

Ardyaloon Layout Plan 2

Background Report

February 2005

Date endorsed by WAPC



Amendments

- Amendment 1 - August 2005
- Amendment 2 - December 2007
- Amendment 3 - September 2011
- Amendment 4 - September 2011
- Amendment 5 - November 2012
- Amendment 6 - May 2013
- Amendment 7 - May 2014
- Amendment 9 - June 2016
- Amendment 10 - January 2017
- Amendment 11 - October 2017
- Amendment 12 - March 2021



Department of
Planning



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List of Acronyms used in this Report

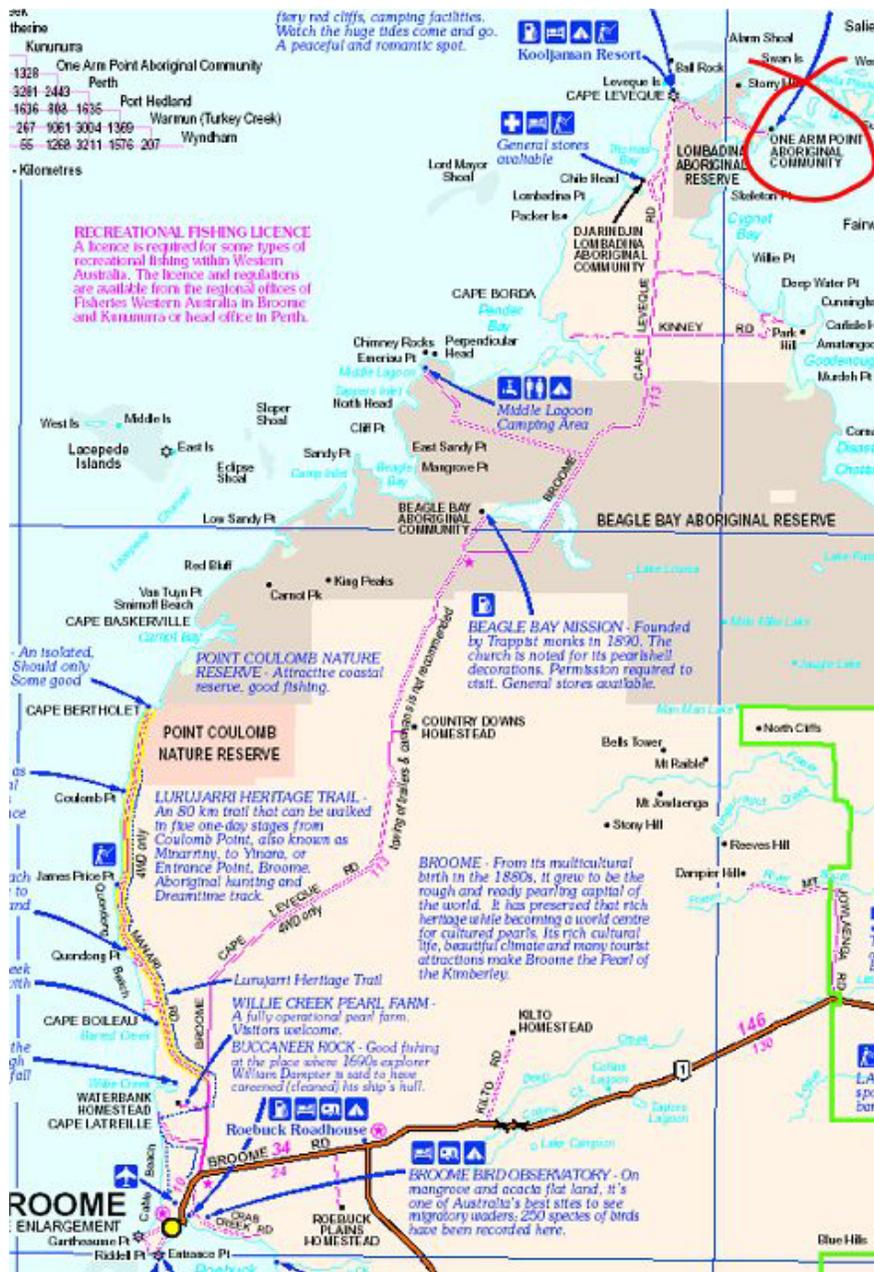
AHD	Australian Height Datum
ALT	Aboriginal Lands Trust
ATSIC	Aboriginal and Torres Strait Islander Council
ATSIS	Aboriginal and Torres Strait Islander Services
CDEP	Community Development Employment Program
CDMA	code division multiple access (the generic name for the mobile phone system that is based on this technique)
CLP	Community Layout Plan
DHW	Department of Housing and Works
DIA	Department of Indigenous Affairs
DOE	Department of Environment
DPI	Department for Planning and Infrastructure
EHNS	Environmental Needs Health Survey
FESA	Fire and Emergency Services
IDO	Interim Development Order
IPP	Independent Power Producer
KRSP	Kimberley Regional Service Providers
RAESP	Remote Area Essential Services Program
WAPC	Western Australia Planning Commission
WKACPG	West Kimberley Aboriginal Community Planning Group

PART ONE BACKGROUND REPORT

The Existing Situation

Social environment

1.1 Location and short history of the settlement



Ardyaloon community is located at the northern end of the Cape Leveque road on the Dampier Peninsula in the Kimberley Region. It is in the Shire of Broome and is surrounded by the waters of the King Sound and the islands of the Buccaneer Archipelago.

Ardyaloon was settled permanently in the early 1970's and has grown quickly to be one of the largest communities in the State.

Ardyaloon is home to approximately 500 people and serves as a hub for many outstations that exist in the area. Former names include Malumbo, One Arm Point and Bardi community. The name of Ardalyoon has recently been chosen as more appropriate.

People moved to Ardalyoon from Sunday Island mission, Derby, Broome and many places in between. They are predominately members of the Bardi-Jawi language groups, a saltwater people who look to the sea for food and sustenance.

Historically, there were other resident areas at Ardyaloon, including Drysdale's camp and Wing's camp. Mr Wing was a man of Chinese origin who helped provide an early source of income for residents of the community. They would walk the shores at low tide looking for trochus, trepang, abalone and other sea creatures that were processed on site and sent to many destinations. Drysdale was the name of the missionary who assisted people to return from Derby and Sunday Island.

An aquaculture area exists on One Arm Point north east of the airstrip. This is a community owned venture looking at tropical abalone, trochus, barramundi fingerlings and fish for the aquarium market. In the early days of Ardyaloon, there were proposals for a fish meal processing plant. Cygnet Bay pearl farm lies to the south, which is on separate freehold leases not belonging to the community.

Ardyaloon also supports a number of outstations that have varying relationships with Ardyaloon. These include:

- Barringbarr
- Bulgin
- Goobading
- Gumbarnun
- Goolarrgon
- Gulaweed
- Jayedi
- Mudnunn (alternative name Gulan)
- Nillargoan

Jayedi and Nillargoan are on Jackson Island and Sunday Island respectively.

Ardyaloon is located north/ north east of Broome approximately 202 kilometers by road.

Latitude: S 16⁰ 32'
Longitude: E 123⁰ 10'

GPS Co- ordinates

Easting: 050986
Northing: 8181441

The Cape Leveque road is a predominantly rough pindan track that is 190 km long with Ardyaloon located at the north east end. Twelve kilometers of the road closest to Broome is sealed. Approximately 45km north and south of the Beagle Bay turnoff is a gravel road with a raised gravel base and drainage improvements. The wet has affected this area and the general consensus is that the soils of the Peninsula are not of the type suited to gravel roads. The last 26km between Lombadina / Djarindjin is currently being re-aligned and sealed. The rest of the track is corrugated throughout the year and subject to rainfall flooding and washouts during the wet season. What normally takes 2½ hours to traverse can take between 4-9 hours. In the dry season it has heavy traffic flows due to tourism (both operators and self drives) and the traffic from the communities and outstations. It is colloquially known as the Corrugation road.

1.2 Population characteristics and projections

At 2001 (prior to Census), the population level of Ardyaloon was averaged at 450, which included 50 non-indigenous workers. A design population level of 550 people was set in the previous Community Layout Plan, which was prepared in 2001.

Important emphasis was placed on the young average age with 50% of residents being under the age of 17. This suggests potential strong population growth, which is supported by anecdotal evidence.

At the 2001 Census a total population of 307 was recorded, comprising 293 residents with 14 staff. However, this figure may under report the population due to a number of factors, including:

- Non-response rates lead to an under value (2% average)
- Non-response rates amongst Indigenous Australians a further 13-16% under represented
- Aboriginal housing in the Kimberley is remote and in cases semi –permanent.
- Aboriginal people move between outstations, communities and town.

The 2004 EHNS survey put projected population at 472 based on 18.09% increase on a 2002 base rate of 400 (indigenous people only). No breakdown of age was undertaken for Ardyaloon, but a typical breakdown is 40–50% of total populations comprising infants and school age children.

The current design population is set at 550 for the building of infrastructure, however the plan provides for an additional 40 housing lots. Based on an average occupancy rate of 5 people per dwelling, an additional 200 people could be supported. This increases the design population to 750 for the new CLP.

1.3 Settlement pattern

The current layout of Ardyaloon has clearly divided areas between:

- Light industrial uses;
- Staff living area;
- Public and civic buildings;
- Community living areas; and
- Recreational areas (oval).

Housing areas are generally located around a central hub area containing community and public buildings, including the school, supermarket, office and community centre.

The Ardyaloon Council has a policy to move major infrastructure out of the community, to be located off the entrance road, and this has been occurring over a number of years. The remaining major piece of infrastructure in the living area is the power station, which is programmed for re-location between the sewerage ponds and the ground water tank compound (refer Maps 1, 2, 3 and 4).

The implications for buffer zone management are positive and apart from one sewerage pumping station, (requiring recommended buffer of 50 meters) there are no concerns with potential contamination points in regard to residential areas and the community proper. The light Industrial/ commercial section of town is distinct and separate.

At a macro level there are some concerns voiced for potential sewerage pond overflow into a mangrove system. There have also been concerns for refuse disposal site (approx. 4.5km from the settlement area) and potential contamination of the water source. When and if the tip is relocated, attention needs to be given to the water source area.

1.4 Lifestyle and Economic Opportunities

The importance of the water to the Bardi-Jawi people cannot be over stated. It is the most important source of protein and food in the form of fish, turtle and dugong from the ocean and shellfish, fish, crabs and crustaceans from the inter tidal creeks and mangrove systems.

Ardyaloon supports a number of economic activities, including:

- Supermarket - As the only shop in Ardyaloon, the recently expanded shop caters to the whole community, outstations and the Cygnet Bay pearl farm that buys basic stores through the shop.
- Mechanics' workshop - caters for local vehicle repairs. Sells fuel and other consumables.
- Aquaculture centre - Wholly owned community business. In trial stages for feasibility of products.
- Trochus Shells – Ardyaloon have a lease to gather trochus shell for sale. They restock reefs with young trochus grown at the aquaculture centre. Trochus is also used in manufacture of local handicrafts.
- Kooljamon Resort – The resort is located to the west at Cape Leveque. Though not directly in Ardyaloon, it is 50% owned by the community.
- Bardi Dancers – Dance troupe who are based in Ardyaloon, They recently toured to Adelaide, Korea and sometimes perform at Kooljamon.
- Emergency services outpost - This is a current initiative of the council to perform this role in conjunction with FESA and possibly Norforce.
- Community employed plumber
- ESO – employed through KRSP on a top- up basis to CDEP.

All of the above have the potential to employ local people. The majority of people at Ardyaloon are on CDEP or pensions as the primary source of income. This is substituted by hunting and gathering, particularly with what can be obtained from the sea.

There are several initiatives to help build an economic base for the inhabitants including the aquaculture project, Kooljamon resort (50% owned by Ardyaloon) and the supermarket. Tourism is another potential to employ people meaningfully as it is the lack of opportunities that force people to move to central areas for work and training.

1.5 Housing and land supply

The community living areas are divided into family and clan groups. The proposed CLP has attempted to allocate expansion areas for all family groups. For long term growth, the community wishes to grow generally to the north east of the community (extension of road 10 and road 1).

There is a variety of housing types at Ardyaloon, built over a number of years. As part of this CLP, a housing plan has been prepared (**Map 2**), which identifies existing housing stock, and provides a basis for future demolition and housing construction works. The Community Council and Housing officer will use this plan in its internal meetings to allocate future

housing and lots to families and to explain a program of demolition and replacement. The community hopes to replace the housing stock over time and due to the poor condition of the houses, renovations have been ruled out as a means of providing housing of an acceptable standard and amenity.

House type 1 and house type 2 were built before 1976 and are the original houses built at Ardyaloon. Being pre 1982, they are assumed to have asbestos linings. The houses are between 28 and 34 years old, and being in a harsh environment (sun radiation, dust, salt water spray, termites in addition to overcrowding) are showing signs of age and reaching a stage where they are of an unacceptable quality. They are also very small and not suitable to a modern style of living.

Examples of housing types are shown below:



Type 1 housing - circa 1972



Type 2 housing – circa 1976



Half demolished house (type 1)



Latest housing (LH) type – 2003–2004

The latest type housing plans have been well received by the tenants. They have succeeded in some key areas of house design including:

- Large verandahs
- Outdoor cooking area including sink
- 2.7m high ceilings (allowing for ceiling fans and general air)
- Insulation in all external walls and roof
- Appropriate materials (robust and no food for termites)

Other housing types shown on **Map 2** include rammed earth (RE) and Pickering (P) types and have met with mixed reactions. They are subject to ongoing renovations and maintenance.

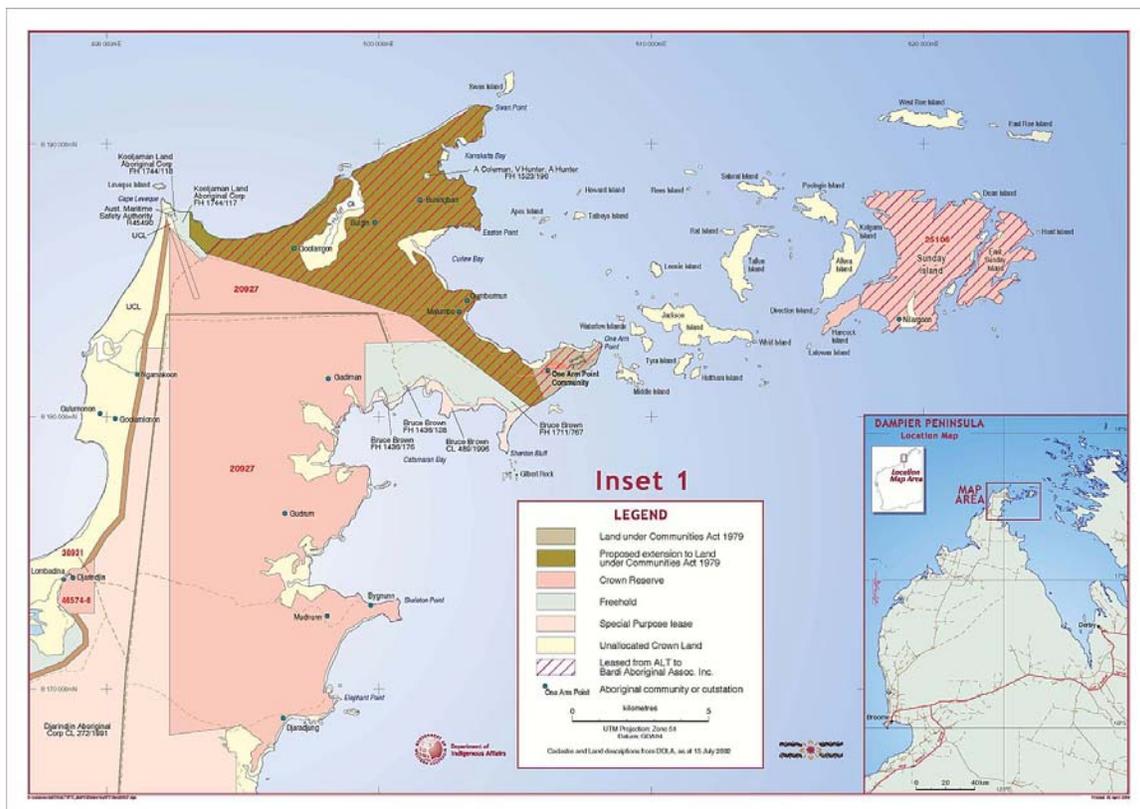
1.6 Land tenure

Ardyaloon is located on Crown Reserve 20927 vested to the Aboriginal Lands Trust (ALT) for “the Use and benefit of Aboriginal people”. It is a proclaimed reserve under section 25 of the *Aboriginal Affairs Planning Authority Act 1972*.

The reserve is slightly larger than 14,000 hectares, but much of this is not suitable for development due to significant sites and proximity to sensitive coastal areas and mangrove systems. The ALT leases part of the reserve to Bardi Aborigines Association Inc, with an expiration date set at 30 June 2074.

The land surrounding Ardyaloon is subject to native title with the Bardi-Jawi claim currently being heard in the courts. A determination is imminent. If a consent determination is delivered that recognises the Bardi-Jawi as traditional owners, the ALT has a policy of transferring the title to the traditional owners’ representative organisation, which must be in the form of a proscribed body corporate.

Existing leases are recognised or sit ‘under’ native title and for all intents and purposes. Ardyaloon Inc. will have a sub- lease for the living area and continue to operate as the responsible elected council for the area including by-laws applying to the lease area. The map below gives an indication of land tenure in and around Ardyaloon.



Tenure Changes

Within the community, there are three pending tenure issues. Two relate to change of tenure issues and the third is to do with a lease arrangement.

Access road - the new access road needs to be gazetted as part of the overall road construction project. A 100m road reserve is to be established for the Cape Leveque road due to be sealed. This road reserve narrows to a 40m road reserve between the back access track to Kooljamon resort (approx 7km from the community entrance). This protects areas of cultural concern that are either side of this access track.

Cemetery - the community has a clearly defined area set aside as a burial area. (see photograph below) It has adequate buffer areas from alternative land use areas, in particular residential housing. It exists in raised dune surrounded by a water channel run-off on one side and a 'no-go' area on the other. By the dune being raised, this allows for adequate vertical separation from the water table (which is susceptible to tides). This enables a minimum 2m vertical separation from water table which is required in cemetery planning models. It being sandy soil is also the preferred soil type for cemeteries. The site is water reticulated.



However, there is no clear tenure for the cemetery or for a future area. The existing site is impeded in how it can grow in area due to it abutting the 'no-go' area and the slope of the land. Other possible problems exist in finding a new area due to the sandstone bases at Ardyaloon not allowing for adequate burial levels.

It is suggested that the community, in consultation with DIA determine a future cemetery site to cater for future needs.

Power station site - Western Power is seeking a 30 year lease arrangement with the ALT in agreement with Ardyaloon Inc for the power station site. Western Power would then enter into an arrangement with the Independent power producer (IPP) to sublease for either 15 or 30 years. No change would occur to the underlying tenure, but the IPP would clearly be responsible for protection of the site, upkeep of fire buffers, fencing, signage, road crossover and all other matters within the site. It is likely that a sub-lease will be issued to Western Power in the near future.

1.7 Human services

Education

A day care center exists for young children, which is predominantly staffed by local people and a Government run school exists which caters for primary and secondary schooling. It was started in the mid 1970s and has a combined enrollment of 116 children with 90 being in the primary area (including kindergarten level) and 26 in the secondary levels. The school caters to year 12 but current top level of enrollment is year 11.

Health

Ardyaloon has a clinic (Lot 30) with a morgue attached. There are plans for additional staffing levels in the near future when a duplex unit is built to house two extra nursing positions.

Recreation

A football oval (not full regulation size) and a basketball court exist. The basketball court is not covered. In addition, the school has grassed areas within the school yards they use for physical activities with the kids.

Boating and fishing are popular pastimes with all the people at Ardyaloon.

Community facilities

An office and Community Centre hall for large meetings exist. In addition, there is a women's centre and small church. The Cultural centre (Lot 15) is an abandoned project that was using rammed earth construction. It has been abandoned and the site waits for further development.

There is a small Police Post that is not permanently manned, but opened up for Court days and special circumstances.

There is a series of beach shelters or bough sheds south east of the airstrip. These are reticulated with cold water and serve as camp out areas for family groups to catch the evening cooling breeze and cook in a more traditional way. They are assigned to family groups.

Commercial activities

The main commercial activities in and around Ardyaloon include the Kooljamon resort, which is a joint venture between Ardyaloon and Djarindjin communities. It has repeatedly won the Indigenous Tourism Resort category award.

Tourism in general has been slated as a growth area. Current initiatives include Indigenous tours (bushwalking, mangroves, mud crabs etc) and a privately operated charter boat.

An Access management study is currently being undertaken to investigate the opportunities and constraints that may arise as the Cape Leveque road is fully sealed. The study is for the whole Dampier Peninsula and is related to some of the regional issues to do with networking, communications, marketing, training, conservation and other concerns.

1.8 Heritage considerations

The heritage considerations relate to a wide range of issues.

Some are uniquely Aboriginal and relate to Cultural areas, protection of language(s), the passing on of knowledge and techniques in the face of modern life. A Bardi language dictionary has recently been produced in association with the Kimberley Language resource center based in Halls Creek.

Others are of an environmental nature to do with protecting and conserving a coastal environment with its dunes, mangrove systems, tidal estuaries, wetlands, biodiversity and the pressures these can be put under by increasing visitor numbers.

The power station site, road reserve, and gravel pits had to achieve clearances through the *Aboriginal Heritage Act 1972* from traditional owners, which were administered by Kimberley Land Council in conjunction with the DIA / ALT.

2 Natural environment

2.1 Climate

The climate of the Ardyaloon area is classified as semi-arid / coastal. Under the Koppen classification it is indicated as grassland with a hot winter drought and hot/humid summer.

The mean daily maximum temperature ranges from 34⁰ C in January and 28⁰ C in July.

Bureau of Meteorology statistics indicate that 650-1200mm rainfall occurs, mainly falling over the wet season. The average over 30 years is 800mm per year. An average of 20-30 days per year have in excess of 25mm of rainfall.

Prevailing winds have the following patterns:

- Summer - Prevailing winds from west but they can come from any direction. Gusts average between 10–30km per hour. Ardyaloon is also located in a cyclone prone area.
- Autumn - Prevailing winds from east and south/ east. Gusts between 10–30km per hour.
- Winter – Winds from all directions. Mainly between 10-20km per hour.
- Spring - Prevailing winds from east and south / east. Gusts between 10-30km per hour.

2.2 Topography and Vegetation

Ardyaloon is characterised by Pindan and yellowish-grey sand plains, combined with acacia woodlands. There are a number of introduced species of which frangipani is the most common.

Vegetation at Ardyaloon and surrounding areas is briefly described as:

Scientific name	Common name
Bush	
Acacia Ampliceps	Salt wattle
Colei	Soap wattle
Eriopoda	Pindan wattle
Hippuroides	
Monticola	Scratchy wattle
Platycarpa	Ghost wattle
Trees	
Eucalypt Tectifca	Grey Box
Miniata	Woolley Butt
Dampieri	Dampier Bloodwood
Melaleuca Cajuputi	Cadjeput
Gyrocarpus Americanus	Helicopter tree, Coolaman
Grasse	
Sorghum	Interjectum
Ecarinatum	
Triodia Pungens	Gummy Spinifex
Whitochloa Airoides	Creeping grass

2.3 Coastal Environment

The area around Ardyaloon experiences a 10m tide variation. There is also a considerable drag effect with tides that occurs because of the King Sound body of water and the delta of the Fitzroy River. This leads to racing currents and a tidemark difference of two hours between Ardyaloon and Kooljamon.

Sand dunes are evident all around Ardyaloon and access to these areas is managed by signage indicating that access is not permitted. Mangrove areas exist to the north and south of the community.

2.4 Flooding / Cyclones

Flooding does not pose a serious problem in Ardyaloon. During the wet season heavy rains can fall and these cause access and mobility problems. The new sealed road will improve access and run off to the road will have to be monitored for erosion as more water is channeled into one spot, particularly at the bottom of the entry road as it dips into the community. There may have to be remedial works including planting and retaining works if this proves to be too much of a wash out area.

Ardyaloon is in a cyclonic zone rated category C in the Building Code of Australia. All built works have to comply with this rating. There was no historic data to indicate Ardyaloon had ever experienced a 'direct hit'.

Amendment 10 Note: All construction and developer proponents to refer to the 'Coastal Vulnerability Assessments for Localities in the Shire of Broome - Bardi Jawi Final Report'. Available on request from the Department of Planning.

3 Transport and essential services

3.1 General Overview

Ardyaloon is generally well serviced in terms of transport and essential services. Further improvements to the Cape Leveque Road will improve transport opportunities for residents, although improved access to the Peninsula may present a range of management issues.

Water supply and quality is an area that needs further investigation, particularly to investigate long term water source protection and sustainable yields. This is an issue that affects most communities on the Dampier Peninsula, and should be addressed as a matter of priority.

There are some issues with water pressure for residents in the north east part of the settlement, but this can be addressed through the RAESP in its future capital works programs.

The CLP process allows for all essential services to be reviewed. This plan has been referred to the Remote Area Essential Services Program (RAESP) managers who make recommendations to Government on the need for new capital projects, and can conduct reviews of existing water, wastewater and distribution systems in relation to future population and available development sites

3.2 Drinking Water Sources

The water at Ardyaloon is acidic and has a low PH balance. This is partially rectified by water treatment units at the tank storage area situated at the south west of the settlement near the staff living area. The Shire of Broome indicates that the quality of the water, even when treated, does not meet world health standards. It achieves a PH balance of 6 when a normal standards range should be between 6.5-8.5. (on a scale of 0-14 where 7 is neutral)

The community has had many attempts to secure a reliable water source. There is evidence of several drilling programs over the years and many bore sites are not viable for long periods. The bore locations have moved further inland (to the west) over the years and the main bores are located 1–2km south of the community accessible from the entry road.

These bores are:

- 1/ 93 - recommended draw down, 200 kL/ day
- 2/ 93 - recommended draw down, 300 kL/day

Four backup bores are also in the system (1/86, 1/84, 2/84 and 1/90 which looks like it has been pulled and replaced and is now labeled 1/96).

Salinity can be a problem on high tides and if bores are over pumped. The bores pump to ground storage tanks located approx 900m from the community. Refer to Maps 3&4 for more information.

The ground storage tanks capacity is:

Steel tank -	500 KL
Concrete Tank -	<u>225 KL</u>
Total storage capacity:	775 KL

The previous CLP report noted suspect contamination (leachate) of the water source from the rubbish tip location 4.5km from the community. Relocation or lining was recommended. As such, the current sewerage pond area is recommended as a potential new site for the rubbish dump.

An official water source protection plan does not exist, and there is no information on aquifers and how they behave. It is proposed that as part of the CLP, a Water Source Protection and Management Plan be undertaken. This could:

- investigate potential leachate contamination by sinking monitoring bores; and
- identify a long term water source that is not highly acidic.

A report was commissioned by RAESP (Project No. K003) that investigated all the bore sites at small outstations on the Peninsula. It conducted a water testing survey, a photographic survey but did not include GPS positions. It was conducted by Mambulanjin Aboriginal resource centre based in Broome. Further investigation into all the bores in the northern half of the peninsula (servicing communities, resorts and out stations) and their relation to each other and the overall aquifers would also be of benefit from a regional perspective.

3.3 Water Reticulation

A new reticulation system using PVC and polyethylene was installed in 2000. The alignment coincides with the paved street alignment and means every house and proposed site has water provision.

The proposed layout changes in this CLP will involve some realignment of water supply points (to reflect larger block allowance), but it is argued that this will be inside the block and allowed for in individual housing project budgets. Where one block becomes two, one water point will be capped.

Anecdotal evidence from the residents suggests sites furthest from the elevated tanks can have some trouble with adequate pressure at times. Older copper pipe feeds into houses (inside the boundary) have and are being replaced under community management as they deteriorate due to the high acidic content. The community is aware of this and future reticulation will be done in blue line and grey poly pipe.

The community is interested in investigating some sort of fire fighting infrastructure, including a system of strategically placed hydrants or a portable trailers system (2 x trailer units) that will give them the means to fight a fire, particularly with regard to homes. It could also be used for grass fires and if an incident happened at the airport or at an outstation.

3.4 Wastewater

The Water Corporation installed a deep sewerage system in the early 1980s. It includes several septic settling tanks within a gravity system that are usually located within a sewerage pipe easement between the original layout of the houses. Upgrades to the system were undertaken in 1988/89.

Two pump stations (one with overflow pit) were constructed in 2001/2002. This included new lined and fully bunded ponds located 2.3km from the Community.

No major problems have been reported with the operation of the system, and it is considered adequate to meet existing and projected demand. Upgrades can be considered as part of annual RAESP capital works and maintenance program.

3.5 Power Supply

The existing power station is located adjacent to the mechanics workshop and fuel tanks (buried concrete tanks under road to west of bowshers). The current system consists of various sized generator sets. These are due for replacement and relocation as part of Western Power's proposal to build a new power station and install underground power. This should improve power reliability and normalise services by rationalising the grid to have power provision entering from the front boundary (towards side). It should greatly improve the noise reduction and diesel odour that currently occurs.

The land requested was 100 x 100m, which will be enough to ensure:

- Photo voltaics have enough room
- A second power station can be erected to replace the proposed in approx 15 years time
- Trucks can enter and turn to fill fuel tanks
- Adequate fire breaks can be maintained

Some existing community and staff houses fall within the nominal buffer distance of 500m, and anecdotal evidence has indicated noise and diesel odour problems. This will be alleviated when the new power station is constructed.

Individual houses have gas bottles for cooking as there is not a reticulated gas supply.

3.6 Telecommunications

The community has a below ground cable network that provide services to the school, office, staff houses, store, clinic and five public phones located in original housing layout and staff area. An optic fibre main cable is located to the north of the access road. (Street no. 1) It then deviates through the staff playground area, down the north of Street no. 13 and into Lot 16 where it terminates at the exchange (the smallest building on Lot 16).

The community would like to place an additional public phone near the office, close to the new store. Community members and visitors could use this facility.

Despite there being evidence of a formal Telstra network, information on an exact alignment of cables has not been supplied, or updated after upgrades. There is good evidence on the ground by way of markers indicating both hardwire distribution system and optic fibre routes.

There has been some liaison between DPI and Telstra in discussing new approaches and technologies. With CDMA towers being erected across the country, the Dampier Peninsula is slated for a tower (with a 200km line of site area) and this may bring new opportunities for telecommunications.

A summary of some of the possibilities for investigation include:

- Mobile Phone (CDMA) – This service could be available in the near future. It would enable an individual to have a phone on them at all times (and also be in control of the phone and who uses it). A pre-paid card is an option. The phone is also useful in that it can be taken fishing and on bush trips which could give another layer of protection in regards to these pursuits. A dealership would have to be established (usually store) which would be able to supply Phones, phone plans and pre-paid cards.
- '1-X' technology is another new item available. It is essentially an interface card which when fitted to the computer can turn it into a fax, email sender / receiver and mobile phone. It can do this without electrical mains and a data cable being attached.
- 'Wireless loop' is a proven technology in trial stages with prepaid card technology. It does not require any distribution cabling in the ground, but runs through microwave transmissions to a receiver box fitted internally in a house. This box belongs to the customer and would go with them if they were to move house or community. A pre-paid card with credit can be obtained from a dealer (usually store). If the card runs out, the phone is still able to receive a call. There will also be no disconnecting of the line (and applicable reconnection penalty) and as soon as the pre-paid card is re-charged (either by phone call or by visiting agent) the phone will be enabled to make an outgoing call.

Telstra have indicated they are considering the application of this technology (when fully trialed) to communities and houses that do not have exiting hardwire arrangements.

At an initial glance, this technology seems appropriate for Aboriginal communities for the following reasons:

- No cables in ground
- Enables each house to have access to a phone
- Allows control of phone to people who have card
- Allows some control on budgets (by being pre-paid)

- No disconnection fees for late payments
- Allows calls to still be received

Communications tower - An existing tower 2.1km south of the new Djarindjin access road has been suggested to become CDMA fitted. Another tower exists on Sunday Island. The optic fibre has the capacity, but only photo voltaic cells power supply currently exists to the tower. This would not be enough to power a CDMA system that needs more draw for operating. Telstra advise the fixed equipment would have to be replaced and new CDMA affiliated equipment supplied and fitted. This opportunity should be investigated, especially considering the all weather strip close by is the main gateway for emergency evacuations. The overall improvement to communications allowing the above array of possibilities, in addition to fixed optic fibre cable could service the entire end of the Peninsula.

3.7 Infrastructure Maintenance

KRSP are contracted under RAESP for planned maintenance (on a 6-8 week cycle) to service all infrastructure outside of the designated property boundaries. In addition they attend breakdown and emergency repairs as needed.

The everyday operation and maintenance is the responsibility of the community. Training programs have been undertaken to ensure Essential Services Operators (ESOP's) from the communities have the skills and possible on-going employment. This includes:

Water

- Bore checks and water usage rates
- Bore maintenance
- Tank maintenance
- Water quality testing
- Chlorination
- Calcite treatment management

Power:

- Power generator regular services
- Generator level checks and diagnostics
- Sewerage:
- Pond maintenance and management
- Pipe clearances
- Macerator and pump maintenance

Inside the house lot boundary is the responsibility of the community. They undertake this by a combination of hired trades and CDEP programs.

3.8 Air Travel

The airstrip provides a dramatic entry into Ardyaloon. In length it is approx. 150m short of the recommended 1600m. This standard (guidelines only) applies to planes exceeding 2,000kg but not exceeding 5,700kg and is limited to daylight use only.

The airstrip forms a physical barrier to the east and south of Ardyaloon (south due to flight path and inability to build under it). This along with cultural reasons reinforces the future growth area of the Community towards the north and north east.

The airstrip is used by the Royal Flying Doctor Service in case of emergency. It is also used by charter services for community transport. Tourists and visitors also use the strip on a charter basis and there is considerable potential for growth.

Ardyaloon recently signed an agreement that the airstrip at Lombadina/ Djarindjin will be the all weather and 24 hour emergency evacuation strip. The sealing of the road was part of this deal to ensure that injured people could be adequately transported to an evacuation point under almost all conditions. This does not mean the mothballing of the Ardyaloon airstrip and the community and councillors are keen to investigate methods of utilising the airstrip to more of its potential.

Approaches have been made to the community to use the strip as a training ground and the strip needs to be of an adequate condition to support this opportunity.

The aquaculture center may also need to use the airstrip for produce that needs air freighting to ensure freshness.

3.9 Roads and Access

Ardyaloon's internal roads have been sealed since the last CLP. This has defined areas more and had positive effects in regard to dust control, control of car movement, and designation of easements and nature strips.

Regular maintenance of roads should be carried out prior to the wet. They are already showing signs of soil build up in areas that could lead to water retention leading to pot holes. There is some contention as to who is responsible for this task as it was negotiated that the Shire of Broome was responsible under the service agreement. The Shire counters that funding for this was withdrawn when Kullarri Network Association had its funding levels stopped. The current situation has been recognised by DHW and they will have a program for road maintenance in 2005/ 06 budgets.

The steep access road to the elevated header tank compound (Lot 143) is badly eroded. It needs maintenance with gravel fill. Retention and drainage issues need to be addressed.

3.10 Boat Ramp

A designated boat ramp is located adjacent to the north east tip of the airstrip runway, which has been cut through the reef rock. This is the only boat launch location near the community. Malumbo bay (on the north side of Ardyaloon) is an anchorage spot.

3.11 Refuse Disposal Site

The rubbish tip is situated 4.5km from the community and is jointly managed by the community with help and advice from the Shire of Broome.

As previously mentioned there are concerns that the rubbish site is contaminating the water supply. It has not being possible to ascertain if lining was established to prevent leakage as was recommended in the previous CLP report, and the Shire of Broome suggest lining may not be the best option due to it being susceptible to fire and puncturing.

Relocation to a suitable site is a better option. The Shire of Broome suggested monitoring bores should be established to attempt to investigate whether there is any significant leaching at all. It also reinforces the need for a water source protection and management plan for the upper half of the Dampier Peninsula to ascertain the location of each bore and each potential contamination point and their relationship with the aquifer flows, the general lay of the land, geological conditions, population areas, settlements and the coast line. It is only with this information that a protection over water rights can be understood and therefore managed.

Another emerging idea is for a site to be found separate to the existing tip to cater for asbestos products. This could serve communities and outstations on the Dampier Peninsula. With aging housing stock requiring demolition, all housing stock constructed prior to 1982 is likely to contain asbestos products requiring separate waste treatment. Djarindjin / Lombadina communities have programs involving demolition of asbestos products. In their case it is the demolition and replacement of asbestos water reticulation pipes.

Such a facility could also cater for other products including oil waste, cooking oil and fats, tyres and batteries. It is recommended that this be pursued in an overall strategy for the Dampier Peninsula.

Communities in general have expressed interest in re-cycling programs and removal of contaminants. Aluminum can recycling and removal of cooking fats are two that have emerged. However, the distances, road surface and general lack of population are against the viability of these programs in a purely economic framework.

Cooking fats is a major problem for plumbers that work in Aboriginal communities. A lot of people fry foods (meats) and the cooking solids are poured down the sink when hot. They solidify and lead to blockages. It could be that accessible, robust grease traps should be built into housing

3. 12 Survey Program

A regular survey program exists, which is managed by DHW. Survey needs identified for Ardyaloon include:

- Establishing power station site boundaries (by Western Power);
- Clearly demarking new lot sizes for housing; and
- Surveying airstrip and surrounding land including aquaculture center.

4 Planning Context and Community Consultation

4.1 Planning issues facing the community

Immediate issues facing the Ardyaloon area are:

- connection of future housing sites to all services;
- ensuring lots are large enough to take larger houses while considering adequate setbacks and access to rear portions of blocks;
- normalisation of services to run in front boundary easements at regular spacings;
- underground services in a cyclonic zone (category c);
- identification and protection of a drinking water source area; and
- catering for population growth due to young average age.

Issues relating to the overall northern Peninsula area are:

- the implications of improved access via road upgrades;
- water source protection and management;
- regional waste management;
- economic development opportunities;
- resolution of native title issues; and
- managing an increasing number of visitors.

4.2 Community Layout Plan No. 1

Community Layout Plan No. 1 was prepared in 1999. Although the plan was prepared in consultation with community members and local government, it was not formally endorsed by the WAPC. A review was considered necessary to cater for the new housing construction, the proposed power station and to ensure that the previous plan still provided for future growth in keeping with community aspirations.

The existing CLP for Ardyaloon has provided a basis for future community growth. Slowly, over a number of programs, houses are being sited and hooked up to services, which in turn are being normalised. The definition of normalised is services following the street alignment in a standardised set out and entering individual lots via the front boundary (usually towards the side fence boundary) and in accordance with the Utility providers Code of Practice 2002.

Increasingly services are fully underground, which is the preferred approach in WA, but especially relevant for a cyclone prone environment.

The proposed CLP builds on the previous one, while increasing lot sizes to allow for the larger house styles being constructed. It also attempts to chart a demolition and consolidation program with the existing houses. Consideration of existing boundaries with plantings is an inherent consideration in an attempt to maintain privacy, shade and a green environment.

4.3 Planning context – State and local government

State Planning Strategy

This document was prepared by the Western Australian Planning Commission (WAPC) and provides a strategy for the future decision making and planning by government agencies.

Recommendations included in the State Planning Strategy that apply to the region are:

- Facilitate the preparation of Community Layout Plans for remote Aboriginal communities to enable them to determine the future of their settlements;
- Develop planning policies for service provision to remote Aboriginal communities and town reserves;
- Encourage Aboriginal participation in industry related vocational training and on-the-job training.

Statement of Planning Policy No. 3.2

This WAPC policy has effect under section 5AA of the *Town Planning and Development Act 1928* and establishes a formal planning framework for the preparation and approval of a CLP for large, permanent and remote Aboriginal communities. The objectives of the policy are to improve the standard of living and quality of life for people living in Aboriginal communities by:

- Providing a framework to ensure that large permanent Aboriginal are afforded a high level of service;
- Ensuring that these communities and associated land uses are appropriately identified and zoned within Local Government town planning schemes;
- Providing a mechanism that will enable both local government and the WAPC to approve CLPs prepared for Aboriginal communities;
- Providing a framework for negotiation and decision making between Aboriginal communities and local government.

Guidelines for the Preparation of CLP for Western Australian Aboriginal Communities

ATSIC and the Department of Indigenous Affairs prepared these guidelines. The Guidelines outline the form, content and structure of a CLP. They highlight the importance of establishing an effective consultation process with the Aboriginal community and stakeholders in order to achieve a CLP that is understood and endorsed.

The guidelines outline the purpose of CLPs as:

- A vision for the community and a guide to the community's future growth and development recognising the community's aspirations;
- Provide a community focus for, and involvement in, the development process;
- Facilitate proper and orderly planning of the community to establish development requirements based on need with social, physical, environmental and economic opportunities and constraints;
- Provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services and infrastructure information; and
- Promote development that maximises health, safety and welfare outcomes for the community.

4.4 Planning process

As background, the CLP process has been recognised as the basis for beginning the programs associated with Infrastructure and housing.

A CLP needs to be in place that provides the spatial planning structure for delivering these other programs. It aims to deliver good spatial and land use plans that allow for a reasonable outlook (between 5–10 years) taking into account existing conditions, demographics and the community's aspirations. It also has a co-ordination and implementation dimensions.

The basic process is:

1. prepare CLP in collaboration with community and stakeholders, including landowner, local government, DPI, service providers, RAESP program managers and developers.
2. have CLP endorsed by community council as the accepted development plan for the community.
3. have CLP endorsed by local government.
4. have landowner endorse the CLP (currently informal requirement that may become a formal requirement)
5. have CLP lodged with WAPC for endorsement and registration

Regular reviews should be conducted subsequent to this at times of large planned capital works or as monitoring of the existing conditions on a community highlights the need for further planning work eg. major population expansion.

4.5 Methodology and community consultation

Several meetings took place at the community to discuss the CLP. The community was clearly focused on problems they were encountering from the siting of the previous 10 houses. Some of these issues were:

- The new houses being too large for the sites (particularly with consideration to setbacks)
- Being able to ascertain actual block sizes. Problems exist in being able to read survey data and the actual pegging (ie evidence of the survey on site). Permanent survey markers are often abandoned or gone and marked as such on survey drawings. Some of the reasons are cars damaging pegs, fire damaging pegs (burning firebreaks) and kids pulling pegs from the ground. The council expressed concern in this area and would request that a more permanent survey marker be left that allows the community to relate the survey to the actual geometry on the ground. Some options would include guttering markers set in concrete, road marker plates in the center of the roads at intersections and the like. With more of a grid starting to emerge (particularly in the newer areas), the corners of the overall block could be marked with a more permanent marker set in concrete. This could include a steel plate with co-ordinates, a hook to attach a string line, and a relative level (to AHD and to a low height datum established in Community in an internal system)
- The need for a demolition program to replace older housing that is of a sub standard quality. This program will have to occur over the ensuing years and will involve housing types 1 and 2.

Site meetings were conducted on:

- 20 Dec 2003
- 14 Jan 2004
- 22 March 2004
- 27 April 2004
- 13 May 2004

Some early meetings were with a Council quorum in place. Later meetings were mainly with the Chairperson, Acting CEO and Housing Officer present. They handled liaison with the full Council.

4.6 Wider Consultation

A West Kimberley Aboriginal Community Planning Group (WKACPG) was formed as a steering and cross consultative Committee. It has a range of disciplines, organisations and agendas inherent in its construct, and a range of matters is discussed. Issues have come up that have highlighted issues for concern. An example of this is the need for a contaminant rubbish tip for the north end of the Dampier Peninsula. Several proposed projects will involve the demolition of products containing asbestos.

Organisations represented on the WKACPG include:

- DIA / ALT
- AT SIS / AT SIC
- Shires of Broome and Derby/West Kimberley
- Kimberley Public Health Unit
- DHW

The group is administered and chaired by DPI. Individuals from these agencies were also consulted on an individual basis as the need arose.

The RAESP managers have been able to provide engineering advice, comment at a conceptual level and generally offer an opinion / critique on developments. KRSP as the contracted agent for servicing infrastructure was also consulted. Their archives were a source of historical material.

4.7 Community contacts

Community Contacts	
Name	Ardyaloon Community
Alternative names	One Arm Point / Bardi
Representative Organisation	Ardyaloon Incorporated
Chairperson	Andrew Carter
Acting CEO	Lee Bevan
Housing Officer	Norm Cook
Tel	9192 4930
Fax	9192 4976
Email	bardioap@westnet.com.au
Address	Ardyaloon Community Inc. PMB 9 One Arm Point Via Broome WA 6725
Local Government	
Planner	Natalie Katona
Building Survey Dept	Alan Mokal
Environmental Health Officer:	Nigel Asplin
General Telephone no	9191 3456
Government	
ATSI Region	Kullarri – Broome office
General Telephone no	9192 1708
DIA Region	Kimberley – Broome Office
Acting Regional Manager	Jeremy Elliott
General Telephone no	9192 2865
DPI Broome Office	
Guy Docker	9192 0205
	guy.docker@dpi.wa.gov.au

PART TWO

THE ARDYALOOON COMMUNITY LAYOUT PLAN

5 What guides the plan

5.1 Objectives and outlook of the plan

The objectives of the plan are to:

- provide for the future growth of Ardyaloon based on expected population growth;
- consolidate the existing CLP and rectify problems with the existing layout;
- protect areas of cultural significance;
- have new sites fully serviced and available for housing and other specified uses;
- provide new housing areas for all family groups;
- include a distinct area for staff housing; and
- develop a way of clearly identifying streets and blocks.

The plan has an outlook of 10 years. Longer views were not taken because the community has a clear vision of where any new areas will be located. (ie to north east on extensions of street numbers 1 & 10) The area available is roughly equivalent to the existing area taken up by the whole of Ardyaloon.

5.2 Planning principles

Principles adopted are to:

- Support lifestyle, cultural and social needs of the community
- Promote environmental protection and sustainable settlements
- Provide framework for economic growth and community initiatives
- Support good land use planning decisions with adherence to buffers and clear delineation of different land uses (zones)
- Recognise and protect existing assets and unique aspects.

5.3 Description of future land uses

Living Areas

Ten houses are shortly to be constructed at Ardyaloon. The Community Housing Officer is in the midst of allocating enlarged blocks, determining a demolition plan, and allocating new housing (both type of house and lots). Proposals to project manage the construction of houses were advertised for expressions of interest in June 2004.

The Housing Types Plan (**Map 2**) shows the various types of housing at Ardyaloon. It is also extension of the EHNS material into a visual format, which can be used for internal community discussions on housing provision, lot allocation and the planning for further extensions / renovations to both.

This CLP is a consolidation of the existing layout. It proposes 36 additional blocks which when fully serviced will be available for housing. Fifteen blocks will be lost to the existing living areas when 2 houses become one lot, but an increase of 21 houses lots will still be evident and the houses will be larger than the existing in terms of bedrooms and floor area.

There is some talk of some of the funding going towards an elderly persons' living facility on Lot no 45. It is close to nurses housing, the store, office, clinic and school and for these strategic reasons is well chosen. It gives the elderly a sense of belonging to the action.

A duplex unit for nurses' accommodation is planned for construction. The sites being considered are Lots 43 & 44 (not connected to mains sewer) and Lot 12, both of which are considered close enough to staff area, but also close to the clinic and proposed aged care facility. The project would be funded by OATSHIS and managed through KAMSC.

Human Services

A site for a future sport and recreation centre is shown on the plan adjacent to the school. No immediate plans exist for this. If it was built the suggestion is that it tie in with an evacuation center and the plan type should include areas for food storage, basic medical equipment, toilets and showers, communications equipment and be of a size and structure that allowed people to take refuge inside.

Commercial & Business

The plan provides for the range of existing commercial activities, which is considered adequate for existing and proposed needs. It is likely that specific economic activities are likely to take place outside the layout plan area.

Industrial

The three sites that house industrial uses are the mechanics' workshop, the power house and the aquaculture farm. These are the only uses that could be described as industrial and it will only be the mechanics' workshop that will continue to be housed within the actual town site within a distinct zone. No additional industrial land has been allocated, as there is not likely to be growth in this area.

Transport and Access

Approximately 26km of sealed road will be constructed joining Lombadina / Djarindjin with Ardyaloon. Construction started in June and completion is estimated in 2004. A 100m wide road reserve applies as a general rule, however between Ardyaloon and the back turn off road to Kooljamon, the road reserve is narrowed to 40 meters to accommodate cultural concerns. The road will connect Ardyaloon to the all weather landing strip near Djarindjin.

The layout plan does not propose any additional roads, as the existing sealed network is considered adequate for the outlook of the plan.

Essential Services

Two Services Plans have been prepared as part of the Ardyaloon Community Layout Plan (**Maps 3 and 4**). One is the immediate settlement area, and the second takes in the Infrastructure area (water tanks, ponds, bores and proposed power house). The plans are useful in tracking existing services, sizes of components, type of material and other issues. The reasoning was that without such a format, any attempt to fully understand the existing conditions is difficult.

Map 4 shows the location of the proposed power station on the access road.

In terms of future servicing, it recommended that:

- Mains sewerage provision for Lots 41, 42, 43, 44, 45, 52, 57 and 58 be provided. This will involve realignment of the sewer line where it runs through Lot 58. The condition at the morgue/clinic and vacant area directly to north (of the morgue) should also be considered. The store should also be investigated as the service plans indicate no documented connection.
- Mains sewerage provision for Lots 79 through 82, and Lots 118 to 138 (excluding Lot 128) should to be undertaken in the future. With the new electrical distribution grid, all these blocks will be fully serviced with the exception of mains sewer.

Drainage

The approach road into Ardyaloon dips just before it enters the settlement. With the sealing of the road, more water may be channeled at speed to this susceptible point close to the coastline of Malumbo Bay. This may well need some attention after the wet season to replant and retain run off. It is recommended to monitor this situation and suggest works if required.

Heritage Sites or no-go areas

There are 'no-go' areas on either side of the approach road into Ardyaloon and these are shown on the CLP. A law ground exists to the south of the community. All of these areas are well sign posted and access is controlled by community members.

5.4 Other community initiatives

There is a project being considered that could involve several agencies. The project involves elements of natural disaster mitigation, search and rescue, fire protection and evacuation management. The old shed housing the current Power station (lot 21) is the site to house equipment involved. Agencies that may be involved include FESA and Norforce. Ardyaloon would like to develop an outpost that could work in with these agencies and give them a base in the northern Peninsula. It could support emergency and health workers in times of need with equipment, vehicles and local knowledge. It could provide a command post in times of natural disasters including cyclone warning times, boating accidents, lost people and bush fires.

6 Recommendations / Future Actions Required

This part of the report summarises a range of recommendations that have been developed as the plan has been progressed. The lead organisation responsible for each action is highlighted in bold, and other key organisations are listed.

Current Proposals / Initiatives

1. The Ardyaloon community layout plan supports the following current initiatives:
 - a. Dampier Peninsula Access Management Plan (**Mamabulanjin**)
 - b. Regular reviews and audits of the existing essential services network (**RAESP / KRSP**)
 - c. relocation of power station 1km to the north west of the settlement, including rehabilitation of existing power station site (**Western Power**)
 - d. sealing of entry road, including gazettal of 40m wide access road (**Main Roads**)
 - e. construction of 10 new community houses in 2004/05 (**Department of Housing and Works**)

Essential Services and Transport

2. Sealed roads should be maintained prior to the wet season (**RAESP managers**)
3. The access track (Road 14) to the water compound requires upgrading and maintenance to address erosion problems (**RAESP managers**)
4. Undertake a water source protection and management plan to determine long term drinking water supply and quality (**RAESP managers**)
5. Relocate the landfill site, possibly adjacent to the sewerage ponds (**RAESP managers**)
6. Investigate potential for regional waste facility on the Dampier Peninsula to cater for:
 - a. recycling of household waste, particularly on a regional basis
 - b. hazardous waste facility to cater for asbestos, car batteries, tyres etc.(**Shire of Broome / Community Councils / Landowners**)
7. Investigate water pressure problems in the north east portion of the community (**RAESP managers**)
8. Determine the equivalent population capacity of the wastewater treatment plant, and upgrade if necessary (**RAESP managers**)
9. Investigate the viability of providing telecommunications infrastructure appropriate to Ardyaloon (**Telstra**)
10. Investigate need to extend airstrip to meet recommended safety standards (**Community Council / DPI**)
11. Connect Lot 30, Lots 41-50 and Lots 52-58 to deep sewerage as a matter of priority. This should not necessarily be attached to any specific development proposal, but will provide benefits and opportunities for future development. (**RAESP managers**)

12. Re-align sewerage line that currently runs through Lot 58. (**RAESP managers**)
13. Increase lot sizes in older residential areas as old housing stock is demolished and replaced with family homes a suitable distance apart. (**DPI / DHW / RAESP managers**)

Community Development

14. Investigate opportunities for a local fire fighting and emergency rescue groups to be established on Lot 21 (**Community Council, FESA**)
15. Identify and gazette a new cemetery site as existing site reaches capacity (**Community Council / DIA**)
16. Finish building the Cultural Centre (Lot 15) (**Community Council**)
17. Encourage training for locally run maintenance and construction projects, including demolition of asbestos buildings and those affected by chemicals (**Community Council**)
18. Develop street names to replace the current numbering system (**Community Council**)

AMENDMENTS

Ardyaloon Community Layout Plan No. 1 Amendment No. 1

Reason for the Amendment

Eleven new houses are to be constructed at Ardyaloon. As the new houses are larger than the old houses, there is a need to amalgamate some housing lots and renumber them accordingly.

Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15 February 2005 [attached] as follows:

Development Intention	Changes required to CLP [endorsed 15/2/05]
1. One new house over Lots 103 & 108	Amalgamate these lots and renumber to lot 103
2. One new house over Lots 101 and 101B	Amalgamate these lots and renumber to lot 101
3. One new house over Lots 91 and 91B	Amalgamate these lots and renumber to lot 91
4. One new house on Lot 88 and 90.	Amalgamate these lots and renumber to lot 88
5. One new house over Lots 53 and 53B	Amalgamate these lots and renumber to lot 53
6. One new house over Lots 38B and 39.	Amalgamate these lots and renumber to lot 39
7. One new house over Lots 39B and 40	Amalgamate these lots and renumber to lot 40
Other information	
8. New houses on lot 127, 65, 66 and 77	no changes required
9. Duplication of lot numbering on original plan [3 lot 108's shown on plan]	<ul style="list-style-type: none">• Lot 108 on Street No. 1 remains• Lot 108 on corner of Street No. 10 & 4 renumbered to lot 90• Lot 108 on Street No. 4 renumbered as 103 as part of lot amalgamation [No. 1 above]

Approved / Noted:

Ardyaloon Incorporated

Minor Amendment WAPC endorsed 16 August 2005

Date / / 2005

please sign and print name

Shire of Broome

Date / / 2005

please sign and print name

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

Ardyaloon Community Layout Plan No. 2
Amendment No. 2

Reason for the Amendment

To show recently built or demolished houses.

Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15 February 2005 as follows:

Development Intention	Changes required to CLP
1. Angus Group	Show one existing new houses on Lots 38B and 39. Show one existing new houses on Lots 39B and 40. Show Lots 37 and 38 as one future residential lot. Show Lot 31 as two future residential lots. Show Lot 33 as one future residential lot.
2. Lennard Group	Show lots 55, 55B and 55C as two future residential lots (houses demolished). Show Lots 53 and 53B as one future residential lot. Show one existing new house on Lots 54 and 54B.
3. Thomas Group	Show lots 67 and 68 as two future residential lots (houses demolished). Show Lots 68 as one future residential lot. Show one existing new houses on Lots 65 and 66.
4. Wigan Group	Show lots 76 and 76B as two future residential lots (houses demolished). Show one existing new house on Lots 77.
5. No Group	Show one existing new house on Lots 127.
6. Davey Group	Show lots 110 and 111B as two future residential lots (houses demolished). Show one existing new houses on Lots 101 / 101B and 108 / 103.
7. Ah Choo Group	

Approved / Noted:

community name Incorporated

Date / /
2007

Minor Amendment Endorsement not required
WAPC endorsement 19 December 2007

~~Signature of Developer~~

Date / /

please sign and print name

Ardyaloon Community Layout Plan No.2

Amendment No.3

Reason for the Amendment

Rationalise future lot layout to facilitate irrigation improvements.

Details of the Amendment

Amendments to the endorsed Ardyaloon Community Layout Plan No.2 (December 2005) are as follows:

Development Intention	Changes required to CLP
1. Future lot layout	1. Amalgamate portion of lot 151 into Lot 22.
2.	

Approved

Ardyaloon Incorporated

 ROWENA MOULD

please sign and print name

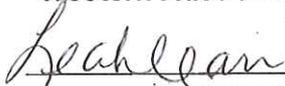
Date 10/12/2010

Shire of Broome

Date / /

please sign and print name

Western Australian Planning Commission

 LEAH CARR

please sign and print name

Date 29/9/2011

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

Ardyaloon Community Layout Plan No.2

Amendment No.4

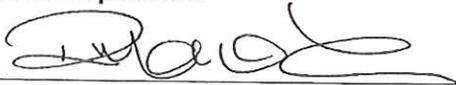
Date : 18 May 2011 **WAPC Endorsed** : 15 February 2005
Officer : Brianna Sharp **Requires Endorsement** : Yes

Details of the Amendment

Development Intention	Changes required to CLP
1. DWSPP	1. Insert drinking water source protection plan data.
2. Boundary amendments	1. Insert boundary between Lots 112a and 112b.
3. Renumber lots	1. 'Community' Lot 148 to Lot 23. 2. 'Public Utility' lots 147, 148 & 149 to 161, 162 & 163 respectively. 3. Remove '116' from Lot 117.
4. Change land use	1. Change land use of Lot 4 from 'community' to 'residential'.
5. Rename Lots according to a/b protocol	1. Lot 55 & 109.

Approved / Noted:

Ardyaloon Incorporated



Date 25 / 5 / 2011

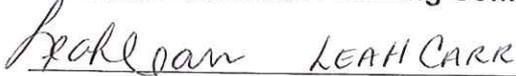
please sign and print name

Shire of Broome

Date / / 2011

please sign and print name

Western Australian Planning Commission



Date 29 / 9 / 2011

please sign and print name

Date : 16 November 2012 Community Endorsed : 15 September 2004
 Officer : Justin Abbott Requires Endorsement : Yes

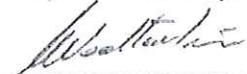
Details of the Amendment

The intention is to modify the Ardayaloon Layout Plan so that AACAP can connect power to two existing community houses.

Amendments made to LP No.2	
1. SL-lot creation	1. Amend SL-lot 11 to create two residential SL-lots (11 and 195)

Approved / Noted:

Ardayaloon Incorporated (community representative)


 please sign and print name TERRY WOOLERTON
 Chief Operating Officer

Date 19/11/2012

Shire of Broome

please sign and print name

Date / / 2012

Western Australian Planning Commission

please sign and print name


 A. Randell
 Planning Manager - Aboriginal Communities 15151.1

Date 22/11/2012

Plan Date : 15 September 2004 **WAPC Endorsed** : 15 February 2004
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 Ardyaloon 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 Ardyaloon 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



Rosa Riccardi

please sign and print name

ROSA RICCARDI

RESOLVED & RECORDED IN MINUTES
OF THE STATUTORY PLANNING
COMMITTEE MEETING
28 MAY 2013

Date *30/5/2013*

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

Other Information:

This Layout Plan does not constitute development approval.
It is the responsibility of the developer to ensure that all relevant consents, approvals, licences and clearances are in place prior to commencing physical works on site. Organisations responsible for such matters may include landowner, local government, incorporated community council, native title representative body, Department of Environment & Conservation, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer & Employment Protection and Department of Water.



Proponent	: Department of Housing
Date	: 07 April 2014

Reason for the Amendment

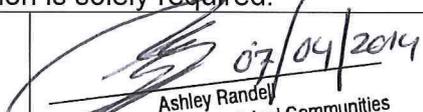
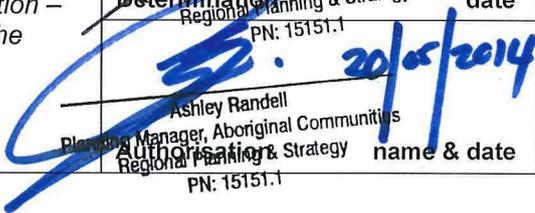
DoH proposes to build a number of new houses in Ardyaloon. To achieve this, new lots have been created and subdivided, which will make efficient use of existing essential and municipal services.

The DoH proposes to make the following changes at Ardyaloon.

Issue / Proposal		Changes required to CLP
1.	SL-lot 7	Divide SL-lot 7 to become SL-lots 7 and 170.
2.	SL-lot 8	Divide SL-lot 8 to become SL-lots 8 and 171.
3.	SL-lot 52	Realign the northern boundary of SL-lot 52.
4.	SL-lot 58	Realign boundary of SL-lot 58 and divide into SL-lots 58 and 172. Change land use of proposed SL-lot 172 from 'Residential' to 'Recreation'.
5.	SL-lot 154	Subdivide SL-lot 154 to create SL-lots 173, 174, 175 and 176. Change the land use of proposed SL-lots 173, 174, 175 and 176 from 'Recreation' to 'Residential'. Extend SL-road Eighteenth Street into SL-lot 154 to allow access to proposed SL-lot 173.
6.	SL-lot 87	Realign eastern boundary of SL-lot 87 to allow for proposed SL-lot 176.

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 Regional Planning & Strategy PN: 15151.1 date 07/04/2014
	 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1 name & date 20/05/2014

Other Information:

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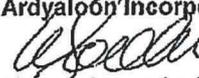
Proponent	: Department of Housing (DoH)
Date	: 4 June 2015

Reason for the Amendment

DoH proposes to realign boundaries, amalgamate and change the land use classification of various SL-lots. The proposed changes are for the purpose of improving the availability and layout of SL-lots for residential development and providing recreation areas in locations indicated as being preferred by the community.

Subject Land		Changes required to CLP
1.	SL-lots 154 & 176	Amalgamate SL-lots 154 and 176 to create SL-lot 154. Change land use classification from Residential to Recreation.
2.	SL-lots 112A, 112B & 120	Realign the northern boundary of SL-lots 112A and 112B to the south and amalgamate to create SL-lot 112. Realign the southern boundary of SL-lot 120 further to the south.
3.	SL-lots 58 & 172	Amalgamate SL-lots 58 and 172 to create SL-lot 200. Change land use classification from Recreation to Residential.

Endorsements:

Ardyaloon Incorporated	
 please sign and print name	Date: 7/7/15
Bardi and Jawi Nilmildiman Aboriginal Corporation	
 please sign and print name	Date: 17/5/2016
Shire of Broome	
 please sign and print name	Date:
Western Australian Planning Commission	
 please sign and print name Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151	Date: 17/06/2016

Other Information:

This Layout Plan does not constitute development approval.

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Proponent	: Department of Planning and Housing Authority
Date	: 10 January

Reason for the Amendment

In June 2016 Cardno WA Pty Ltd completed the ‘Coastal Vulnerability Assessments for Localities in the Shire of Broome’ on behalf of the Department of Planning (DoP). This provided DoP with flood and coastal vulnerability mapping and information on flood behaviour to guide land use planning, emergency management and assessment of building and development in flood-prone areas for Ardyaloon.

That Report is required to be referenced in the Layout Plan to assist developer proponents in their decision making. However, that report did not include information that requires changes to the Layout Plan to reflect various Annual Exceedance Probability (AEP) flood extents, and other mitigation measures.

Additionally, a range of general spatial updates of a minor nature have been undertaken to the Layout Plan to ensure that it remains valid and accurate, including creating new SL-lots to facilitate electricity distribution to water infrastructure.

Land Identification		Amendment description
1.	All	Re-alignment of SL-lot boundaries to match existing fence location.
2.	One Arm Point Road	Deposited Plan 49465 has been lodged with Landgate. Lot 305 on Deposited Plan 49465 proposes matches the locates and alignment of One Arm Point Road. Re-alignment of SL-lots boundaries and the tied ‘road reserve’ and ‘drinking water source protection area’ land use categories to match Lot 305 on Deposited Plan 49465.
3.	SL-lot 144	Re-alignment of SL-lot 144 (wastewater pumping station) to match existing development.
4.	SL-lot 21	The power station has been de-commissioned and the land is now used for industrial purposes. Change land use from ‘public utility’ to ‘industrial’ SL-lot 21. Remove exclusion boundaries associated with former power station on SL-lot 21 (200 m power station and 85 m fuel storage exclusion boundaries).

Land Identification		Amendment description
5.	All	The validity and accuracy of the spatial data used to show the Economic Regulation Authority's electricity licence area boundary is unclear. Delete Economic Regulation Authority's electricity licence area boundary.
6.	All	Amend Layout Plan Report to include additional detail to Section 'References & Information'. <i>Amendment 10 Note: All construction and developer proponents to refer to the 'Coastal Vulnerability Assessments for Localities in the Shire of Broome – Bardi Jawi Final Report'.</i>
7.	SL-lot 1004	Subdivide to create SL-lot 1010 to facilitate electricity distribution to drinking water infrastructure.
8.	SL-lot 1005	Subdivide to create SL-lot 1011 to facilitate electricity distribution to waste water infrastructure.

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 Director, Regional Planning Policy Regional Planning PN: 15151 date
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Other Information:

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Proponent : Housing Authority

Date : 31 October 2017

Reason for the Amendment

A change of land use classification is proposed as there is an existing Government Regional Office Housing (GROH) dwelling located on a site that is inappropriately classified for this purpose in accordance with *State Planning Policy 3.2 (Aboriginal Settlements)* (SPP3.2).

Land Identification		Amendment description
1.	SL-lot 4	Change land use classification of SL-lot 4 from 'Community' to 'Residential'.

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*.


 Director, Regional Planning Policy
 Regional Planning
 Determination PN: 15151
 date 31/10/17
 JUSTIN ABBOTT

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.

Proponent : Department of the Premier and Cabinet
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Date : 22 March 2021

Reason for the Amendment

A new SL-lot is required to identify land to the north-east of the Ardyaloon living area and community air-strip. This will not require a change in land use.

	Land Identification	Amendment description
1.	SL-lot 205	Create SL-lot-205 to the north-east of the community living area and air-strip.

Endorsement:

In accordance with *State Planning Policy 3.2 Aboriginal Settlements (June 2020)* Guideline 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>	
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23 March 2021

Other Information:

This Layout Plan does not constitute development approval.

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