

Goolarabooloo Millibinyarri Layout Plan 1

Background Report

August 2005

Date endorsed by WAPC



Amendments

Amendment 1 - May 2013

Amendment 2 - May 2017



Department of
Planning



COMMUNITY LAYOUT PLAN

PREAMBLE

GOOLARABOOLOO at Coconut Wells is an Aboriginal Community located about 22 kilometres by road north of Broome in the Kimberley region of WA.

The community is located within the Broome Shire. The area comes within the auspices of Town Planning Scheme No 4 and the bounds of the Waterbank Structure Plan. The community is also surrounded by land for which there are formal Town Planning instruments and/or policies that apply to development.

The community has strong views about the control of development within their community and seek to improve the conditions and circumstances of all residents.

All funding agencies and service agencies at Federal, State and Local levels have endorsed the principle of requiring development with Aboriginal community's to comply with planning and other development approval processes. All funding agencies now make it a condition of funding that such approval processes be formally actioned. The intent of such conditions is to support the control of development through the Community Layout Plan (CLP) within which a set of provisions [or Development Guidelines] provide for outcomes that include the following:

- a) A set of controls is developed that apply to that location shown on the layout plan and as identified in the Provisions.
- b) It is prohibited to carry out certain uses and development on land within the scope of the CLP, without approval,
- c) The application and approvals process is identified.
- d) The use and development of land permitted within the CLP area is nominated for specific outcomes or purposes.
- e) Where there has been uninterrupted and continued use of land and buildings the uses existing at the time of adopting the CLP can continue.
- f) Developers are required to identify appropriate proposals, including allowances for special conditions such as
 - Heritage
 - Wind and
 - Flooding.

The Shire of Broome endorses the CLP and these provisions, recognising that it is the responsibility of the Community Representative Organisation (CRO) to administer them within the terms and conditions of Town Planning Scheme No 4. The Shire remains the Responsible Authority for the implementation, management and amendment of the Community Layout Plan.

COMMUNITY REPRESENTATIVE ORGANISATION (CRO)

The CRO for Goolarabooloo is: **MILLIBINYARI ABORIGINAL CORPORATION.**

COMMUNITY VISION:

The CRO has expressed a vision for the place to be independent and strong with an aspiration to grow slowly so that cultural heritage and economic potential can develop together. At the same time it is hoped that people who belong to the place can come back to work, visit, and stay. It is intended to encourage people to live at the place and to use it as a base from which to operate enterprises and activities.

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The development area identified on the Plan indicates sufficient sites for future development with a 5 to 10 year horizon. There is also sufficient area available south of the existing housing for additional development if needed. In the future decisions about these areas need to be thoroughly discussed with all stakeholders prior to any development proceeding. Expansion will require additional water resources and other services.

LOCAL ISSUES

The community encompasses the whole of the land area. The members have over a number of years built their own dwellings but are now looking for improved living conditions. Many of the buildings are in a degraded state, resulting in the following consequences:

- a potential threat to the health and safety of local people, especially children.
- a potential loss of property with some cultural heritage value
- a loss of property with potential economic value.

The community is located on the edge of the recently designated Coastal Reserve, including wetlands and an area prone to inundation in the Wet Season. Appropriate precautions and protections are therefore recommended associated with any development within the community.

Within the community there are many local development initiatives, including the propagation of local plant species, that are considered a priority to the community members. These are important for maintaining identity and belonging and enabling some continuity and sustainability of the group who call Goolarabooloo their home.

DEVELOPMENT CONSTRAINTS

Development within the community is subject to a number of constraints that impact upon the current status of the community and its future [Refer to the Planning Report for more details]. The two most significant issues are as follows:

- *Current Zoning - Rural Living* - This needs to be changed to *Settlement*
- *Water Licence* - Water pumping restrictions that limit the potential for growth and Economic activities.

LAND TENURE

The community area is located on Reserve 40108 but at the time of the CLP work there was no formal arrangement securing tenure for the community in the name of the CRO. The property is Leasehold, vested in the name of Aboriginal Lands Trust. As a procedural and policy matter it is recommended that an appropriate form of Tenure be secured for the CRO in the future.

FUTURE DEVELOPMENT

During the CLP preparation a number of projects were being progressed for Implementation:

- An upgrade of the Essential Engineering Infrastructure in the Community
 - Upgraded Water Supply System
 - Upgraded Power Supply System
- New House

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1. THE COMMUNITY LAYOUT PLAN

The Community Layout Plan comprises;

- a) the Community Layout Plan as shown in Plan A (the Plan),
- b) these Layout Plan Provisions (the Provisions or Guidelines), and
- c) the Planning Issues Report (the Report)

The Guidelines [Provisions] that follow shall be read in conjunction with the current Plan for the community. The current Plan shall be identified by a distinct date as recognised by the Resolution to adopt the Plan by the CRO and is marked Plan "A".

The Plan shall be adopted by the full CRO. This adoption shall be a decision that represents the views of the community members. The elected representatives shall ensure that all members of the community are consulted about the nature, content and meaning of the Plan.

The presentation plan included at the end of this document is provided solely to portray the Plan proposals in a way that can be easily understood by the majority of community people. Details of services and other technical details have been excluded [details of services will be available once all the new services and extensions are completed in 2003].

2. RESPONSIBLE AUTHORITY

The Authority responsible for implementing the CLP is the Community Representative Organisation subject to the requirements of the "owner", the Aboriginal Lands Trust, and the Shire of Broome's Town Planning Scheme No 4. All applications for development are required to be submitted to the Shire of Broome for consideration and approval prior to any work taking place. It is expected that the Shire would consult with the CRO once development applications were received.

3. LAYOUT PLAN AREA

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

4. THE COMMUNITY LAYOUT PLAN PURPOSE

The purpose of the Plan is to ensure the orderly and proper planning of the community area. The intent of the Guidelines is to control the use and development of land within the Plan area in such a way as to promote and safeguard health, safety, convenience and the economic and general welfare of the residents and members, the amenities of the area and the environment. This includes guiding the location of activities, buildings, roads, paths, landscaping and services. In order to help achieve this purpose, these Guidelines outline several objectives for each Use Type area.

5. USE TYPES

The Plan allocates Use Types for land throughout the community. It also, provides objectives for each Use Type and outlines development guidelines to assist in the control of buildings and other development such as *siting* [the location on a development site or land area+] the protection of the natural bush landscape, and the extent of associated development on each land area [this includes Fencing, parking etc.].

Uses will be allowed in accordance with the objectives of each Use Type. This is except where a *conflicting* use already exists and has been accepted as such. An existing use may continue until such time as a decision is made to alter that use. After this a new use must then comply with the objectives for the Use Type shown on the Layout Plan.

The Layout Plan allocates a Use Type to each land area in accordance with the Adopted Plan "A" as included in this Document. The following Use Types apply.

- 1) Residential
- 2) Industrial
- 3) Open Space and Recreation
- 4) Landscaping
- 5) Community Purposes and Business
- 6) Utilities
- 7) Future Use

These vary slightly from the Guidelines for Preparing CLP's because the community is small.

Where an inappropriate Use Type applies to a land area, the Community Representative Organisation may proceed to prepare an **Amendment** to change the Plan to allocate a different or more appropriate Use Type (refer to Section 8).

6. OBJECTIVES FOR USE TYPES

6.1 Residential

The objectives for land in the Residential area are;

- a) To ensure the areas are mainly used for living.
- b) To protect the safety of pedestrians in the design of a living area
- c) To exclude non-living activities from the living environment, in operation or appearance.
- d) To provide Land Areas for people to live with proper access to power, water, drainage, sewerage disposal, gas, and communications.
- e) To provide living areas convenient to central facilities and amenities.
- f) To ensure the density and land area sizes are appropriate to the cultural and amenity values of the community.
- g) To provide appropriate places for parking and storing vehicles.
- h) To enable home based economic activities that residents choose to pursue including the construction of small sheds and facilities.
- i) To enable more than one dwelling to be constructed on each site with a spacing of at least 15 metres; in such cases, maintaining appropriate setbacks and controls as for the rest of the community.

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6.2 Industrial

The objectives for land in the Industrial area are:

- a) To provide an area for large sheds and bulky buildings.
- b) To separate noisy, dangerous, dusty and smelly activities from the normal living environment of the community.
- c) To make sure large noisy vehicles do not need to go through living areas.
- d) To ensure there are appropriate locations for the storage and operation of hazardous material (eg fuel, chlorine etc).
- e) To allow for a residence associated with a site where there is a requirement for a Caretaker to live close by.

6.3 Open Space and Recreation

The objectives for land in the Open Space / Recreation area are:

- a) To ensure Land Areas are set aside in the proper location for passive and active recreational activities and facilities.
 - I. To provide areas where community people can rest, relax, and play safely.
 - II. To provide areas for informal uses (sitting, walking, talking).
 - III. To provide areas for formal and active recreation uses, such as organised sports activities and cycle/walking tracks.
- b) Protect natural bush areas and associated cultural activity areas.
- c) Permit Roads and associated drainage or buffer areas, for controlling access and fire. No major physical development shall take place in this area.
- d) Protect Minor Utility facilities such as, underground services and associated equipment, which may already be present in this area.
- e) Allow for the propagation and growth of Native species
- f) Permit the Temporary Holding Area for Community Waste Disposal to be retained until such time as a new Holding area location and appropriate contracted waste Disposal are negotiated.
- g) Ensure access is facilitated to maintain the vegetation and uses, and protect the Wetlands.
- h) To provide areas wherein alternative uses can be determined at some appropriate future time.

6.4 Landscaping

The objectives for land in the Landscaping area are:

- a) To provide areas for supplementary planting, conservation, buffer strips and protection, to enhance Privacy and Dust Control.

6.5 Community Purposes and Business [Commercial]

The objectives for land in the Community Purposes and Business [Commercial] area are:

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- a) To set aside Land Areas for community uses including civic, offices, cultural activities, shops, and tourist facilities.
- b) To provide an appropriate location for special activity centres, meeting areas and special interest group activities.
- c) To provide for educational or training facilities.
- d) To provide for community health facilities.
- e) To allow for facilities that encourage community development and community activities including small community based enterprises and economic activities.
- f) To ensure good, safe design for moving and parking of vehicles.
- g) To ensure stored goods are not visible from the street or around the area.
- h) To ensure that land is set aside for future Community Purposes and Business [commercial] uses.
- i) To allow for a residence to be constructed in association with the Community Purposes and Business use, for the purposes of Caretaking and Management.
- j) Allow for Minor Utilities to be located in this area such as, Energy Systems, Bore, Pumps and Storage Tank for landscape Irrigation Purposes

6.6 Utilities

The objectives for land in the Utilities area are:

- a) To ensure that land is allocated to provide for major servicing utilities like, sewerage disposal, water, drainage, telephone and power plants (and components), and their associated components such as fuel storage tanks etc.
- b) To select sites that are convenient to service and safeguard, but far enough away not to be a danger or nuisance to living areas.
- c) To provide secure and strategic locations for utilities.
- d) To allow for a residence associated with a Utility where there is a requirement for a Service Operator to live close to it.

6.7 Future Use

The objectives for land in the Future Use area are:

- a) To ensure that land is allocated to allow for future unspecified uses.
- b) To provide for areas wherein future uses can be determined at some future appropriate time.

7. DEVELOPMENT GUIDELINES

7.1 Approval of Development or Use

No development or use of land requiring formal approvals shall commence without the approval of the Broome Shire. The Shire shall determine proposals in consultation with the CRO, based on the Town Planning Scheme No 4 and the objectives specified for each Use Type shown on the Adopted Plan [Plan "A" included in this Document].

The Shire shall not approve any development unless the site has been properly identified and the location conforms to this Plan. The Shire may request more information where it considers the application is inadequate for it to arrive at a decision in keeping with the CLP.

A Development Application from the CRO may be accompanied by a CLP Amendment proposal where the development is to take place within an area set aside for *Future Use* or where it is proposed to change the Use Type of an area to accommodate an alternative Use.

7.2 Flooding

Land within Goolarabooloo is not subject to Flooding from a River or other watercourse, however the community does experience minor inundation from excessive storm-water flows during high rainfall events. These events are usually associated with intense Low depressions and Cyclonic activity.

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

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

7.3 Siting of Buildings on Land Areas (sites)

Front building setbacks should generally be not less than 6 metres from the main alignment [street]. However where there is a strategy to create a special setting this may be varied.

Residential buildings shall be located in appropriate locations to provide best practice in terms of Privacy and Security with a minimum of 15 metres between buildings. Non-residential buildings shall be located to provide best access and appearance of the development whilst minimising the effect on the amenity of adjoining buildings and areas.

There are a number of Residential sites of different sizes to accommodate a range of different residential and living arrangements.

7.4 Appearance of Buildings and Land

Buildings and property shall be kept in a well maintained state. Each land user shall be responsible for maintaining the upkeep and condition of the Land Area allocated. The CRO shall be responsible for maintaining the condition of areas not specific to particular buildings like dwellings, commercial buildings, industries or utilities.

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7.5 Landscaping

Landscaping means the planting and maintenance of trees, shrubs and grass, and may include furniture, shelters, barriers and equipment.

Maintenance and improvement of landscaping within sites [Land Areas] shall remain the responsibility of the residents and occupiers of the property. Landscaping of streets, play areas and civic areas shall be carried out and maintained by the Community Representative Organisation personnel. The use of locally identified native plants are the preferred range of flora for landscaping.

7.6 Fences

Goolarabooloo CRO has indicated that Fences are generally **not** to be constructed, in order to maintain the bush lifestyle of the community and location. However where there is a special need a land user or developer may request the CRO for permission to erect a fence. Approved fencing shall generally comply with the following guidelines:

- Follow the site area boundary unless there is approval from the CRO about an alternative location.
- Shall be constructed to withstand winds in accordance with the Wind Loading Code
- No solid Sheet fencing shall be used. Fences shall allow for breezes to pass through them and not prevent neighbours receiving breezes
- No front fences shall be higher than 1.2 metres, unless otherwise approved by the CRO.

Industrial Sites, Utility Sites and commercial outdoor storage areas shall be fenced in a manner appropriate to the security needs, as approved by the CRO. Such fences shall be constructed to withstand winds in accordance with the Wind Loading Code

7.7 Parking

Parking in Residential areas shall be contained within the Land Area boundaries. Commercial vehicles and heavy-duty machinery shall not generally be parked, stored or operated in Residential areas.

Parking for civic and public facilities shall be generally allocated on-site by the Community Representative Organisation as determined to be adequate for the majority of events. On special occasions and festivals the Community may allow parking in other areas.

7.8 Buffer Zones

It is recommended that a series of Buffer Zones around essential service installations be adopted:

- Solid Waste Disposal Sites 500m
- Water Supply Bores 75m [minimum] to 100m or as otherwise required by WRC
- Power Generation Plants 100m to nearest Dwelling
- Chlorine Water Treatment Plants 100m
- Industrial Areas 50m

Note: WRC = Water and Rivers Commission

These Buffers Zones are established for a number of reasons including the following:

- Protection of Water Source

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- Noise abatement
- Enhancing Safety
- Limiting Nuisance, such as Insects and Smells
- Dust abatement
- Isolation of Heavy Equipment and dangerous goods.

It is noted that the Shed at Goolarabooloo is located within the 75 metre Water Bore minimum Buffer. It is recommended that no new development be located closer than the existing Shed. In addition special treatment of the ground to retain any oils or other potential contaminants is recommended.

7.9 Noise Abatement

Besides the recommended Buffer Zones Special Noise abatement arrangements might be necessary between the Power house and the closest Dwelling. In such a case insulated structures or earth mounds could be used to deflect sound from the Powerhouse away from the residential area. Alternatively the Powerhouse might be nestled into earth Embankments

7.10 Enterprise Development

The CRO has a high level of expectation that community based enterprises will develop at Goolarabooloo. To this end all home based enterprise development initiatives need to be approved by the CRO prior to any activity taking place within the community.

Where an enterprise requires a building or other physical development then a formal Development Application will be required to Broome Shire under the terms of Town Planning Scheme No. 4.

7.11 Rubbish Disposal

Rubbish shall be kept in appropriate CRO approved receptacles and collected regularly by the CRO and Stored in the Holding area as a temporary place awaiting contracted Waste Removal contractors to take all waste away from the site. A new site for the Holding Area is to be negotiated between the CRO and appropriate Shire representatives as soon as possible.

Disused Vehicles shall be removed from the block and not retained in the Temporary Holding Area.

7.12 Dust Suppression

The maintenance of the Sand Dunes system and the integrity of the natural Bush requires that vehicles travel only on designated roads and access ways.

Travel on the roads and access ways is to limit the creation of dust.

7.13 Clearing Bush

No area of land shall be cleared without the approval of the CRO.

Limited clearing around residential development for safety and security is allowed upto 10 metres from the wall line of the dwelling. If a substantial tree is within this area then the CRO is to be consulted before the tree is removed.

7.14 Underground Services

It is noted that there is a large quantity of services located underground within the development area. Specifically the following Services have been identified:

- Water
- Power
- Telstra

Care needs to be taken to ensure that prior to digging in areas outside of allocated roadways the services have been located and protected.

Whenever these services are upgraded they are to be relocated into appropriate services corridors to better locate, identify and protect them.

7.15 Existing Land Uses

A number of existing land uses are not consistent with the proposed land use nominated in the CLP. The following schedule lists the uses and the proposed action to be taken in relation to their future

- a) **Powerhouse building on Open Space and Recreation area.** This building is nominated on the CLP Plan [Plan "A"] to be removed.
- b) **Plant Propagation Shade Structure on a Community Purposes and Business.** This is not strictly an inconsistent use however it is recommended that this Structure be upgraded to be more substantial and operate as an outlet for a small Plant sale enterprise.
- c) **Small Office on Residential area.** It is recommended that the use of this building be changed to be consistent with the residential land use objectives.
- d) **Mobile Residence on Open Space and Recreation area.** This dwelling is nominated on the CLP Plan [Plan "A"] to be removed.
- e) **Temporary Holding Area [Waste Disposal Site] on Open Space & Recreation area.** This site has been retained in the short term until such time as appropriate waste disposal arrangements can be funded and negotiated.
- f) **Access Tracks on Open Space and Recreation area.** These will be retained. Access for vehicles into this area is essential for the following uses: In order to maintain
 - I. the area as part of the bush protection strategy
 - II. the area as part of the fire safety strategy.
 - III. the Temporary Holding Area
 - IV. the monitoring of security and unapproved access to the block
 - V. the access to the traditional cultural practices on the Coastal Reserve and Sea

8. CHANGES TO THE LAYOUT PLAN

A change to the Plan shall be called an **Amendment**.

An Amendment shall be prepared in a form that can be reproduced and circulated to all Stakeholders in such a manner as to clearly demonstrate the proposed change to a wide range of Stakeholders.

As a minimum the proposed Amendment shall be circulated to the following stakeholders:

- Community Members
- Local Government Authority - Shire of Broome
- Department of Planning and Infrastructure
- Aboriginal Lands trust
- Appropriate Support Agencies

8.1 Authority

Generally the CRO has the authority to commence an Amendment process for their CLP. However it is accepted that there may be circumstances where an Amendment process may be commenced by any stakeholder **with** the formal approval of the CRO.

8.2 Major Change

Where a proposed Amendment is considered to be a *Major* change to the CLP then the CRO, Shire or Land Owner can determine that the CLP be reviewed and a new CLP prepared in accordance with the Guidelines for Preparing a CLP.

The determination of what constitutes a *Major* change to the CLP shall include but not be limited by the following examples:

- a) Where it is considered that more than 50% of the CLP is affected by the Amendment
- b) Where areas of land with more than three Use types are impacted by the Amendment
- c) Where the vision and objectives of the community are impacted by an Amendment to the extent that they are no longer relevant.
- d) Where the circulation within the Community is fundamentally changed
- e) Where significant portions of Open Space, landscape and/or Recreation are proposed to be changed to an alternative land-use type.
- f) Where significant portions of residential areas are proposed to be changed to an alternative land-use type.
- g) Where a project has the potential to significantly impact upon the Vision and/or Objectives of the Community.
- h) When the CRO, Shire and Land Owner agree that it is time for the CLP to be Reviewed and updated

8.3 Identification

When an Amendment is prepared it shall be given an Identification tag as follows:

- Goolarabooloo CLP01/01 - DDMMYY - for the First Amendment
- Goolarabooloo CLP01/02 - DDMMYY - for the Second Amendment
- Goolarabooloo CLP01/03 - DDMMYY - for Third Amendment

Dates to be nominated when it is Adopted by the CRO

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When a New CLP is prepared it shall be given an Identification tag as follows:

Goolarabooloo CLP02/00 - DDMMYY

Dates to be nominated when it is Adopted by the CRO

8.4 Stages of Amendment Process

The process of adopting an Amendment to the CLP shall generally follow the Guidelines for preparing a Community Layout Plan and the recommended stages as follows.

The Stages and associated time frames for such a Process are recommended as follows:

No	Stage	Time	Discussion	Notes
1	Notice of Need for Amendment	As Needed	This may come from consultations and consideration of new Projects and Enterprises	This is especially the case when major new projects are proposed such as Housing, Business and Infrastructure
2	Preparation of Amendment	14 Days or longer as required	CRO requests that an Amendment be prepared in accordance with the Guidelines for Preparing a CLP	This will usually be prepared by a person or organisation acceptable to the CRO.
3	Circulation of Amendment	14 Days or longer as required	The Amendment shall show existing situation, and how the Plan will look with the Amendment.	The range of Stakeholders to whom the proposed Amendment needs to be sent depends on the scope of the Amendment and Interests involved.
4	Consultation & Meet with Stakeholders	7 Days or longer as required	The Amendment shall be presented to the Shire for consideration a minimum of 28 days before any decision is proposed.	Opportunities need to be made for meetings and consultations to be held with Stakeholders.
5	Receive Feedback on Amendment	7 Days or longer as required	Regular contact needs to be maintained with Stakeholders in order to promote the opportunity for providing feedback.	Feedback might be in a number of different forms that need to be followed up if there is lack of clarity or discrepancies.
6	Prepare Formal Draft Amendment	28 Days or longer as required	Once Feedback has been provided and considered then the Draft Amendment is formalised and presented to Stakeholders for any final minor comments and/or adjustments.	The Key stakeholders will be CRO, Shire, DPI and Land Owner. Copies with coloured plans shall be sent to each, giving sufficient time for them to consider, assess, and respond.
7	CRO Approve and Adopt Amendment	14 Days or longer as required	In response to Feedback, Prepare Final presentation of Amendment and submit to CRO for formal Adoption.	3 Copies shall be prepared and a minimum of one Original Signature be made in one document.
8	Local Authority Endorse Amendment	28 Days or longer as required	Present Adopted Amendment in an appropriate format to the Shire with CRO Signed Adoption Page for the Amendment. 3 Copies are signed.	Shire Planner presents the Amendment to the Council for Endorsement. Council Endorse the Amendment - signed by the President.
9	DPI Endorse Amendment	28 Days or longer as required	Shire forwards copies of the Shire Endorsed Amendment to the DPI for their Registration, lodgement and incorporation on their Web Page.	DPI Registers the CLP's with an Endorsement by the CEO and returns signed copies to The CRO and Shire for filing and storage with the Original CLP.

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It can therefore be expected for the time frame for processing an Amendment to be as long as 5 - 6 Months. Where there are difficult matters this might be considerably longer.

Where there is a need for an Amendment to be expedited for reasons accepted by the CRO, Local Government and Land Owner then the Stages and associated time frames detailed below, can be negotiated.

8.5 Application

An Amendment shall not apply until it is endorsed by the Shire and formally registered by the Department of Planning and Infrastructure.

9. Glossary of Terms

Amendment means any change to the adopted Plan that has followed due process as outlined in these provisions.

Business means an area designed to cater for areas of high interaction of people (and sometimes vehicles) using or visiting the facilities. A Business activity includes general commercial facilities, offices, shops, tourist facilities and the like.

Community Purpose Area means an area designated for the provision of uses for community use, including clinic, women's' centre, education, youth centre & the like.

Community Representative Organisation [CRO] means the elected representative committee or "Council" established to manage the affairs of the Community and its residents and members.

Cultural Area means an area identified as being culturally significant to the community generally, or to specific community groups. In some cases the areas may be considered 'no go' areas. In some cases the whole community is considered a Cultural Area and restrictions on access apply to the whole area.

Industrial Area means an area set aside to provide a location for workplaces. An industrial activity may include workshops, outdoor storage and any other use that involves the use of heavy equipment or noisy, smelly, dusty or potentially dangerous activities that may affect the continued lifestyle of nearby inhabitants.

Land Area means any parcel or area of land delineated on the Plan. Land Areas in mainstream terminology are often referred to as lots.

Open Space and Recreation means areas set aside for passive and active recreational use. It also includes areas of Natural Bush to be protected.

Provisions mean this document including its statements, guidelines, clauses and requirements for planning and development within the Plan area.

Report refers to the document containing additional information about the development of the CLP. It also contains background information about the Community and additional information about development aspirations and constraints that apply to the community.

Residential Area means an area designed to cater for a high standard of living environment with Land Areas arranged to maximise the energy efficiencies of building design.

Responsible Authority means the authority that has the responsibility for administering the CLP. In this case the Shire in association with the Community Representative Organisation. The responsibility relates to the enforcement, compliance, management and implementation of the Plan.

Rural Areas means areas not specifically designated for any other use, but not intended to be developed in the Plan except for rural purposes. Roads are designated as Rural Areas.

Site means a parcel of Land or land area set aside for development. The term Land Area is an alternative to Site, which is used in this document.

The Plan means the Community Layout Plan as adopted by the Community Council.

Use Type means a type of activity or use carried out on a land area.

Utilities mean the infrastructure required to provide essential services to the community. These utilities may include power, water, gas, fuel, sewerage, telephone and drainage.

Goolarabooloo Millibinyarri Community Layout Plan

Plan Progress to date

1. Draft Plan prepared in October 2002
2. Considered by Shire of Broome in June 2003
3. Shire of Broome required a town planning scheme amendment
4. Amendment initiated in Jan 2004
5. Referred to Dept of Environment as part of amendment process
6. Dept of Environment had concerns about the plan. The following changes were made to address these concerns:
 - a. introduction of a 100m wetland buffer [dotted blue line on plan]
 - b. deletion of residential lots within the wetland buffer;
 - c. no permanent development within the wetland buffer
7. Amendment finalised October 2004

Re-consideration

Changes to plan noted, and endorsed by

signature


Mr Joseph Roe
Chairman
Goolarabooloo Millibinyari Aboriginal Corporation
PO Box
BROOME WA 6725

18/04/2005
date

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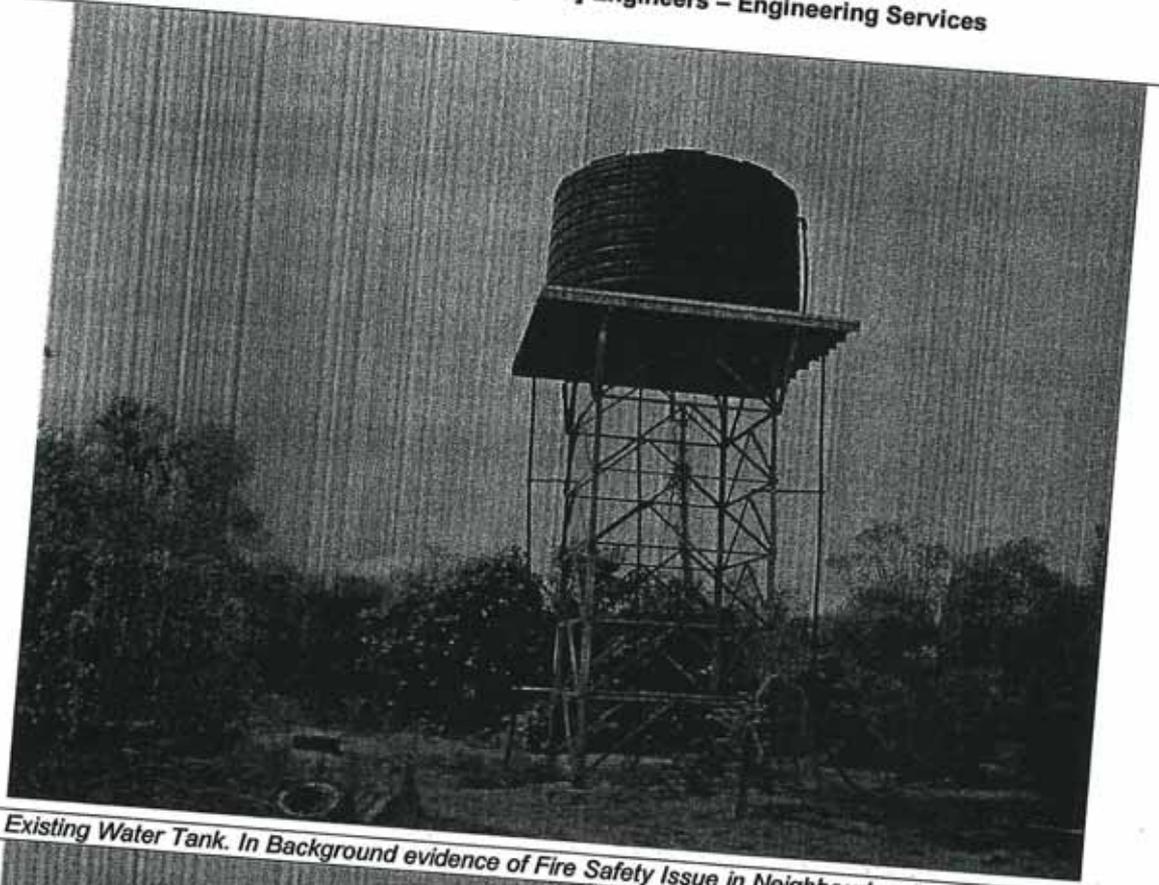

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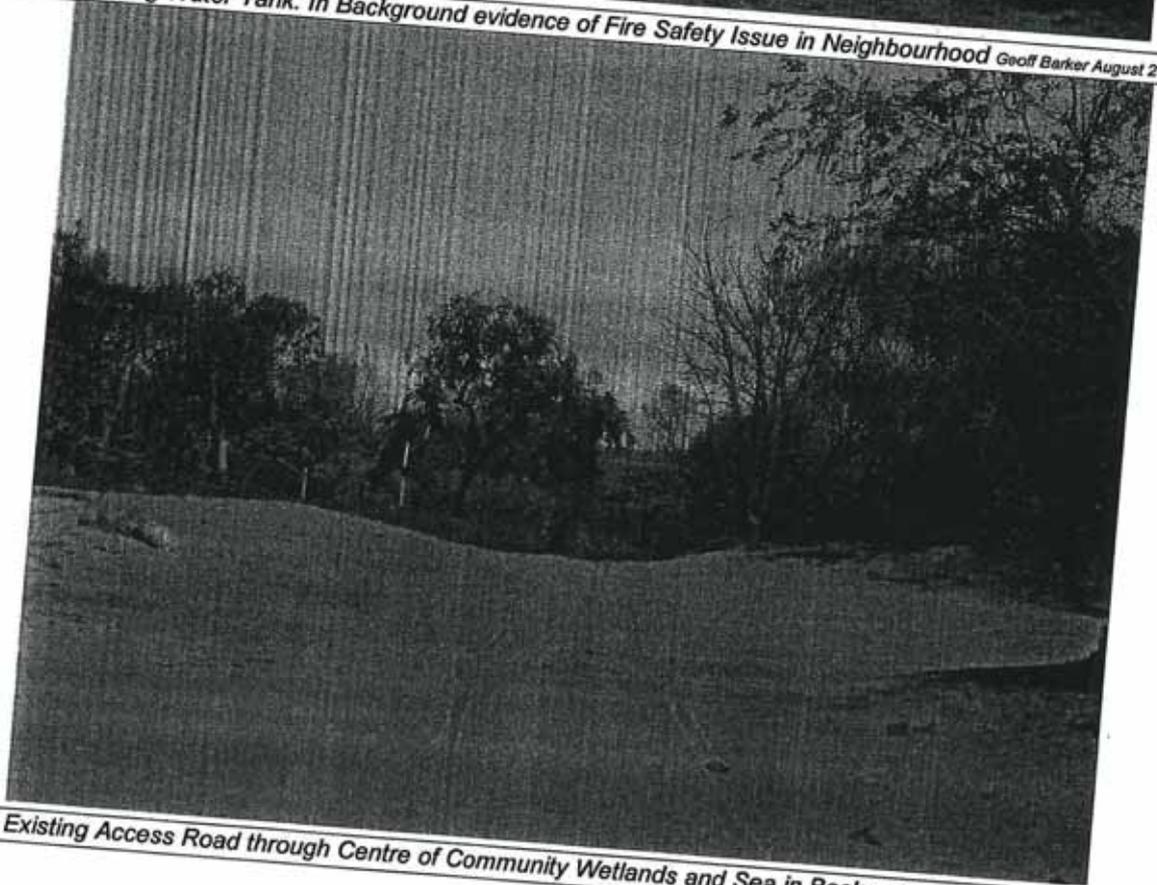
GOOLARABOOLOO

REPORT INTO THE PREPARATION OF THE CLP

PM&D With Halpern Glick Maunsell [HGM] Engineers – Engineering Services



Existing Water Tank. In Background evidence of Fire Safety Issue in Neighbourhood Geoff Barker August 2002



Existing Access Road through Centre of Community Wetlands and Sea in Background Geoff Barker August 2002

11. Introduction and Brief

This particular Community Layout Planning [CLP] "Update" project was commissioned by Arup in their role as Remote Area Essential Services Program [RAESP] Program Manager. The update of the CLP being needed prior to a range of upgraded Infrastructure being implemented. The purpose of the CLP is to prepare an up to date Layout Plan based upon a range of current information concerning the planning and essential services within the community concerned. The intention is for each community and "reserve" to have a CLP, to formalise a process for the consideration and implementation of future development, especially those places about to receive major Capital Projects.

11.1 The Brief

The Standard CLP Brief nominates a number of specific requirements to be achieved from the CLP process. These are summarised in the following points:

- Identify planning issues the Community needs to address.
- Comment upon the "Design" Population base, for the purposes of establishing future infrastructure needs.
- Establish a Layout Plan including the identification of areas suitable for the expansion and growth of the Community.
- Locate where possible, engineering services: water, sewerage, power, communications, roads and drainage.
- Identify access, airstrip, rubbish disposal areas, cemetery, and other functional areas and infrastructure.
- Establish the location of areas unsuitable to be developed at this time for cultural reasons, flooding, etc.

11.2 Planning Documents

In accordance with the Guidelines for Preparing Community Layout Plans, at the conclusion of the planning process, the following documents are to be produced:

- An up-to-date Layout Plan for the Community
- A Planning Report, and
- A set of Planning Guidelines [Provisions]

As with any physical program there is a *Human* dimension upon which the success of a CLP is based. In order to be effective there will need to be some ongoing planning support and CLP management support. This is especially relevant, if the move for communities to take over the responsibility for managing, and updating, their own information, documentation, and plans, is to be achieved. It is recommended that the Department of Planning and Infrastructure and the local Shire share the responsibility with the CRO for this ongoing task. In the Local Government Area of Broome there is already a signed service agreement whereby the Shire performs a range of planning and building activities on a fee for service basis with the Major Communities. It may be possible for this agreement to be extended or a new agreement initiated if agreed by the CRO and Shire.

11.3 Planning Objectives

Besides providing a framework for improved delivery of housing and infrastructure, it is accepted that there are some additional underlying objectives to be achieved as a result of the CLP development process. This includes the following:

- 1 Incorporate Community generated aspirations as the basis of the Plan.
- 2 Incorporate flexibility to facilitate the implementation of future opportunities.
- 3 Minimise prescriptive uses of space to allow for future development decisions
- 4 Reinforce the notion that plans are tools to be used and modified/upgraded and changed as needs require.
- 5 Establish a framework for managing the CLP and future development.

A Plan has the potential to be a reflection of community life, work and play as well as document the aspirations and needs of community members and their representatives. It is recognised that priorities change over time. Plans therefore need to be flexible to accommodate new ideas new priorities and new projects. An amendment process is therefore recommended and a sample is included in this Report. We also recommend that the plan be updated at least every 5 years [this may also happen when a major project is being planned]. This will enable people to refocus on planning issues and consider reasonable and relevant amendments to the Community Layout Plan at an appropriate time.

11.4 Planning Process

The planning process has focused on being *inclusive*, engaging a wide range of interests including Community as well as external agencies and other stakeholders to achieve a plan that faithfully shows the vision, ideas and potential for the community and its members, within the constraints applicable, at the time of the work.

After appointment the planning team carried out detailed background research and gathered information about Goolarabooloo, previous planning and Surveying, past and current projects, surrounding development issues and the infrastructure proposed as part of the current RAESP program. Contact was made with various external agencies to advance their involvement and contribution to the development of the community layout plan. This included the following stakeholders:

Shire of Broome	ALT
Mamabulanjin AC in Broome	DOLA
Kimberley Land Council	RAESP Program Manager
National Native Title Tribunal	

The next stage was conducted over several visits by Geoff Barker and Ms May Torres. This involved detailed consultations, both formal and informal sessions, with the Community Representative Organisation (CRO), community people, staff, and external service providers. Also during this time the suitability and extendibility of services, land, roads and buildings were assessed by HGM.

Consultation was facilitated through the presentation of the Preliminary Layout or *Ideas Plan*, generated from community ideas, aspirations and issues. This was left with the Community for further consideration. In addition a range of questions were presented to the CRO for them to discuss and obtain feedback. This was then later discussed at a community forum to confirm their Vision, future needs, directions and ideas.

After the presentation of the first Ideas Plan a series of further visits took place to discuss informally as well as in workshop sessions, the ideas and issues the planning team and others had raised in response to the Preliminary Layout. These sessions set in place the framework for finalising the CLP.

The CLP carried with it an urgency because the Community had been allocated a very much-needed house but this could not be commenced until Planning Approval had been given by the Shire. The planning team worked with the stakeholders involved in this issue to expedite the process.

Planning does not happen in a vacuum, we recognise that the community has other projects and priorities that it pursues at any one time. The intention is that the CLP Planning process enables the community to focus for at least a short time on the physical aspects of their place and the relationship of these to the overall life of the community and the management of its operations. With flexibility included in the concept it is hoped that the CLP can remain relevant for upto 5 years.

12. Goolarabooloo Profile

A key part of the project methodology is to collect as much background information as possible about the community and its associated entities so that this may form the basis of the assessment of issues to be addressed in the Planning process and others which need to be progressed separately. This information would then be put together in a summary form in the CLP *Report* and then on completion of the project a package of material can be returned to the community for their reference and future use.

The Planning team sought information from a number of sources, which included:

- Mamabulanjin Resource Centre in Broome
- Department of Indigenous Affairs
- Aboriginal Lands Trust.
- Essential Engineering Agencies including RAESP

The type of material sought included the following:

- Previous 5 year plans or other plans eg: Community Plans.
- Conformation of Land Tenure
- Previous Layout Plan Proposals.
- Population data.
- History of development
- Information about the extent of infrastructure and housing for last 5 years.
- Information about proposed physical and economic development from previous studies, business plans and feasibilities.

The material made available included the following:

- Community Planning Work – done with Active Community Involvement
- Land status information provided by ALT/DIA
- Layout and survey information from SKM
- Information about the infrastructure and ongoing plans RAESP priorities.
- Essential services information – HGM/RAESP

12.1 Local Government

Goolarabooloo is located within the Broome Shire and is Zoned Rural Living under the Shire of Broome Town Planning Scheme No. 4. The Community has been in existence since the early 1980's but has not previously been within the auspices of any Town Planning Scheme.

12.2 Development Constraints

Besides being useful information the material collected during the first stage of the CLP preparation process provides an overview of the issues needing to be addressed as part of the planning process. This includes many items that are considered to be Constraints on Development. That is issues that form boundaries or limits within which it is considered to be appropriate to progress the development of the CLP.

Many of the paragraphs raised below include both general information as well as issues or matters that form constraints on development. Where necessary the Constraints and follow-up issues are included as part of the discussion.

12.3 Location and Geography

There are a number of physical constraints to development most notably

- Coastal Reserve and Wetlands to the West
- The Sand Dune System with Steep decline to West of the main living area

GOOLARABOOLOO COMMUNITY LAYOUT PLAN: GUIDELINES

- Natural Bush to be retained between the block and neighbours to the North
- Natural Bush to be retained between the block and neighbours to the South
- Lawrence Road to the East

a) Access

The Coconut Wells access road starts at approximately the 5km mark along the Dampier Peninsular Road [which itself starts at approximately the 10km mark out from Broome on the Broome Highway - Great Northern Highway]. The gravel section of the access road becomes boggy and dangerous during severe Storm events and limits access accordingly. A four Wheel Drive vehicle is a desirable requirement during the Wet Season. The Shire is in the process of Upgrading and Sealing parts of this 7km access road. Further confirmation is required from the Shire about the programming for the balance of the upgrading project.

b) Climate

In Broome temperatures have an average diurnal range of 18 - 35 in the Wet Season and 12 - 30 in the Dry Season, with some variation outside these ranges. Annual rainfall totals approximately 600 mm, which predominantly falls during the Tropical Wet Season, as a consequence of Monsoon activity across North Australia.

c) Topography

The Coastal Planes with associated wetlands, and Sand Dune system, are the dominant features in the area. The wetlands are subject to Wet Season inundation and are a source of Mosquitoes when they are active. The community itself is not subject to flooding but can experience significant stormwater inundation and surface run-off when the Wet Season is in full force. Such experience suggests that good drainage and good housing design are needed to avoid such problems.

d) Soils and Vegetation

The soil is generally poor sandy loam Pindan, which will grow most agricultural produce with the addition of water, minerals and trace elements.

The vegetation is dominated by Acacia, Eucalypts and native grasses, with some species that are particularly useful to indigenous people for food and medicinal purposes.

12.4 Community Information Summary

No.	Item	Details
1	Community Name	Goolarabooloo
2	Local Government	Shire of Broome
3	Community Representative Organisation (CRO)	Millibinyari Aboriginal Corporation registered under the Federal Associations legislation
4	Address	PO Box 1369 Broome WA 6725
5	Location	22 Kms by Road North of Broome
6	Contact People: Chairperson:	Mr Joseph Roe
7	Contact Details	Ph: 9192 2959
9	• Office and Meetings	A small self-built building was constructed recently intended to be an office but is currently used as accommodation - meetings are usually held in the open or under the Meeting Shed

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10	• Recreation	Children's play equipment and facilities are located within the central community area. Additional facilities are proposed—eg Basketball Court
15.	• Transport	Supplied by community members. A school bus services to and from Coconut Wells and passes the community early each morning.
16.	• Community services	CRO receives agency funding through CDEP, for a limited range of community services.
17	• Enterprise	The Community has a nursery for propagating native flora.

12.5 Land

Goolarabooloo is located on Reserve 40108 vested in the Aboriginal Lands Trust. There is no current Lease or formal Management Agreement to the Aboriginal Corporation. The land and development comes under the control of the ALT and their policies.

The community see themselves as the custodians and recognised management entity for the land but the group has not actually received any formal documentation to enshrine this status. The Community reported that they had signed papers some time ago but had not received any documents confirming their lease. The ALT has been included in the Development of this CLP.

The parcel of land is small and there is limited space for major supporting infrastructure. However the intention is to construct interim infrastructure and eventually secure resources to install alternative systems that are more sustainable or connect to major town utilities when [or if] they are connected to the area.

12.6 Culture and Heritage

The community is located in Djungan country. The Rubibi Land Development and Heritage Working Group was set up by representatives of three local groups of people Yawuru, Djungan and Goolarabooloo to enable group interests to be advanced in the Broome area. The Goolarabooloo CRO and residents are committed to advancing their Native Title interests and protecting areas for the future benefit of their people.

The community is made up of a core group of 50 people who moved away from a variety of places most notably Broome and some Dampier Peninsular communities.

Land was originally requested for the purposes of establishing a community in the 1970's as a result of the leaders seeking, for many years, funding and resources in order to set up a living area away from Broome and its social problems; close to the areas of ecological and cultural significance.

There are important cultural sites in the general locality associated with the Reserve and these are included on the Register of Sites managed by the Department of Indigenous Affairs. The sites are not impacted by the community and its future growth as detailed on the CLP.

Since early in its development the community has regularly applied for resources, services and assistance to set up a viable community. The community is not recognised as a "Major" Community by key funding agencies, and therefore has to compete for capital funding and associated services.

It is noted that access to the whole community area is restricted. The areas to the North of the community including distant sites have specific cultural areas

identified at this stage. Refer also to the Register of Heritage sites administered by the DIA.

12.7 Town Planning and Location

Goolarabooloo comes under the auspices and controls of the Shire of Broome TPS 4 [including amendments]. Accordingly there are a number of issues to be addressed in any proposed development and planning.

Under TPS4 the block comes under the current Zoning of *Rural Living*. This Zoning applies generally across the whole Coconut Wells area. In order to achieve the objective of sustaining a community group with multiple dwellings on the block an alternative Zoning is required. The Shire has incorporated an Aboriginal community or *Settlement* Zoning within TPS 4 in accordance with the WAPC Statement of Planning Policy No. 13. This enables a form of community living wherein community groups, their residential and associated community activities can be accommodated.

The requirement to have ground water pumping rights, as also detailed in TPS 4, is an additional constraint that has long term implications. Goolarabooloo already has a licence from the Water and Rivers Commission to extract water [refer Section Water].

12.8 Current Projects

The community has two major projects in the process of being implemented:

- Upgrade Power and Water
- 1 x new house.

In addition the community has recently been recognised as an "emerging" community and now qualifies for regular servicing by KRSP for the essential Engineering services. This includes regular Water Quality Testing.

12.9 Population

Population information was provided by the community members and leaders. However up-to-date formal records of the population are not recorded by the community, nor are they clearly identified in other available documentation.

The research carried out by the CLP Team indicated the following classifications of people who use and visit Goolarabooloo.

- Permanent Core Resident Group: 52
- Transient Visitors: 10 Visit from time to time
- Associated Family: 20 Visit from time to time
- Staff and Visitors: -

TOTAL - 87

The Core group of 52 constitutes what would normally be called the "usual" or "actual" population. In reality the population varies significantly at any one time from this figure, with the members being mobile and some visitors arriving from time to time associated with family, cultural and recreational activities. The community members have stated that they do not see the Community growing *too* big. The community is considered a quiet place to get away from the hassles of Broome and elsewhere. Family members would come to live at Goolarabooloo if there was adequate housing and services provided.

Specific population data, broken up into age cohorts, was partially available to the planning team. The Community collect this information and update it from time to time.

	0 - 5	6 - 15	16 - 30	31 - 65	65 +	Totals
Male	2	5	9	11	2	29
Female	3	7	5	8	-	23
Totals	5	12	14	19	2	52

Notes

- Figures based on Community Census August 2002.
- The Community Housing and Infrastructure Needs Survey 2001 [CHINS] has been completed by ABS but the data was not available to this project.
- Previous ABS census data is out of date and not recommended for use.

12.10 Other Communities and Centres

Associated population centres provide an element of uncertainty in the forward planning of any community. This is as a result of the desire to move to quieter living centres. Goolarabooloo would attract more people if there were the facilities and housing to enable this to occur. Some of the Centres with which residents interact include the following:

- Broome
- Other Dampier Peninsular Communities

The following notes are provided for discussion purposes:

- The population in many of these other centres are mobile and some spend large amounts of time away from their place for various climatic, social, cultural, economic, health, education, and recreation reasons.
- Understanding the roles and importance of outstations is considered to be a central part of the process of understanding the workings and needs of the regional population.
- If outstations and major communities are considered independently of each other then the infrastructure and social needs profiles combined for a region will be largely incorrect.

There are a number of Family members who associate with Goolarabooloo who are recognised as having connections and therefore the potential to join the rest of the members at Goolarabooloo. Many have expressed a desire to have the opportunity to live at the community. This is inhibited by the lack of appropriate housing and the restrictions on water supply.

12.11 Housing

There are currently 14 Community dwellings at Goolarabooloo – none of which have a level of services and facilities to enable them to be nominated as *Houses*. They are all self built shelters and Mobile dwellings – Caravans, etc. The community has struggled to secure funding for housing and other support in the past so the members through their own initiative and drive decided to move to the block and make their own places. The majority of residents live in self-built dwellings and have done so for many years. These places have been constructed according to needs and the materials available to people at the time.

The makeup of these dwellings is summarised as follows:

- | | |
|---|----|
| • Family houses | 0 |
| • Self Built Dwellings, Shelters and others | 14 |

The current living conditions in the self built dwellings are considered suitable for short term living only. The CRO recognises that better housing is needed for its residents and has regularly applied for Housing. The allocation of funding for a new house is the result of this process. This house is needed as a matter of urgency to improve the living conditions of residents.

A further 4 Houses are recommended as a high priority in order to alleviate some of the inappropriate living conditions currently experienced by residents.

a) Living Areas

The external areas around the house including outside shelters, and cooking areas, are key parts of the family domestic living arrangements and most of the dwellings have extensive external areas. The inclusion of external living facilities,

fencing and landscaping in Housing funding is seen as being an essential part of future improvements in community living conditions.

12.12 Buildings and Facilities

In addition to the existing dwellings the community has a number of other buildings and facilities, installed at various times over the last 10 years.

These include the following:

a) Playground

The main playground in the Community is located in the Central park area.

b) Trial Plant Growing Area

The trial plant growing area is an informal place where native plants are propagated and grown for local use. This activity has the potential to be an enterprise subject to water and future management decisions.

c) Administration Services

A small building was constructed in 2000 for setting up administrative services within Goolarabooloo. With the shortage of suitable and habitable accommodation this building is currently used for accommodation until alternative housing is provided.

d) Cyclone Shelter [Partially Constructed]

The community are concerned about the potential impact of cyclones in the area. The only cyclone shelters are located in Broome and during Heavy rains the roads can be impassable and so the Community can be isolated from potential shelter. The community therefore embarked on building their own Cyclone Shelter. This building is not completed but the intention is to have it completed as soon as funds are made available.

e) Recreation

In addition to the surrounding Bush, the Community has a number of recreation areas where recreation of various types takes place.

f) An open area known as the Meeting or Community Area – in the middle of the community. To be upgraded with playground and other facilities

g) A small track through the Wet lands to the West of the Community enables access to the Beach and Sea for community recreation and hunting

h) Public Phone

The community residents have decided to access personal telephone services rather than a public phone at this stage of development.

i) Sheds and Workshops

There is one "Shed" building in the Community. This has been retained in its current location with an expanded site to allow for future extension, storage and access.

12.13 Goolarabooloo Hostel in Broome

The Hostel site in Broome is seen as a major development opportunity by the group, with the potential to be expanded into a base for enterprises. A number of ideas were discussed during the planning phase which now need to be followed up with some strategic Planning and Business Plans. Over the years the condition of the buildings at the Hostel have deteriorated and some major work is required if this facility is to be retained in good working order.

GOOLARABOOLOO COMMUNITY LAYOUT PLAN: GUIDELINES

12.14 Existing Essential Engineering Services

The existing services and their respective status are summarised as follows:

No	Service	Status	Notes
1	Entry	A post and rail fence and a steel gate form the current entry	A wider entry gate is recommended for heavy vehicle access.
2	Internal Roads	The internal roads are unformed gravel tracks established by clearing the local vegetation.	<p>Unformed Roads across Sand Dunes are a hazard and are innately unstable. The existing roads and services within the community limit the potential to use and access some areas. Accordingly the Services are being upgraded and it is recommended that the roads be upgraded in the future.</p> <p>The steep incline makes road access into some sites difficult and large scale clearing is not recommended due to the unstable nature of the Sand Dune. During the wet season access around the community can be severely curtailed because of the current poor road drainage and sandy conditions.</p> <p>Road surfaces are dusty and are a potential health hazard. Limiting access to Bush areas [shown on the Plan] is therefore recommended. The dust problem will continue to exist with the proposed road layout unless surfacing is improved.</p>
2	Drainage	Storm-water drainage through the community is a major issue and causes inundation and local ponding.	<p>Some local effort at controlling storm-water runoff has been made on the high side of the community. Additional work is recommended to further alleviate this potential problem.</p> <p>Low lying relatively flat land in the west of the community [associated with the coastal wetlands] cannot be drained without major drainage infrastructure. Therefore development into these areas has been restricted.</p> <p>The balance of the community is located on sand dune and <i>Pindan</i> soil and this drains quickly once the rain stops falling. Significant drainage channels away from the main access road are not proposed on the grounds that the soils are sufficiently absorptive to deal with run-off within nominated land areas.</p>
3	Sewerage	All sewerage disposal is by means of Septic Holding Tanks. Some problems have been experienced over the last 5 years with this System.	<p>The condition of Septic tanks and their age require Long term management and maintenance arrangements and operational monitoring. This needs to be supported at the Regional Level.</p> <p>The Community arrange for the Tanks to be pumped out on a regular basis to prevent groundwater contamination.</p> <p>It is recommended that alternative disposal systems be investigated.</p>
4	Water	Water from the single production bore is pumped to the elevated water tank. The site for the elevated water tank is near the highest point within the community. The black polyethylene tank is located on a nine metre stand.	<p>No regular maintenance is carried out by any service provider at this stage. All operations and maintenance are funded by the community self generated funds.</p> <p>The water supply undergoes no form of treatment. The tank stand is not adequately equipped to enable safe access to be gained to the tank.</p> <p>The recently drilled bore has been allocated a licence to extract water for an annual population figure based on 40 (15,000kl). A design population</p>

GOOLARABOOLOO COMMUNITY LAYOUT PLAN: GUIDELINES

		<p>The tank is reported to be 22kl in capacity. The community is serviced with 50mm black polyethylene pipe.</p> <p>The pipework system for the community has been installed in an adhoc basis.</p> <p>The Community has recently been recognised as being an Emerging Community therefore resulting in KRSP providing a regular Service visit for the Maintenance of Infrastructure.</p>	<p>of 70 would require this licence to be increased. This requirement has been investigated with the Water and Rivers Commission and an increase to 26,000 kL is being sought. A decision on this matter is expected early in the new 2003 year.</p> <p>The water upgrade project funded under the ATSiC RAESP program involves the equipping of the recently drilled bore, headworks, fencing of the bore compound, provision of UV water treatment downstream of the existing elevated tank and the extension of the water reticulation system as necessary. The community are to construct a second elevated tank adjacent to the existing unit.</p> <p>Currently no flow control is provided at the elevated tank. It is proposed to consider the installation of a float control valve to govern operation of the bore. The system will include a pressure sustaining vessel at the bore headworks and an appropriate switching mechanism relating to pressure fluctuations created by the operation of the float valve.</p>
5	Power Supply	<p>The powerhouse incorporates two generators which are currently operated and managed by community members.</p> <p>There is no bunding or ground contamination protection, for the fuel storage and supply system</p>	<p>The area is close to the Bore and needs to be shifted. The community are to construct a new power house and the transfer of generation equipment is to be covered under the RAESP.</p> <p style="text-align: center;">➤ <i>Fuel Storage</i></p> <p>Fuel storage consists of one 5 000 litre tank on an elevated stand. This capacity is adequate due to the short distance from Broome. No fuel bund is in place around the fuel storage tank. If a fuel spill were to occur, the fuel would soak into the soil and possibly into the water table. This facility will be moved under the ATSiC RAESP program. It is recommended that a fuel bund be constructed around the storage tank.</p>
			<p style="text-align: center;">➤ <i>Feeders</i></p> <p>One underground feeder runs around the community. The cable is 4 x 35mm² protected by an 80A circuit breaker in the power station switchboard. Square P.O.A. pillars are installed around the community for service connections to the shelters. Conversations with MCM Electrical indicate that pillars were installed late last year. They suggest another feeder is required to feed part of the community. It is suggested that the existing feeder route is examined to ensure that it conforms to the new town plan being developed. It is probable that re routing of the cable into new road reserves may be required.</p> <p style="text-align: center;">➤ <i>Service Connections</i></p> <p>Service connections comprise of under ground cabling with a 40A main switch. These service connections need to be upgraded as the shelters are replaced with houses.</p> <p style="text-align: center;">➤ <i>Meters</i></p> <p>The consumers do not have electricity meters. It is recommended that electricity meters be installed to the future housing as constructed to equitably charge members of the community for the use of energy. This would also serve to discourage energy wastage.</p>
6	Telecomm unications	Telstra has a Service in Lawrence Road.	The Service lines run in all directions and need to be plotted on the new Services Drawing.
7	Refuse	The current site is	The site is in average condition. It is recommended

GOOLARABOOLOO COMMUNITY LAYOUT PLAN: GUIDELINES

	disposal site	located in close proximity to the Wet Lands that fronts the rear boundary of the block.	that the site be fenced and managed with the Shire. Vehicles need to be removed from the Site to minimise future impact.
8	Cemetery or Burial Area	There is no Burial Area within the Reserve boundary. The community had requested that a place be formally set aside but ALT had not approved this request.	Broome provides the primary location for burial services.

12.15 Economic Activities

The community members have previously managed their own nursery and garden produce and actively participated in the operations and management of their Community.

The Community has been self-motivated and innovative in securing support, technical advice and resources to assist in the planning and development of economic opportunities. There is however a lack of substantial resources to fully develop income producing activities that have sole benefit to community members.

The community has invested some effort in developing a registry of plants and cultural resources in the region with a small propagation and growing trial for establishing a future small native plant growing enterprise.

There is insufficient land to enable broad scale Enterprises to be undertaken at the Goolarabooloo site. However small focused or intensive enterprises may be feasible. This might include the propagation and growing of Gubinge Trees for local use.

Goolarabooloo Hostel offers some potential for the group to develop income producing activities. A feasibility Study is highly recommended in order to properly assess the suitability and constraints of proceeding with any enterprise development strategy – especially one based at the Hostel.

The small range of economic activities currently carried out and the potential for increased activity with the Hostel and other potential regional economic activities suggest that a comprehensive forward plan is needed including business development strategies.

12.16 Income

The group is predominantly reliant on government funding and grants for its current operations and maintenance. Self-generated funds do however constitute a sizable component of community income. The Hostel remains a *potential asset*.

The main sources of income for individual members are through the following government supplied benefits:

- CDEP payments and
- Centrelink payments – pensions etc
- Employment in Broome

Some members are or have been employed in a variety of industries and organisations in the region and in Broome. This remains a key source of income for some members. From time to time, plants have been sold and other community activities are carried out to produce supplementary income.

Through the CDEP scheme community members have the opportunity to register and carry out specific projects within their community. There are a limited number of positions available on the CDEP [30] but many projects in the community

constitute approved activities. This includes Municipal Services, Community Services, infrastructure construction maintenance and operation, economic activities and housing related activities.

12.17 Sustainability

Sustainability is a term with many different meanings. In this situation the term refers to the ability of the group to maintain itself in the current location with the level of services that are needed for day-to-day activities and long-term operation. This assumes that the level of services [social and physical] available to residents in major centres are to be reasonably accessible to those living in Regional Centres.

The group have as a high priority to maintain a level of economic independence. It is therefore striving to increase its self-reliance and ability to operate without significant input by others.

12.18 Community Representative Organisation [CRO]

To receive sufficient external resources and manage its own affairs in the future, in its own right, it is required to maintain a registered administrative CRO either under State or Federal legislation. The Millibinyari Aboriginal Corporation is registered under federal legislation. However the group recognise that it is unlikely for them to independently receive significant future funding and they have aligned themselves with Nirimbuk A.C. for their resource and Infrastructure negotiations and some service delivery [eg CDEP]. Mamabulanjin AC also provides support.

12.19 Broome Expansion

It is noted that Broome is rapidly growing and that town services are also expanding to meet the greater demand.

Contact with Water Corporation and Western Power suggest that the connection of mains services to Coconut Wells is **not** on any forward capital project planning. Nevertheless in future years such options might become a reality. In this case Goolarabooloo may be able to access town based power, water and sewerage. The expansion of these town based services needs to be monitored so that when such development takes place the community can properly assess the benefit from connecting to the services.

13. Community Vision & Aspirations

The community group members have a strong sense of who they are and where they are going, including a number of aspirations for their place. These are raised in the following paragraphs in no special or prioritised order. The prioritising needs to be done at some future time with the members.

13.1 Community Vision

The Community has a strong sense of direction and independence and have worked on a Vision for their current and future development. This is expressed in the following statements:

- Protection of Cultural Heritage and Land interests in the Region
- Recognition that the community has been in existence for many years and is entitled to a level of support and equity programs that matches other small emerging communities.
- Set up a place where the extended family can live and work in peace in culturally and community appropriate surroundings. This includes supporting
 - Family based social services
 - More work/jobs for young people
 - Further Education Opportunities
 - Improved health, literacy and community enterprise
- Long-term economic independence and self-reliance. This is the stated objective of the group and they have been motivated to establish a range of initiatives and contacts in order to achieve this vision.
- Improved living conditions for its members. This is essential to enable the members to achieve a level of equity in their housing and services. Ongoing support from service agencies and injections of capital for housing and infrastructure are essential if these are to be improved.
- A secure form of tenure. This is required in order for the community to establish long term ventures and initiatives.

This combination of long-term objectives has been commenced and continues to need ongoing resources from the community and funding agencies combined with monitoring, planning, and commitment, if it is to be achieved.

The Community started out with a strong independent spirit and it is their intention to keep working towards their priority development objectives.

13.2 Land Tenure

The current land tenure – ALT vesting - is seen as an important development issue. The community see themselves as the custodians and recognised management entity for the land. The community has previously signed papers, for the Lease to be transferred to their organisation and returned them to the ALT but these papers have not been returned to secure such status. The ALT confirmed that the matter was currently on hold.

The CRO sees a need for future land tenure to come with access to resources and services as part of the management package, if it is indeed the intention of Government to support communities achieve some form of self reliance and future.

13.3 Design Population

The determination of the Design Population is based upon the following assumptions:

- The community is based around an extended family group.
- The Community has 30 allocated CDEP participants.
- The numbers of visitors is expected to remain in the same order as previously.
- There is a core group of 52 people.
- There is a potential to grow to 80 to 100 but this is subject to securing additional water supply resources.

With the current situation with housing and services it is expected that the Population will remain at **50 to 52** for the foreseeable future. If housing and services were improved there is the **potential** to grow to a Design Population of 70. This is subject to further negotiations concerning Water and Housing.

Additional housing, infrastructure and facilities are needed *now* to cater for the current population. Some indicative areas are shown on the Layout Plan should there be a need to bring on new land for subdivision within the community.

13.4 Size of the Community

The currently proposed new infrastructure is seen as being sufficient to cater for the recommended design population. It is considered likely that the design population will remain within this estimate for the next 5 years.

In many similar sized community groups, major growth only takes place in parallel with major development, with people returning from other centres. In many cases major development will only take place where there is already a demonstrated need to improve infrastructure, facilities and services.

Future growth of the community is limited however by the constraint on water supply and the lack of Housing. Further negotiations are therefore required before additional members can move to the community.

13.5 Town Planning and Development

The Community has not previously been covered by any Shire Town Planning instruments. The current Zoning of Rural Living with accompanying restrictions on use [including 1 only residence] is inappropriate for the future development of the community. It is therefore recommended that a process of TPS amendment be commenced by the Shire to change the Zoning from *Rural Living* to *Settlement* in co-operation with Goolarabooloo CRO.

13.6 Physical Development

The future aspirations for Physical Development include a wide range of projects and outcomes. Some of these specifically mentioned include the following:

- Better housing and living conditions for everyone
- Economic development (and jobs for the young people)
- New Office facility in location as shown – *Commercial*
- Achieve a sustainable Water Supply
- Recreation Space - for kicking footballs – middle recreation area
- Youth/Recreation Centre - middle *Community Purposes* area
- Get water and soil tested to determine what, if any, additives are needed for growing produce.
- Women's Centre – location yet to be determined
- Upgrade access roads
- An effective Sewerage System
- Better site drainage in and around community
- Enterprise development on the Broome Goolarabooloo Hostel site.

13.7 Economic Activities

The CRO has high expectations and a strong vision to achieve an improved economic status. The community see their future in terms of being more self reliant but linked to other groups and organisations.

- Regional economic strategy
- Community doing its own building etc
- Development in Broome
- More jobs for young people
- Tourism
- Arts and Crafts
- Native Plant Propagation and Growing

Under the current TPS 4 Rural Living Zone many activities are either not permitted or have restrictions. However it is possible for the community to negotiate development arrangements under the proposal to change the Zoning to *Settlement* Zone.

13.8 Culture

Culture remains a strong commitment of community members. High priorities and expectations are therefore to:

- Maintain Culture
- Manage and Protect the land – especially the Country
- Development to be sensitive to and in cooperation with Culture

The CRO see their block as part of a larger cultural estate. This is important when considering the surrounding land uses, heritage sites and potential future development.

Further exploration of this issue is beyond the scope of this current project.

13.9 Essential Services

a) Internal Roads

At some future time the surfacing of all internal roads with appropriate drainage and creation of green areas is recommended. Heavy vehicle access to the community should be widened. Fuel storage areas to be upgraded to prevent pollution of the ground with the attendant potential to pollute the ground water reserves. The security of this area is also important to prevent fuel losses.

Parking areas would need to be considered in association with the proposed facilities such as the Office and central Community Area.

b) Surface Run off

Stormwater management swales, channels and banks within blocks both associated with the roads and away from living areas are recommended to alleviate the potential for inundation and erosion of the roadways within the community during the wet season. These can be accommodated in future engineering design development within proposed roadways and blocks without specific locations being nominated at this time.

i) Power

Many of the blocks in Coconut Wells have installed Solar and other alternative power supply systems so it is considered unlikely that there would be a great demand for reticulated Mains Power. However the provision of Power to the Grid or to neighbours may become a business opportunity for communities such as Goolarabooloo in the future.

ii) Sewerage

Construction of an appropriate sewerage Disposal system at some future time is recommended so that the Septic Holding Tanks can be replaced. This is an issue for the whole of Coconut Wells and needs to be discussed further with the Water Corporation and the Shire.

iii) Water

Consideration needs to be given to the upgrade of the community water reticulation. A new water tank has been funded and funds are currently held at Nirimbuk AC on behalf of Goolarabooloo for the construction of this infrastructure. The system that is currently in place is only partially adequate to meet the needs of the community. This is even more important with the likelihood of additional new housing being provided in the future.

In order that a sound water supply can be maintained it is recommended that construction of a *Mains* link to Broome or some other appropriate system of potable water supply be established by the Water Corporation at some future time. This is an issue for the whole of Coconut Wells and needs to be discussed further with the Water Corporation and the Shire.

iv) Services Extensions

As new areas become needed then extensions of services will be needed. At the time of the current planning process some minor extension are needed but there were adequate sites available for the foreseeable future.

13.10 Administration

A small group like Goolarabooloo is only able to sustain a small community based administration. However it is important that this service be supported to enable a satisfactory level of accountability to be maintained and sound advice provided to members.

The CRO has already built partnerships and relationship with other entities and Regional groups and this has the potential to be an effective ongoing strategy for management and the administration of services, capital programs and economic development.

13.11 Transport

Community Vehicles have been the only primary source of transport and this is expected to continue

14. Community Layout Plan Notes

During the consultation phase of this project, planning issues were raised either directly or indirectly as a result of questions, priorities, aspirations or recommendations from Community representatives, Community members and other stakeholders. The community has considered these issues relevant to updating their plan and agreed to the adoption of the Plan "A".

A wide range of Stakeholders were included in the CLP development process and their contributions have resulted in improvements and recommendations that were subsequently adopted by the Community.

The existing layout of serviced lots and access routes is generally retained largely as built and existing. This has been at the request of the CRO for minimum disruption to existing living arrangements and to minimise the impact upon existing in ground services that are adequate for current demand.

Some of the existing in-ground services dictate that some land areas cannot be developed unless funding is made available to move them into more appropriate corridors. This particularly applies to Water, Power and Telstra Cables in the middle of the community. The sites are shown as *Utilities*.

In addition there have been a number of areas of Open Space incorporated in the plan. Some of these are small [often *left-over* spaces from previous siting decisions] and are intended to be used as landscaped buffer areas and areas for small recreation facilities such as children's playground.

During the Planning process the team identified a number of unspecified future development initiatives that are being considered. Accordingly sufficient land is set aside for future decision-making and approvals once new initiatives are actioned.

14.1 General Planning Outcomes

The Layout has incorporated some objectives of the current Zoning where these items are applicable to the community. This includes the following:

- Retain the Rural Landscape of the area
- Siting and scale of buildings should aim to reduce the visual impact of the buildings within the area
- Primary Street setback of 20 metres including Natural Bush.
- 20 metre natural bush setbacks from side boundaries
- Other setbacks at discretion and agreement with CRO/Shire
- Retain existing natural vegetation wherever possible
- Use of the land for Rural and associated Community activities.

The CLP has incorporated specific ideas and needs of the community. Wherever possible and in accordance with community preferences, existing services, land uses, patterns and requirements have been retained. However in order to improve safety, amenity, and sensible planning practice a number of changes to the previous plan have been recommended and endorsed by the community. For example:

- Some internal "roads" have been changed or diverted to reduce the impact upon the environment and the potential for conflict between community areas and vehicles.
- Access to blocks is generally provided from the top of the hill rather than encourage the development of roads through the primary sand dune.
- Areas set aside for Community Purposes use have been increased.
- The Power house has been relocated to isolate fuel and power from the potential to impact upon the water supply.

The following Sections provide additional explanations and information to assist in the discussion and consideration of the Community Layout Plan.

14.2 Cultural Areas

In order to protect Cultural assets entry into the community block [all areas within the block] is restricted and permission is required prior to visiting the community. Because the whole block is identified as a Cultural Area there are no specific places nominated as *No Go* areas.

14.3 Open space and Recreation

There are a number of areas set aside for "Open Space and Recreation" use type to ensure there are sufficient areas for a range of current and future uses.

Recreation covers a range of intentions, which includes the desire by the community to limit development in some areas by leaving it as "Bush" for future enjoyment. Other uses include the following types of recreation:

- Small Playgrounds
- Small Buffers between roads and other infrastructure
- Buffer Landscaping to Lawrence Road and Neighbours
- Formal recreation areas [e.g. Basketball Court etc.]

The natural bush areas are also nominated as Open Space. These may be unsuitable for development for the following reasons:

- Buffer areas to Infrastructure and other development
- Services under the ground in this location
- Unspecified community reasons

All Recreation areas need to be maintained and allowances should be made in Operational Budgets for the materials, labour and equipment to do the work. Fire safety is also an issue and any natural Bush needs to be regularly managed to minimise fire risk.

Some areas are specifically noted on the plan as "Landscaping". The intention in these areas is to supplement the bush with buffer planting to help reduce dust and increase privacy.

14.4 Community Purposes

After considering the size and extent of development proposed in this community, the Community Purposes and Business [or Commercial] Land Use Types have been combined. This results in more flexibility in future decision making without over regulating and complicating the objectives of each area.

14.5 Cul de Sac

Cul de sacs eventuated from the desire and decisions of the CRO to maintain limited access to some areas that currently have a small number of shelters or facilities.

A number of roads have been included to facilitate future access into areas that might later be made available for development. Wherever possible these follow current alignments of tracks and/or services in order to minimise the impact on the Sand Dunes and Natural Bush.

14.6 Potential Camping Area

The road to the Water Tanks site accesses an area that has the potential to be used as a "camping area" for visitors and cultural purposes. This is nominated as unspecified *Future Use* at this stage.

14.7 Water Supply

The availability of groundwater resources is likely to be a limiting factor on possible expansion for the community. Although it is acknowledge that the community do

not what to significantly expand in the short term it is highlighted that water resources within the area are limited. It is recommended that a monitoring program of water consumption and water quality be undertaken on a monthly basis. Of particular importance is the monitoring of saline water ingress within the underlying groundwater reserves. A buffer zone of between 75 and 100 metres is recommended around the water supply bore.

The proposed water supply system with the assistance of the available RAESP and community funding will provide an assured and sustained water supply for the foreseeable future. The water reticulation system will be regularised to fit the community layout. Adequate pressure from the existing water tank will be maintained. The provision of an ultra violet water treatment system will also provide a secure water source, however, the performance of the system will be dependent upon the reliability of the power supply system.

14.8 Future Use

Some areas on the Plan have the formal notation of "Future Use". These allow for a range of ideas for which an area might be used but it was not possible to determine a specific use at the time of preparing this CLP.

A CLP Amendment will need to be actioned concurrent with a Development Application if one or more of these areas are to be developed in the future.

14.9 Future Development

Subsequent to discussions and consultations with local community members and representatives, development within the next 5 years is likely to consist of additional housing, community buildings, community facilities, and enterprises. This can be accommodated within the areas nominated on the Plan. For example Housing would be located where self-built dwellings are currently built. Services extensions would need to be extended for many of these locations.

Some of the other expansion areas [eg to the south of the block] can only be developed if services are extended or provided in whole. In all cases these other areas require more detailed servicing assessments to be done before a lot development plan can be finalised.

14.10 Buffer Zones

In accordance with general recommendations Buffer Zones around essential service installations need to be adopted. The following guidelines have been incorporated:

- | | |
|-----------------------------------|----------------------------------|
| • Sewerage Treatment Plants | 500m from Residential Areas |
| • Solid Waste Disposal Sites | 500m from Residential Areas |
| • Water Supply Bores | 75m-100m or as determined by WRC |
| • Power Generation Plants | 100m to 200m |
| • Chlorine Water Treatment Plants | 100m from Residential Areas |
| • Dangerous Goods Storage | 100m |
| • Industrial Areas | 50m |

Note: WRC = Water and Rivers Commission

14.11 Stormwater Removal and Land Inundation

Some of the living areas are subject to local inundation as a result of heavy rains in the region causing the roads to become boggy, and generally poor stormwater disposal arrangements within and around the community.

A series of Drains within land area allocations, including roads, are recommended to cope with stormwater runoff. In an area where water is such a scarce resource harvesting rainwater in land forms as well as tanks, for drinking water and plant watering, is a recommended practice.

Also It is recommended that all future buildings be constructed with floor levels at least 400 mm above finished ground level to reduce the risk of inundation.

14.12 Mixing Heavy Equipment and Residential Areas

It is considered important to limit heavy vehicles passing through residential areas and community areas, wherever possible. Large vehicles cause many problems for the safety, and amenity of the community. In this case the Workshop and the Powerhouse do not require trucks to pass through or into the community residential area.

Nevertheless a number of strategies could be considered for future safety including:

- Always supervise the access of heavy vehicles when they enter the community.
- Make sure trucks/heavy equipment go directly to the Powerhouse and Fuel storage areas, away from the residential and community areas. At the same time install signs and directions at the entries to these areas.
- Restrict heavy vehicle access into residential areas where there are children and families.
- Create turnarounds for the powerhouse away from the residential development so that the trucks move away from the areas of potential conflict.

The formulation of the Draft Plan has taken these items into consideration

14.13 Industrial Area

The existing Workshop is unlikely to be shifted in the short term, even considering the location within 100m of the Bore. It has accordingly been retained, including a turning circle for the delivery of materials equipment and fuel to the new Powerhouse location.

A single small industrial area is nominated on the plan incorporating the Workshop. This is at the request of the community to enable family based development arrangements and activities to be continued.

14.14 Powerhouse

The current location of the powerhouse is problematic and an alternative site has been discussed and agreed with the community. The noise while acceptable at the present could become unacceptable as the system is improved and the size of generators is increased, accordingly it is recommended that earth berms be constructed around the new powerhouse to minimise noise within the community.

A site has been nominated to the north of the Workshop. The exact siting will need to be further discussed with community members. A circular access road is recommended in order to facilitate fuel truck deliveries.

It is recommended that the old Powerhouse building, located within 50 metres of the current Bore, be moved away from its current site to the new Power house site in order to minimise the potential for the building to be used for future uses that might result in environmental issues.

14.15 Fuel Storage

It is recommended that the Fuel Storage be constructed in accordance with the requirements of the WA Department of Mines and Energy. It is recommended that the proposed facility be above ground, surrounded by appropriate fencing and access restrictions with appropriate bunding and spillage control devices incorporated into the design when it is constructed in the future. It will then need to be registered and maintained in accordance with the Standards and requirements of the WA Department of Mines and Energy.

This facility would need to be a minimum of 75m from the Bore and residential areas, to minimise the potential for impact upon the environment. This facility has been nominated into an area between the Workshop/Shed and the proposed new

Powerhouse. This allows free access for fuel deliveries and for maintenance vehicles, without having to pass through residential areas.

14.16 Telstra Services

Telstra already have communications services in the community. Unfortunately these underground services cut across sites and do not follow any of the past roadways. Some regularisation of this service is recommended in the future.

14.17 Local Environment - Temporary Holding Area

Because the community is located close to an important Coastal Reserve, a significant ecological environment, care needs to be taken to ensure future development does not adversely impact upon the fragile local environment. Some development standards are recommended to be instituted to ensure the long-term sustainability of the environment.

The current rubbish holding site is close to the wetlands and is also close to the residential area. Access is via the track that is an extension to the main access road into the site. This current holding site is not fenced and needs regular maintenance to ensure it is kept in top operational order.

Some guidelines are recommended to institute a management regime for the most effective use of the area to ensure it is controlled and does not impact upon the environment. This area might become a short term Holding Area for waste while a Refuse Disposal Contract is negotiated for Waste to be removed from the site to an approved Shire managed Rubbish Tip. In the longer term a Shire solid waste collection service is recommended.

Also it is recommended that old Cars, building materials and potentially polluting items [eg batteries] be immediately removed from the site.

14.18 Turn-Arounds

One Turn-Around is proposed on the plan. This is for the purpose of enabling heavy supply vehicles to do a complete turn around without having to Back-up or proceed through residential areas.

Access to the proposed new site for the powerhouse is indicated on the Plan as a heavy duty driveway through the Industrial block. This is approximately 75 Metres from the Water Supply Bore.

14.19 Block Sizes

A number of issues were considered when discussing block sizes:

- How close should houses be to each other.
- Is *grouping* of houses a desired living pattern for the residents
- How much land do people want to look after around their houses?
- What other land-use options are people considering?

In accordance with community requirements a range of block sizes have been included, the majority of which have one dimension a minimum of 40 metres and are larger than 1000m². This decision was based upon the following criteria:

- Preference for large blocks generally
- Need for space around living areas – noise, privacy etc.
- Areas around living areas are important for social and other activities.
- Allow flexibility for yard development – food, planting, playing etc.
- Allow for more than one dwelling to be constructed on a single block
- Create a special feel for the community eg retaining bush - "*not like town*"

Some different sized blocks and smaller sites are incorporated to cater for a range of different living arrangements and lifestyles.

There is a difference between public areas and private areas. Public areas are places for general community use. Private areas include residential blocks, into which people need a right to enter. In a town situation the local authority normally maintains designated public areas. Whereas private areas [including the road verge] are maintained by block *owners*. This practice is recommended for Goolarabooloo. Alternative arrangements would require special funding for the operation and maintenance of a range of different type of public space. There is no guarantee that such funds could be secured.

14.20 Fencing

The community has requested that fences be generally avoided on this bush block. If they were to be used then decisions about their location would need to be made when they are being considered. For example fences would not have to be located on the same line as the block boundary, however, if such a practice were to be actioned there would be space between fence lines and this would result in space being left over for which the CRO would need to make management and maintenance arrangements.

There are a number of minor fences around existing properties where the fence does not follow the property boundary. This is generally the case because people have specific needs for children's safety, protecting plants or controlling animals, providing sufficient space for them to manage. Fencing guidelines are included in the Provisions or Guidelines Document.

14.21 Emergency Procedures

Goolarabooloo is located remote from Broome and is frequently challenged by the potential impact of natural emergency events. This has included the following:

- Major Storms cutting access roads
- Cyclones
- Fire

This has significant implications on the planning for the future and needs to be considered in relation to the following:

- Emergency Access and Evacuation
- Storage at Powerhouse for fuel
- Secure Storage for food and provisions in dwellings
- Reliable and effective Communications
- Emergency procedures
- Effective and appropriate accommodation and shelter

The community is often isolated by Wet Season Storm activity and associated rainfall. The community has commenced construction of a Cyclone Shelter which is seen as an important initiative but has stalled because funding was insufficient to have it completed under CDEP.

An area has been set aside on the Plan, which incorporates the partially constructed Cyclone Shelter, as an emergency gathering point. The involvement of FESA is recommended in developing a strategy for the construction and operations of the Cyclone Shelter.

Some strategic planning in partnership between Goolarabooloo and agencies is recommended for the continued development of Emergency procedures and practices for the future safety of the members.

15. Recommendations and Actions

A number of actions and recommendations have been made during the course of preparing this CLP. These are extracted from the Report and summarised in the following paragraphs.

It is recommended that the community collect as much information, material and plans about their place as possible to maintain their own database. This should include details of Agency proposed plans, services or programs.

a) Community Management Issues

The community currently relies upon others for administrative and personal matters. It is recommended that the community continue this arrangement but also building competencies and capacities among its own members to increasingly manage their own affairs.

b) Infrastructure Operations and Management

The community group has already had infrastructure that has had limited maintenance over the years. This has resulted in a shortened life because the infrastructure operations and management systems, processes and resources were not in place.

All infrastructure (physical development) needs operational support and appropriate management and maintenance systems to be in place. The physical development includes all the following systems:

- Water System
- Power System
- Housing
- Communication
- Roads
- Ablutions
- Recreation Areas and Irrigation
- Rubbish Holding Area
- Cultural Sites

Suitable and sustainable arrangements need to be in place to ensure the maximum benefit can be obtained from the physical infrastructure for as long as possible. Such an objective requires the co-operation, involvement and commitment of a range of stakeholders including, State, Federal and Local government.

Goolarabooloo is now recognised as being an *emerging* Community and has been included on the RAESP services upgrade program. What is needed now is for a future management, operations and maintenance strategy to be formally established.

15.1 Recommended Action Priorities

a) Town Planning Scheme

A number of recommendations are made in this document about the need to expedite the change from the current zoning of Rural Living to Settlement Zone. Under the Settlement Zone it is a requirement of development to have an approved CLP. The CRO is advancing their involvement by developing and approving the CLP.

It is now recommended that a process of TPS amendment be commenced by the Shire in association with the ALT to change the Zoning from *Rural Living* to *Settlement* in co-operation with Goolarabooloo CRO.

b) Emergency Procedures

The only cyclone shelters are located in Broome and during Heavy rains the roads can be impassable and so the Community can be isolated from potential shelter. An area has been set aside on the Plan, which incorporates the partially constructed Cyclone Shelter, as an emergency gathering point. The community therefore embarked on building their own Cyclone Shelter. This building is not completed but the intention is to have it completed as soon as funds are made available. The involvement of FESA is recommended in developing a strategy for the construction and operations of the Cyclone Shelter and Emergency procedures.

c) Housing

The current living conditions in the self-built dwellings are considered suitable for short term living only. The CRO recognises that better housing is needed for its residents and has regularly applied for Housing. The allocation of funding for a new house is the result of this process. This house is needed as a matter of urgency to improve the living conditions of residents.

It is recommended that the new house proceed as quickly as possible. This can be progressed concurrently with the CLP endorsement process.

d) Telstra Services

The Telstra Service lines run in all directions and need to be plotted on a Services Drawing. The Services that cross open land need to be realigned into Services easements located in areas set aside for Roadways.

e) Waste Holding Site

The Waste Holding site is in average condition and being used for waste disposal. It is recommended that the site be fenced and managed with the Shire.

- In the short term waste needs to be stored here for removal to a registered Disposal Site.
- In addition Materials and Vehicles need to be removed from the Site to minimise future impact.
- In the medium to long term the site needs to be closed and a Waste Disposal Contract negotiated to enable waste to be removed from the site on a regular basis.

f) Goolarabooloo Hostel

Goolarabooloo Hostel offers some potential for the group to develop income producing activities. The Status of the Land Tenure and "ownership" of this facility needs to be confirmed. This could be accompanied by a feasibility Study to properly assess the suitability and constraints of proceeding with any enterprise development strategy based at the Hostel and/or the site.

g) Economic Development

It is recommended that a regional economic activity strategy be developed for smaller communities including Goolarabooloo.

h) Power Supply

(i) Feeders

One underground feeder runs around the community. The cable is 4 x 35mm² protected by an 80A circuit breaker in the power station switchboard. Square P.O.A. pillars are installed around the community for service connections to the shelters. Conversations with MCM Electrical indicate that pillars were installed late last year. They suggest another feeder is required to feed part of the community.

It is suggested that the existing feeder route is examined to ensure that it conforms to the new town plan being developed. It is probable that re routing of the cable into new road reserves may be required.

(ii) Service Connections

Service connections comprise of under ground cabling with a 40A main switch. These service connections need to be upgraded as the shelters are replaced with houses.

(iii) Meters

The consumers do not have electricity meters. It is recommended that electricity meters be installed to the future housing as constructed to equitably charge members of the community for the use of energy. This would also serve to discourage energy wastage.

(iv) Fuel storage

The fuel storage set-up needs to be centralised at the Workshop away from the Bore, to minimise the potential for impact upon the environment. It is recommended that a locked yard with appropriate bunding and spillage control devices be designed and installed in the future.

i) Water Supply

The availability of groundwater resources is likely to be a limiting factor on possible expansion for the community. Although it is acknowledge that the community do not what to significantly expand in the short term it is highlighted that water resources within the area are limited. It is recommended that a monitoring program of water consumption and water quality be undertaken on a monthly basis. Of particular importance is the monitoring of saline water ingress within the underlying groundwater reserves.

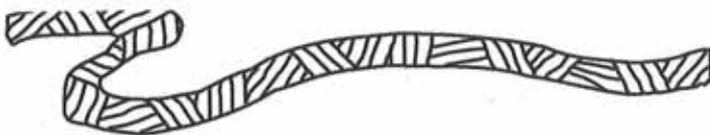
15.2 The Term Settlement

The Community has requested that the term *Settlement*, referred to in the Shire of Broome, Town Planning Scheme No. 4, be changed to *Community*. The term *Settlement* is considered inappropriate when the varied historical experiences of settlement living is so strong in the memory of many Aboriginal people.

15.3 Management of Ongoing Planning Processes

The Broome Shire has a major stake in supporting and administering Planning services within the Shire. To this end an agreement was negotiated to extend Services to the Major communities in the Shire. The CRO is interested in negotiating services and arrangements with the Shire. The CRO therefore needs to be formally advised and informed about the local responsibilities that need to link into the Shire's statutory processes and how these might be advanced. The involvement of the ALT and DIA are essential in this process.

ENDORSEMENTS



ADOPTION

GOOLARABOOLOO

Name of Community

The Community Council hereby adopts the Community Layout Plan dated October, 2002 (including the provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the

..... 20TH day of DECEMBER 2002.....

.....
Chairperson *(sign and print name)*

..... 20 - 12 - 02
Date

.....
Secretary *(sign and print name)*

..... 20 . 12 . 02
Date

ENDORSEMENT – Local Government

Shire of BROOME

Name of Local Government

The Shire Council hereby endorses the Community Layout Plan dated October, 2002 for the Community as a guide for development within the community area to ensure the proper and orderly planning of the community area, at the

..... Ordinary Council meeting of the Shire held on the
..... fourteenth day of July 2005.....

.....
President *(sign and print name)*

..... 18 July 2005
Date

.....
Chief Executive Officer *(sign and print name)*

..... 18 July 2005
Date



ENDORSEMENT 2

WA PLANNING COMMISSION

Name of Agency

The Western Australian Planning Commission hereby endorses the Goolarabooloo Community Layout Plan No.1, dated October 2002, as a guide for development and to ensure proper and orderly planning within the community area

1
d

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

03 AUG 2005

Date

Goolarabooloo Millibinyarri Community Layout Plan

Plan Progress to date

1. Draft Plan prepared in October 2002
2. Considered by Shire of Broome in June 2003
3. Shire of Broome required a town planning scheme amendment
4. Amendment initiated in Jan 2004
5. Referred to Dept of Environment as part of amendment process
6. Dept of Environment had concerns about the plan. The following changes were made to address these concerns:
 - a. introduction of a 100m wetland buffer [dotted blue line on plan]
 - b. deletion of residential lots within the wetland buffer;
 - c. no permanent development within the wetland buffer
7. Amendment finalised October 2004

Re-consideration

Changes to plan noted, and endorsed by

signature


Mr Joseph Roe
Chairman
Goolarabooloo Millibinyari Aboriginal Corporation
PO Box
BROOME WA 6725

18/09/2005
date

AMENDMENTS

Goolarabooloo Layout Plan No.1

Amendment No.1

Plan Date : 4 December 2003 **WAPC** : 1 August 2005
Proponent : Department of Planning **Endorsed**
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 Goolarabooloo Layout Plan No.1.

Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Goolarabooloo Layout Plan No.1.

This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord with Aboriginal Settlements Guideline 1, inclusion of drinking water source protection areas, incorporation of updated cadastre, and many other general improvements.

Approved

This is a minor amendment as the myriad changes made to content and illustration are of a technical nature. As such, under provision 6.14 the endorsement of the WAPC only is required.

Western Australian Planning Commission


please sign and print name

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.

Goolarabooloo Milibinyari Layout Plan No. 1

Amendment No. 2

Proponent : Department of Planning
Date : 1/05/2017

Reason for the Amendment

The Department of Planning proposes Amendment 2 to Layout Plan 1 (LP1) to change the land use classification from 'Public Utility' to 'Residential' on SL-Lot 24.

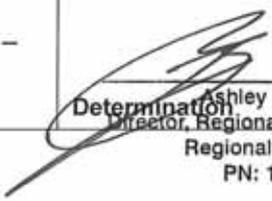
An amendment to the Layout Plan is required as the previous water infrastructure on the SL-lot has been decommissioned and no longer required. As such a 'Residential' land use classification has been proposed for the SL-lot.

	Land Identification	Amendment description
1.	SL- lot 24	Change the land use classification from 'Public Utility' 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.*

 . 01/05/2017
Determination Ashley Randell date
Director, Regional Planning Policy
Regional Planning
PN: 15151

Other Information:

This Layout Plan does not constitute development approval.

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