activities

APPENDIX 1

Service Providers & Current Community Development Activities

Service Provider	Current Activities
Department of Indigenous Affairs (DIA)	<ul style="list-style-type: none"> • Advocacy
Department of Housing & Works (Aboriginal Housing Infrastructure Directorate)	<ul style="list-style-type: none"> • New constructions • Contracting works • Implementation of Capital Upgrades Program and Sustainability and Development Programs
Commonwealth and State Health Departments	<ul style="list-style-type: none"> • Aboriginal Medical Service • Community Health
Western Australia Police Service	<ul style="list-style-type: none"> • Aboriginal Liaison Officer
Department of Community Development, Family and Children's Services	<ul style="list-style-type: none"> • Child protection services • Domestic violence support • Funding for School Nutrition Program • Implementation of State Place Manager
Department for Education & Training	<ul style="list-style-type: none"> • Primary School and High School • Wintamarra Campus of TAFE • Adult education
Shire of East Pilbara	<p>Fee for service basis of delivery of:</p> <ul style="list-style-type: none"> • Road maintenance • Road sweeping • Airstrip maintenance • Grading of roads <p>Non Fee Service basis of delivery for:</p> <ul style="list-style-type: none"> • Environmental health inspections • Ranger services • Building inspections
Western Desert Puntukurnuparna Aboriginal Corporation	<ul style="list-style-type: none"> • Provision of corporate Community Development and Employment Program (CDEP).

APPENDIX 2
ABS 2001 Census of Population & Housing

JIGALONG COMMUNITY LAYOUT PLAN NO. 2 PROVISIONS

AUGUST 2005

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APPENDIX 1 - Department of Indigenous Affairs Application Requirements

1.0 COMMUNITY LAYOUT PLAN

- Preamble
- Location Plan
- Community Layout Plan

2.0 PROVISION DOCUMENT CONTENTS

- The Community Layout Plan
- Description of Community Layout Plan areas
- Objectives for Land Use Types
- Development Guidelines
- Changes to the Layout Plan

3.0 PREAMBLE

3.1 Community Name

The Jigalong Community is the name given to the settlement.

3.2 Location and Legal Description

Jigalong Community is located approximately 165 km east of Newman in the Shire of East Pilbara.

The Community occupies the north-west corner of Reserve 41265, being CLT 3128/530 Lot 30 on Plan 240313, also known as Koondra Location 30. The reserve has an approximate area of 257,830 ha. Registered interests consist of a Management Order issued to the Aboriginal Lands Trust with power to lease any portion any term.



Entry permits to part of Reserve 41265. Please check with the Aboriginal Lands Trust.

3.3 Layout Plan

The Layout Plan comprises:

- These Layout Plan Provisions (Provisions)
- The Layout Plan (Plan)
- The Planning Report (Report)

The provisions that follow shall be read in conjunction with the current Plan for the community. The current Plan shall be identified by a distinct date as recognized by the Resolution to adopt the Layout Plan.

The Plan shall be prepared for and adopted by a majority of the Community Council. This adoption shall be a decision that represents the views of the



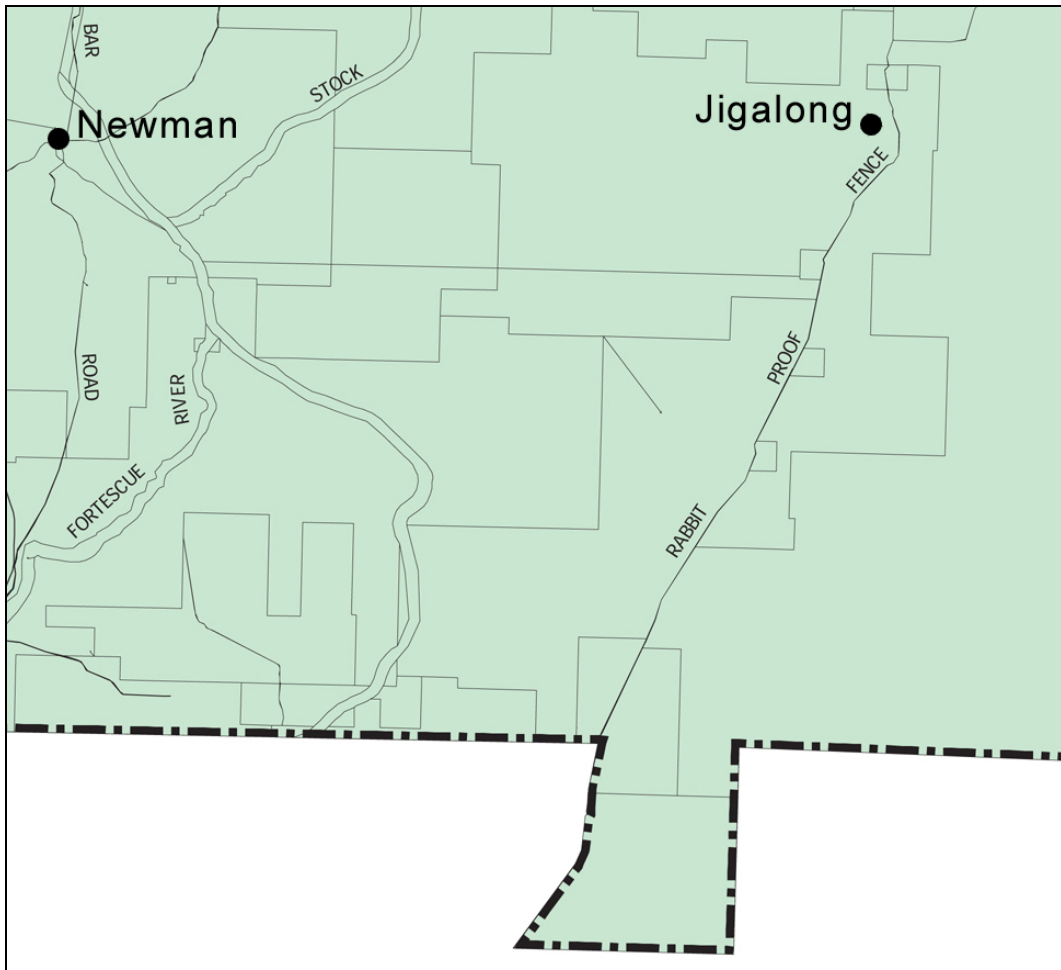
community members. The elected Council members shall make sure that all members of community are consulted about the nature, content and meaning of the Layout Plan.

3.4 Responsible Authority

The Shire of East Pilbara is the local authority responsible for the administration and implementation of its Planning Scheme, including development approval under any Interim Development Order (IDO) or town planning scheme. This responsibility extends to the endorsement of the Plan and consideration of development proposals for Jigalong.

3.5 Zoning

Reserve 41265 is included in the Shire of East Pilbara Town Planning Scheme 4 which zones it 'Rural' where 'Aboriginal Settlement' is a 'D' use.



4.0 DESCRIPTION OF COMMUNITY LAYOUT PLAN AREA (CLP)

The Provisions apply to the whole of land referred to as Jigalong and shown on the Plan. The Plan shows Land Areas (allowing them to be subdivided some time in the future) to indicate the extent of each development and responsibility, and alignments for roadways (allowing them to be dedicated some time in the future) to indicate routes for vehicular traffic and service alignments.

4.1 Purpose of the CLP

The purpose of the Plan is to ensure the orderly and proper planning of the community. The plan is also to identify the location of easements that are intended to protect essential services. The intent of these Provisions is to guide development within the Plan area under the controls of a Town Planning Scheme, in such a way as to promote and safeguard health, safety, convenience and economic and general welfare of its residents, the amenities of the area and the environment. This includes guiding the location of activities, buildings, roads, paths, landscaping and services.

4.2 Land Use Types

The Plan allocates Land Use Types throughout the area of the community and provides for objectives for each use type and development guidelines to help in the control of size and location of buildings on each Land Area.

The Plan allocates a Land Use Type to each land parcel in accordance with the CLP. The following Use Types apply:

- Residential
- Future Residential
- Commercial
- Light Industry
- Cottage Industry
- Parks and Recreation
- Parkland
- Community Purposes
- Rural
- Utilities

Where an inappropriate Use Type applies to a land area, the Community Council may proceed to prepare an amendment to change the Plan to allocate an appropriate Use type and seek appropriate approvals from the Shire of East Pilbara.

5.0 OBJECTIVES FOR LAND USE TYPES

5.1 Residential

The objectives for land in the Residential area are:

- To provide land for culturally appropriate housing;
- Residential areas shall be mainly for living;
- Safety of pedestrians shall be most important in living area designs;
- To provide living areas where privacy, security and appearance are important criteria;
- To provide land areas for people to live with proper access to power, water, sewerage, communications and roads;
- To provide a living area where there is minimal disturbance from noise, and the operation of non-living activities;
- To provide living areas convenient to central facilities and amenities.



5.2 Future Residential

- The objectives for land in the Future Residential area are:
- To identify land that can be developed in the future when water, power services and road access can be provided.
- To protect the area from other forms of development, incompatible with future residential use.

5.3 Rural

The objective for land in the Rural area is:

- Landscape protection.

5.4 Parks and Recreation

The objectives for land in the Parks and Recreation area are:

- To provide areas where community people can play safely;
- To set aside areas for informal and passive uses (sitting, walking, talking);
- To make sure land areas are set aside in the proper location for major recreation uses;
- To make sure that adequate and appropriate land is set aside for recreation.



5.5 Community Purpose

The objectives for the land in the Community Purpose area are:

- To set aside land areas for community uses including civic and cultural activities;
- To provide an appropriate location for special activity centres, meeting areas and special interest group activities;
- To provide for schools and other educational or training facilities;
- To provide an area where visitors from other places than the community can stay for a short time.



5.6 Utilities

The objectives for land in the Utilities areas are:

- To make sure that enough land is allocated to provide for major servicing utilities such as, sewerage, water, telephone and power;
- To select sites that are convenient to service and safeguard, but far enough away not to be a nuisance to living areas;
- To provide secure and strategic locations for other utilities;
- To ensure services are protected by easements and that such easements should not be built over.



5.7 Application Requirements for Development

No person shall carry out development on land within the CLP area until a development application is lodged with the Shire of East Pilbara and Department of Indigenous Affairs and approval obtained. The DIA application requirements are attached as **Appendix 1**.

It can also be a requirement for developers to lodge a building licence application with the Jigalong Community Council. The Community Council shall make a decision on the application based on the objectives applicable to each use type shown on the Layout Plan and the Development guidelines. The Community Council will pass its decision to the Shire of East Pilbara for advice and action.

The Community Council may request more information where it considers the application is inadequate for it to arrive at a decision.

6.0 DEVELOPMENT GUIDELINES

6.1 Flooding

Where a community area may be subject to flooding, every effort must be made by developers to determine a level at which the floodwaters will be minimal. This may require the selection of alternative sites, raising the floor level height of the building, or taking appropriate steps to mitigate the effect of floodwaters.

Priority must be given to the health, safety and welfare of people and property.



The area shown below 512 m AHD on the Plan as being Subject to Flooding shall not be developed with permanent structures unless appropriate measures are used.

6.2 Siting of Buildings on Land Areas (lots)

Front building setback distances should be staggered where desirable, but should not be less than 6.0 metres from the front (street) or rear boundary.

Residential buildings shall be located centrally between the side boundaries. Residences should be located to take best advantage of prevailing cool breezes. Where possible residences should be orientated to overlook community facilities.

Preservation of existing trees is important and house siting can be varied to suit the location of trees.

Other non-residential buildings shall be located to provide the best access and appearance of the development while minimising the effect on the amenity of the adjoining buildings.

6.3 Appearance of Buildings and Land

Buildings and property shall be kept in a clean and well, maintained state. Each household shall be responsible for maintaining the upkeep and condition of the land area allocated to each dwelling. The community shall be responsible for maintaining the condition of areas not specific to particular buildings like dwellings, commercial buildings, industries or utilities.

Clearing of rubbish and over grown grass around residences should not be undertaken using earthmoving equipment as this will lower the ground level and cause problems for drainage.

6.4 Landscaping

Landscaping means the planting and maintenance of trees, shrubs and grass and may include furniture, barriers and equipment. Existing trees should be preserved and maintained for shade and screening purposes.



Landscaping within the Land area boundaries shall remain the responsibility of the occupiers of the property. Landscaping of streets, play areas and civic areas shall be the responsibility of the Community Council.

Landscaping barriers at the end of roads shall not be removed or damaged.

6.5 Fences

All residences shall be fenced along the front, side and rear and shall be to the full perimeter of the lot. No front fences shall be higher than 1.2 metres, unless otherwise approved by the Community Council.

Utilities and camping areas shall be fenced in a manner appropriate to the security needs.

All fencing shall comply with the relevant Shire of East Pilbara policies and Building Codes requirements for fencing.



6.6 Parking

Parking of motorcars in living areas shall be located within the land area boundaries. Parking of commercial vehicles, such as trucks, shall not be allowed in the Living Areas, unless approved by the Community Council.

The Community Council shall allocate appropriate on-site parking for civic and public venues determined to be adequate for the majority of events.



7.0 CHANGES TO THE LAYOUT PLAN

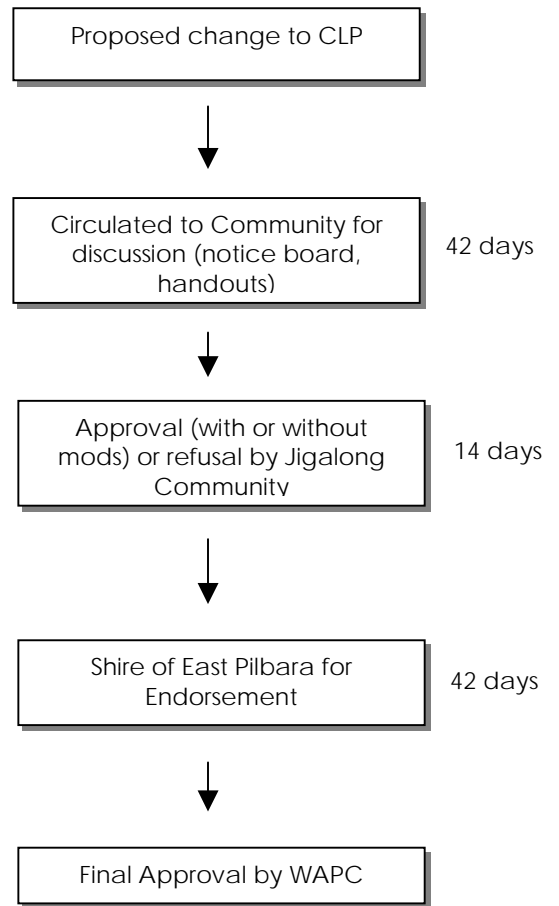
A change to the Layout Plan shall be called an Amendment and shall be prepared in a form that can be copied and circulated throughout the Community in such a way as to clearly show the proposed changes. The Amendment shall show the existing situation and how the Layout Plan will look with the amendment.

From the time the Amendment has been circulated, the Community Council shall not make a decision for at least 42 days. This time is to let concerned community members tell their elected community organisation members, who will in turn pass these concerns to the full Community Council meeting for further discussion and consideration.

Following approval of the Amendment and endorsement by the Community Council, the Amendment shall be submitted to the Shire of East Pilbara for its endorsement.

The Shire of East Pilbara shall submit the Amendment to the Western Australian Planning Commission for its assessment and final approval.

The Amendment shall not come into effect until endorsed by the Shire of East Pilbara and Western Australian Planning Commission.



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 day of 20....

.....
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 day of 20...

.....
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 57 of the Western Australian Planning Commission Act 1985 for that purpose.

APPENDIX 1
Department of Indigenous Affairs
Application Requirements
