

Lombadina Layout Plan 3

Background Report



Ratified Draft

Version Control:

- Version 1 - January 2007
- Version 2 - November 2009
- Version 3 - May 2013
- Version 4 - April 2015
- Version 5 - August 2015
- Version 7 - June 2016
- Version 8 - November 2016
- Version 9 - December 2017
- Version 10 - January 2018
- Version 11 - October 2020

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CONTACTS

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EXECUTIVE SUMMARY

Preamble

Lombadina is an established community managed by Lombadina Aboriginal Corporation. Lombadina is successfully entrepreneurial, supporting a range of businesses, particularly in tourism.

Lombadina Aboriginal Corporation leases a 153.2ha lot that is held by the Aboriginal Lands Trust.

Lombadina Layout Plan 3 plans for future expansion of the community, formalises existing infrastructure and land-uses, and provides a future layout and road design.

Reviewing the Plan

Layout Plans should be reviewed every 5 years to ensure relevance and usefulness. In the interim, amendments can be made to maintain accuracy and alignment with community aspirations. This layout plan requires further refinement and is subject to change, see attached amendment changes list.

1. BACKGROUND

Location

Lombadina is located on the west coast of the northern Dampier Peninsula sub-region. It is approximately 170km north of Broome by road.

Lombadina is part of a single urban area that also incorporates Djarindjin Aboriginal Community and the Lombadina Mission. The Lombadina / Djarindjin township is approximately 2km due west of Broome-Cape Levique Road. Lombadina Aboriginal Corporation holds a 153.2ha land holding with a lease from the Aboriginal Lands Trust that expires in 2100.

Djarindjin Aboriginal Corporation hold much of the land surrounding Lombadina, including existing and proposed development that services the northern Dampier Peninsula sub-region. This includes an airstrip, multi-function police station and drinking water protection area; all of which are located at the Broome-Cape Levique Road junction into Lombadina.

Other than Djarindjin, the closest towns to Lombadina are Beagle Bay (60km south) and Ardyaloon (26km north).

Climate

Lombadina has a climate that is sub-tropical. Characterised by wet-humid and dry-fine times of the year. Generally these seasons are simply referred to as the 'Wet' (Mangal and Ngaladan) and the 'Dry' (Bargana and Djalalayi).

The following charts outline the recorded annual mean temperature extremes and rainfall.

Mean monthly rainfall - mm

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
221.6	202.5	141.3	48.3	48.2	20.2	14.5	1.7	1.0	1.5	5.9	88.3

Mean daily minimum temperature - deg C

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
26.1	25.9	26.0	25.2	22.5	20.0	18.9	19.8	21.9	24.1	25.8	26.6

Mean daily maximum temperature - deg C

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
31.9	31.6	32.2	32.5	30.4	27.9	27.4	28.6	29.9	31.1	32.0	32.4

History

Lombadina is within the traditional lands of the Bardi and Jawi people. This was recognised by the Government of Australia when it was determined that the Bardi and Jawi people hold Native Title over the northern Dampier Peninsula.

The modern history of Lombadina is representative of the experience of the Dampier Peninsula more generally. The broad phases of change to have affected people on the Peninsula historically are pearling, missions, autonomy and the homelands movement.

Lombadina Mission was established at the site of what is now the Lombadina / Djarindjin township. In 1985 Djarindjin was established as a separately governed community, distinct from Lombadina.

The following is an abridged version of the history of Lombadina Mission outlined in the Conservation Plan prepared for the Lombadina Church by John Taylor (Architect. November 1998):

In 1892 the Catholic Church purchased a 100,000 acre pastoral lease named Lombadina. Following failed attempts to establish a mission the property was sold to Mr Thomas Puertollano.

In 1911 Lombadina Mission was established. Thomas Puertollano ran daily affairs at Lombadina and maintained ownership of the station. Thomas Puertollano sold Lombadina to the Pallottines in 1918 and moved to Broome to live.

The bush church at Lombadina Mission was built in 1932. Timber for the Lombadina church was gathered from the surrounding bush and sawn by hand.

In 1984 the Lombadina Aboriginal Community were granted a grazing lease and assets of many of the Mission enterprises. The Catholic School serves both communities.

Governance

Djarindjin and Lombadina maintain separate land holdings and separate governance structures. Essential services are variably shared and separate, as follows:

- Drinking water is accessed from the same groundwater source, but each community operates a separate bore and distribution network. The bores are 350m apart.
- Wastewater (sewerage) is disposed of separately by each community. Djarindjin has a reticulated sewerage system with sewer ponds. Lombadina has on-site disposal (leach drains and septic tanks).
- Rubbish is disposed of separately by each community. The Djarindjin tip is to the east and Lombadina tip is to the south.
- Electricity is generated from a shared source (Djarindjin Power House) and distributed on a common network.
- Social services (Catholic school, health clinic and women's centre) are used by both communities.

Layout Plan No.1 - June 1998

Lombadina LP1 was endorsed as follows:

- Lombadina Community
(22 September 1998)
- Shire of Broome
(17 December 1998)
- Western Australian Planning Commission
(WAPC)
(1 May 2001)



Layout Plan No.2 - December 2004

In 2004 LP1 was reviewed. The objective of the review was to address the following issues:

- New house lot development
- Sewerage pond relocation (Djarindjin)
- Road layout upgrade
- Improved separation distances between uses



A number of amendments were made to LP2 in response to developments which were not able to be considered in the initial preparation of the Layout Plan. These include:

- Multi-function police station and associated houses;
- Proposed commercial and industrial development at the Broome-Cape Levique Road junction proximate to the proposed multi-function police station; and,
- New power station.

The number of amendments and plan variations that followed resulted in a high degree of confusion. As a consequence, LP2 lost an element of currency, and was never endorsed by the WAPC.

Layout Plan No.3

Lombadina LP3 is effectively a complete and final version of LP2 with additional information and updated content.

It is labelled as No.3 for clarity of identification.

The Layout Plan has been developed to provide a basis for future works and to assist in seeking funding for houses and other infrastructure to support community living. This layout plan requires further refinement and is subject to change, see attached amendment changes list.

2. EXISTING SITUATION

Land Tenure

The land tenure map within the map-set shows the land ownership situation at Lombadina. The principle land holding at Lombadina is:

- Lot 373. Reserve 46576
153.2ha
Aboriginal Lands Trust
For the *"use and benefit of Aboriginal inhabitants"*
There is a lease from the Aboriginal Lands Trust to Lombadina Aboriginal Corporation for a 99 year term, expiring on 30 September 2100.

The church holds two Fee Simple land titles at the centre of the Lombadina and Djarindjin township. The details are as follows:

- Lot 404
5.2ha
The Roman Catholic Bishop of Broome
- Lot 405
1307m²
The Roman Catholic Bishop of Broome

Native Title

On 30 November 2005 the Federal Court of Australia determined that native title existed and could be recognised on the mainland areas covered by the application. The application was submitted by Mr Paul Sampi and others on behalf of the Bardi and Jawi people.

The Native Title determination area does not include Lombadina (Lot 373). There is no current Native Title claim over the Lombadina landholding.

A copy of the determination can be found at:

http://www.austlii.edu.au/au/cases/cth/federal_ct/2005/1716.html

Access & Dedicated Roads

A dedicated road is a road that has been published in the Government Gazette, confirming the legal existence of that road under the relevant legislation.

Dedicated road access confirms a legal right for the public to use a roadway without the need for the authority of landowners or others with interests in the land through which that road passes.

Dedicated road access is considered to be an essential element of creating land that can be used and developed. In the case of Fee Simple land holdings, dedicated road access is a basic requirement of the WAPC.

Broome-Cape Levique Road provides access for the length of the Dampier Peninsula. The portion of the Broome-Cape Levique Road which provides access to Lombadina is on a 40m wide dedicated road reserve.

There is an existing dedicated road alignment abutting the southern boundary of Lot 373 (Reserve 46576). This road reserve was intended to be the Broome-Cape Levique Road alignment, however it was constructed in the current location instead. This road reserve is unlikely to ever be needed.

Road Layout

Lombadina and Djarindjin grew from the church compound that remains spatially central to the township. Lombadina has developed in an ad-hoc manner. The LP3 road layout is based on the existing location of informal tracks, services, buildings and other infrastructure. The road layout includes consideration of drainage and access needs.



Parking outside Lombadina Bakery – July 2006

Population

Estimating and predicting populations in the Dampier Peninsular is difficult because Aboriginal people can often be mobile in terms of housing and living arrangements. Populations can increase and decrease quite rapidly based on familial, cultural or administrative factors.

The 2011 Census conducted by the Australian Bureau of Statistics estimated that the total permanent population of Lombadina was 41 people.

As of 2019 there were 19 houses in Lombadina. Based on a general average of 5 people per household, this equates to a population estimate of 85 people.

The population movement at Lombadina appears to be generally static, with a trend toward slow growth.

A design population of up to 180 people has been used in the preparation of this Layout Plan.

Housing

Assuming continued population growth at Lombadina, the community may need to accommodate up to an additional 70 permanent residents over the next 10 or so years, not including the church, Djarindjin or service personnel.

Based on a household of 5 people per dwelling, this means up to an additional 14 dwellings may be needed at Lombadina over the next 10 years.

Community and Social Services

Many social services are used by both Lombadina and Djarindjin communities.

The Lombadina/Djarindjin Catholic Primary School, cemetery, women's centre and church are all located on Lot 404 (owned by the Catholic Church).

The school runs classes for students from pre-school to Year 10. The total number of students is approximately 90.

The Lombadina/Djarindjin Health Clinic is located on Lot 142 (Reserve 39002). The clinic is operated by the WA Country Health Service in association with the Kimberley Aboriginal Medical Services Council. The clinic is staffed by 2 nurses (who live permanently in houses attached to the clinic) and 2 local staff. Lombadina and Djarindjin contribute 1 local staff person each. A SL-lot adjacent to the police station has been identified for 'community' purposes in the event that an additional health service building is needed to provide a multiple community and outstation service in the future.

The multi-function police station located at the junction of Broome-Cape Leveque Road and Djarindjin-Lombadina Road services the whole of the northern Dampier Peninsula sub-region.

Electricity Supply

The power supply for the Lombadina and Djarindjin living areas is generated from the power station on SL-lot 1039.

The electricity network is based on an overhead line grid, with some underground cabling. In 2018 Horizon Power partnered with Lombadina under the Solar Incentives Scheme to install 30kW of solar panels as an alternate energy source.

Horizon Power would need to be advised as early as possible regarding any proposed development that may be a significant user of electricity.

Wastewater

Lombadina is not connected to the Djarindjin reticulated sewerage system. Wastewater is disposed of on-site in septic tank and leach drain systems.

Stormwater Drainage

The existing drainage system at Lombadina is based on simple swales and open drains that channel water way from buildings and into the surrounding hinterland for on-surface dispersal.

Defining and upgrading the road network will necessarily include upgrading of this system.

Water Supply

At the time of preparation of the Layout Plan the Lombadina drinking water source is from a bore located to the east of the main living area. Bores are located relatively close to land uses that may compromise the safety of the water drawn from them. These uses include: workshop (with fuel storage), sewerage ponds, power station, rubbish tip and cemetery.

Global Groundwater (August 2005) estimate that the watertable may be within 20m of the surface of this bore. That report states as follows:

“The surface is very sandy and as such, depending on actual bore construction and site geology, the bores may be susceptible to contamination from sources at the existing community and those associated with planned developments.”

There is a production bore adjacent to the southern side of the airstrip. This bore provides drinking water to the Djarindjin Junction development, including the multi-function police station. It is understood that this bore has the capacity to supply reticulated water to Djarindjin and Lombadina via a rising main.

The Layout Plan identifies a drinking water source protection area to the north-east of Lombadina.

Rubbish Disposal

The existing Lombadina rubbish tip is approximately 500m south of the community living area, on Lot 373. The tip is very close to the Chile Creek tidal inlet. It is expected that a new rubbish tip location further from the community living area will need to be investigated in the future.

Airstrip

The Lombadina/Djarindjin airstrip is adjacent to Broome-Cape Leveque Road on the eastern side. The airstrip is mostly within the Djarindjin Aboriginal Corporation Crown Lease. It is a 24-hour all weather airstrip.

As the owner of the airstrip, Djarindjin is responsible for all maintenance and upgrade matters, including lights and sweeping.

The airstrip is effectively used as a North Peninsula community resource, and is utilised by a range of communities and organisations.

Boat Launch

Lombadina and Djarindjin residents launch boats from the beach to the west of the settlement.

Outstations

Outstations are small settlements that rely on a nearby larger community for a range of services. They generally have less than 50 permanent residents.

There are two outstations south of Lombadina, Chile Creek, and Loumard.

Culturally Sensitive Areas

The process of preparing Layout Plan 3 included thorough assessment and mapping of culturally sensitive areas in and around Lombadina. The land immediately to the southwest of the existing development at Lombadina was identified at that time as a culturally sensitive 'no-go' area.

3. STATE PLANNING FRAMEWORK

Dampier Peninsula Planning Strategy

The Dampier Peninsula Planning Strategy (published by the WAPC in April 2015) was developed to provide a sub-regional planning perspective for a 25 year timeframe. The comprehensive land use strategy takes into account the need for cultural, economic and environmental sustainability. The main outcomes include:

- A comprehensive coordinated planning framework for the Dampier Peninsula;
- Informed guidance to the Shire of Broome Local Planning Strategy and Local Planning Scheme;
- Guidance for future land use planning outcomes in the negotiations of Native Title and Indigenous Land Use Agreements;
- Two new land use categories – ‘Cultural and Natural Resource Use’ and ‘Pastoral’;
- A settlement and tourism hierarchy; and,
- Promotion of compact settlements by consolidating growth in areas where key services and infrastructure are already established.

State Planning Policies

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

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

The following SPPs were given due regard in the preparation of the Layout Plan:

- SPP3 Urban Growth and Management;
- SPP3.2 Planning for Aboriginal Communities; and,
- SPP2.7 Public Drinking Water Source Policy.

State Planning Policy 3.2 - Aboriginal Settlements

SPP3.2 was published in the Government Gazette on 11 May 2011. The objectives are to:

- Provide for the recognition of Aboriginal settlements through local planning schemes and strategies; and,
- Collaboratively plan for the orderly and coordinated development of Aboriginal settlements.

SPP3.2 defines Layout Plans as the valid planning instrument applicable to Aboriginal settlements and prescribes the manner in which they are to be prepared, authorised and amended.

SPP3.2 requires that local governments classify the relevant land as a ‘settlement’ zone in a local planning scheme.

4. LOCAL TOWN PLANNING

Shire of Broome Town Planning Scheme No.6

The Shire of Broome Local Planning Scheme No. 6 (the Scheme) was gazetted on 30 January 2015. Lombadina is located within the area covered by the Scheme Map and is zoned 'settlement'. Under the Scheme, planning approval is required prior to new development or a change in land use, and a building licence is generally also required.

Shire of Broome Local Planning Strategy

The Shire of Broome Local Planning Strategy (endorsed by the WAPC in August 2014) provides a vision for the growth and development of the Shire over a 10-15 year timeframe. The Strategy acknowledges the Layout Plans that have been produced for permanent communities within the Shire.

5. COMMUNITY ASPIRATIONS

Providing sufficient standard of living for the current population of Lombadina and future residents is dependent on maintaining and improving the existing facilities and ensuring there is the right mix of uses.

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

The general design principles of the plan are:

1. Maintain adequate separation between incompatible uses.
2. Define a road network that is suitable for all uses, including water, electricity, and other services.
3. Plan for future growth by developing new residential lots.

Specific aspirations noted by the Lombadina Aboriginal Corporation during preparation of the Layout Plan are listed below:

- Transfer of land title from Aboriginal Lands Trust to Lombadina Aboriginal Corporation
- Identify commercial enterprise opportunities
- Create more serviced house lots for future housing
- Underground power network
- Better drainage
- Road numbering / naming system
- Develop a tourist camping area
- Develop a conference centre
- Connection to the Djarindjin reticulated sewerage system

6. ENDORSEMENTS

Lombadina Community Layout Plan No. 3

Lombadina Aboriginal Corporation
PO Box 372
BROOME WA 6725

The Lombadina Aboriginal Corporation hereby adopts the **Lombadina Community Layout Plan No. 3 [January 2007]** as a guide for future developments within its boundaries.

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

TheDay of2020

Adopted by the Lombadina Aboriginal Corporation:

_____	_____
_____	_____
Chairperson [Please print and sign name]	Staff [if required] [Please print and sign name]
_____	_____
Councillor	Councillor
_____	_____
Councillor	Councillor

Shire of Broome Endorsement

Lombadina Community Layout Plan No. 3

Shire of Broome
PO Box 44
BROOME WA 6725

The Shire of Broome hereby adopts the **Lombadina Community Layout Plan No. 3 [January 2007]** as a basis for future growth and development within Lombadina community.

TheDay of 2020

Endorsed by the Shire of Broome:

City President
(Please print and sign name)

CEO
(Please print and sign name)

Council
Seal

Lombadina Community Layout Plan No. 3

Western Australian Planning Commission
140 William St
Perth WA 6000



The Western Australian Planning Commission hereby endorses the **Lombadina Community Layout Plan No. 3 [January 2007]** as a guide for development to ensure proper and orderly planning within the community area

TheDay of 2020

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 in the presence of

Witness

_____ Date

Lombadina Draft Layout Plan 3

Version 1

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 draft Lombadina Layout Plan 3.

Proposed Version 1 of the Lombadina LP3 (LP3) was prepared by the Department of Planning in consultation with the resident community and relevant government agencies and authorities. However, LP2 was not endorsed by the resident community at that time for a range of reasons, including governance arrangement issues.

LP3 Version 1 (January 2007) was not endorsed by any party.

- 20 January 2007

Lombadina Draft Layout Plan 3

Version 2

Reason for redrafted version

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 draft Lombadina Layout Plan 2.

Proposed Version 2 to LP3 is primarily the incorporation of a range of spatial upgrades in response to the delivery of up-to-date air photo images; primarily redrafting the map-set Settlement Layout lots to match build features.

LP3 Version 2 (1 November 2009) was not endorsed by any party.

- 1 November 2009

Lombadina Draft Layout Plan 3

Version 3

Reason for redrafted version

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 draft Lombadina Layout Plan 2.

Proposed Version 3 to the Lombadina LP3 is primarily the incorporation of the works proposed to be undertaken by the Australian Defence Force under the Army Aboriginal Community Assistance Program 2012 – Dampier Peninsula.

LP2 Version 3 (15 March 2010) was not endorsed by any party.

- Ratified by the Western Australian Planning Commission - 28 May 2013

Reason for redrafted version

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 draft Lombadina Layout Plan 3 (LP3).

Proposed Version 4 to the Lombadina LP3 is for the purpose of realigning the SL-road reserve for the entrance road into Lombadina in response to the realignment of the corresponding entrance road into Djarindjin, that is situated directly to the north of Lombadina.

In March 2015 the Djarindjin Layout Plan 3 was amended, including modifications to the proposed entrance road to Lombadina and Djarindjin. In summary, the proposal, in so far as it effects Lombadina, is to maintain the alignment of the existing entrance track as the preferred identified entrance road route.

Ratification

In some instances, such as Lombadina, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

Western Australian Planning Commission

Date 02/04/2015

please sign and print name


Ashley Randell
Planning Manager, Aboriginal Communities
Regional Planning & Strategy
PN: 15151.1

Other Information:

This Layout Plan does not constitute development approval.

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

Reason for redrafted version

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 draft Lombadina Layout Plan 3 (LP3).

Proposed Version 5 to the Lombadina LP3 is for the purpose of subdividing SL-lot 2 into three individual SL-lots, whilst retaining the existing residential land use category. Department of Housing (DoH) have proposed this subdivision for the reason that there are three existing single dwellings on SL-lot 2 and in order to complete a Housing Management Agreement each single dwelling is required to be located on a separate SL-lot.

SL-lot 2 is located on Lot 373 (Crown Reserve 45576) which is directly adjacent to Lot 404 (freehold vested with the R.C. Bishop of Broome). The eastern boundary of SL-lot 2 is abutting Lot 404 and it is therefore necessary for access to be provided to the houses on the existing SL-lot 2 that is located on Lot 373. In order to secure access for SL-lots 1 and 2 into the future, it is proposed that two SL-road reserves be created at the western boundary of these SL-lots.

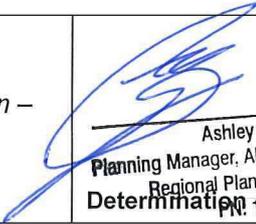
In addition to reconsidering the configuration of SL-lot 2, DoP have undertaken a 'health-check' of the Layout Plan to ensure that it remains up-to-date, accurate and fit-for-purpose. The Layout Plan is considered to be generally appropriate for the purposes it serves. However, the inclusion of a variety of land uses and the identification of SL-roads on the freehold land (Lot 404) owned by the Bishop of Broome is considered to be misleading and beyond the intent of the Layout Plan. Given the nature of the land ownership and land use

of Lot 404 it is appropriate to change the land use classification of that entire land parcel to 'community'. Leaving the SL-lot network in place will enable the continued identification of uses.

	Issue / Proposal	Changes required to CLP
1	SL-lot 2	Subdivide to create a separate SL-lot that identifies the existing boat shed (to be SL-lot 100).
2	Sixth Road	Realign Sixth Road to provide access option to the three existing houses on existing SL-lot 2 (to be SL-lots 101, 102 and 103).
3	SL-lot 1	Subdivide SL-lot 1 to create a separate SL-lot that identifies the existing boat shed.
3	Recommended Settlement Zone	Modify Recommended Settlement Zone to match SL-lot 100.
4	SL-lots: 207 and 48. SL-roads: Bishop & Jobst Roads.	Change land uses from 'road reserve' and 'recreation' to 'community'.

Ratification

In some instances, such as Lombadina, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

<p>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></p>	 <p>31/08/2015</p> <p>Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy Determination 15151.1 date</p>
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Other Information:

This Layout Plan does not constitute development approval.

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

Reason for redrafted version

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 draft Lombadina Layout Plan 3 (LP3).

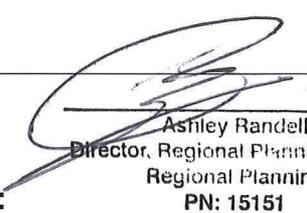
Proposed Version 7 to the Lombadina LP3 is for the purpose of re-numbering 3 SL-lots, whilst retaining the existing residential land use category. Department of Housing (DoH) have proposed this re-numbering for the purpose of ensuring that the numbering on LP3 is in accordance with the numbers used by the community.

Ratification

In some instances, such as Lombadina, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

Western Australian Planning Commission

please sign and print name


Ashley Randell
Director, Regional Planning Policy
Regional Planning
PN: 15151

Date / /

09/06/2016

Other Information:

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Reason for redrafted version

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 draft Lombadina Layout Plan 3 (LP3).

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 the Djarindjin community.

The Report has identified information that requires changes to the Layout Plan to reflect various Annual Exceedance Probability (AEP) flood extents, and other mitigation measures. This also includes replacing various land uses with 'waterway'. The general intent is to avoid future development anywhere that is at significant risk to flooding and identify areas which are more appropriate for community expansion into the future.

Proposed Version 8 is for the purpose of making the necessary changes to the Layout Plan.

Land Identification		Amendment description
1.	All	Change land use classification from 'Open Space', to 'Waterway', based on 1% AEP Present Day Flood Risk Assessment, 0.5 metres or greater, from the Coastal Vulnerability Assessments for Localities in the Shire of Broome – Bardi Jawi Final Report
2.	SL-lot 553	Re-align SL-lot 553 to the north-west of the 'Waterway' land use classification
3.	Chilli Creek Road	Re-align 'Chilli Creek Road' land use classification 'Road Reserve' to alignment shown on June 2014 aerial photo.
4.	SL-lots 1039, 1040	Re-align SL-lots 1039, 1040 to spatially upgraded alignment of Chilli Creek Road
5.	All	Amend Layout Plan Report to include additional detail to Section 'References & Information'.

Note: *All construction and developer proponents to refer to the 'Coastal Vulnerability Assessments for Localities in the Shire of Broome – Bardi Jawi Final Report'

*A copy of the Report to be obtained from the Department of Planning prior to any endorsed Layout Plan construction/development.

Ratification

In some instances, such as Lombadina, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

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.*

 30/11/2016
Ashley Randell
Director, Regional Planning Policy
Regional Planning
Determination 15151 date

Other Information:

This Layout Plan does not constitute development approval.

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

Reason for redrafted version

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 draft Lombadina Layout Plan 3 (LP3).

Proposed Version 9 is for the purpose of facilitating the NPARIH capital works program for the construction of twelve houses at Lombadina. The western portion of SL-lot 12 has been identified as a new house site. As there is an existing house on the eastern portion of SL-lot 12, it is recommended that it be subdivided to provide separate SL-lots for the two houses.

Version 9 also proposes to increase the size of SL-lot 48 to match the actual extent of the rubbish tip. SL-lot 48 is located within the Recommended Settlement Zone and Crown Reserve held by the ALT.

Land Identification		Amendment description
1.	SL-lot 12	Subdivide SL-lot 12 into two SL-lots, both with the land use 'Residential'. The western SL-lot is to be numbered SL-lot 12.
2.	Spatial upgrade	Expand the boundaries of SL-lot 48 to match the footprint of the rubbish tip, and realign Fifth Road to match the location of the existing road to the tip.

Ratification

In some instances, such as Lombadina, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

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 Determination Regional Planning PN: 15151 date
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Other Information:

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Reason for redrafted version

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 draft Lombadina Layout Plan 3 (LP3).

Proposed Version 10 is to facilitate the construction of a house as part of the NPARIH capital works program for Lombadina. An existing single bedroom dwelling on SL-lot 1 (to the north of the shop) has been demolished and a new house is being constructed in the same location, as per the request of the community. It is necessary to create a new SL-lot for this land use.

Land Identification		Amendment description
1.	SL-lot 1	Excise a new SL-lot, land use 'Residential', from SL-lot 1 to reflect the development of a house on this location.

Ratification

In some instances, such as Lombadina, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

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 19/01/2018 Director, Regional Planning Policy Regional Planning PN: 15151
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Other Information:

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

Proponent :	Lombadina Aboriginal Corporation
Date :	October 2020

Reason for the Amendment

The proposed omnibus amendment seeks to facilitate a number of required minor spatial changes in Lombadina. Specifically, the amendment proposes a new camping ground with a “commercial’ land use located on proposed SL-lot 210.

DPLH has also undertaken an update of the Layout Plan background report and map-set to ensure that it remains up-to-date, accurate and fit-for-purpose. The updates include:

- Revising the population, infrastructure, services and housing data;
- Editing and reformatting the background report and;
- Removing out of date text and references

Land Identification		Amendment description
1.	SL-lots 30-40, 42 and 44 Thirteenth Road, part of Fifteenth Road and part of the Open Space south of Thirteenth Road.	Amalgamate SL-lots 30-40, 42 and 44, Thirteenth Road, part of Fifteenth Road and part of the Open Space south of Thirteenth Road. Create new SL-lot 210, and classify the land use as ‘commercial’.
2.	Amalgamate SL-lot 46, part of Fifteenth Road, part of the Open Space south and east of SL-lot 46.	Amalgamate SL-lot 46, part of Fifteenth Road and part of the Open Space south and east of SL-lot 46. Create new SL-lot 211, and classify the land use as ‘residential’.
3.	SL-lots 1 and 115	Spatially upgrade SL-lots 1 and 115 to match fences on 2019 air photo
4.	SL-lots 1, 2, 60 and 100	Spatially upgrade SL-lots 1, 2, 60 and 100 to match fences on 2019 air photo
5.	SL-lot 47 and Fifth Road	Re-align northern section of Fifth Road to match track on air photo
6.	SL-lot 10	Reclassify the land use of SL-lot 10 from ‘residential’ to ‘industrial’.
7.	Twelfth Road and SL-lots 4, 5 and 6	Amalgamate the northern section of SL-lot 5 with SL-lot 4 and reclassify the land use of SL-lot 5 as ‘commercial’. Remove SL-road Twelfth Road and adjust western boundary of SL-lot 6 to align with SL-lots 4 and 5.
8.	SL-lots 9, 11 and 51	Amalgamate SL-lots 9, 11 and 51 to create new SL-lot 120. Classify the land use as ‘commercial’.

Land Identification		Amendment description
9.	Sixth Road and SL-lot 61	Remove portion of Sixth Road and extend SL-lot 61 to the south.
10.	Eleventh Road, SL-lots 60, 100, 1 and open space west of Lombadina	Extend Eleventh Road into the open space west of Lombadina and connect through to SL-lots 1, 60, 100 and 115
11.	SL-lot 1	Create new SL-lot 125, from the balance of SL-lot 1. Classify the land use as 'commercial'.
12.	SL-lot 47	Extend 'industrial' SL-lot 47 north to SL-road Seventh Road
13.	SL-lots 28, 50 and part Fourth Road	Extend SL-lot 50 east to western boundary of SL-lot 28, and include southern section of Fourth Road. Extend SL-lot 50 to align with northern boundary of SL-lot 28 on part of Fourth Road
14.	SL-lots 27, 28, 29, 50, Fourteenth Road and Third Road	Amalgamate Fourteenth Road with SL-lots 28 and 29 respectively. Amalgamate SL-road Third Road with SL-lot 29. Spatially update SL-lot 27 to be adjacent to SL-lots 28 and 29.
15.	All	Update the Background Report

Endorsement:

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

<p>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>.</p>	 26 October 2020
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Other Information:

This Layout Plan does not constitute development approval.

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