

Koorabye

Layout Plan 2

Background Report

August 2007

Date endorsed by WAPC



Amendments

Amendment 1 - November 2012



Department of
Planning



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List of Acronyms used in this Report

ALT	Aboriginal Lands Trust
CAT	Centre for Appropriate Technology
CDEP	Community Development Employment Program
CLP	Community Layout Plan
DHW	Department of Housing and Works
DIA	Department of Indigenous Affairs
DPI	Department for Planning and Infrastructure
EHNS	Environmental Needs Health Survey
KRSP	Kimberley Regional Service Providers
RADS	Regional Airports Development Scheme
RAESP	Remote Area Essential Services Program
RFDS	Royal Flying Doctor Service
WAPC	Western Australia Planning Commission

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Development Priorities Identified in this CLP

Koorabye is a small community that requires significant land use planning, with particular regard to water supply, access and land ownership. Some essential service infrastructure is located too close to existing houses.

As such, the range of land use issues identified as priorities in the community is quite extensive. Based on community aspirations and the land use needs of the settlement, the following projects have been identified as priorities for Koorabye in the future:

HIGH PRIORITY OBJECTIVES (require immediate action: 0 to 2 years)

- **Provision of a potable and reliable water supply to service the community** (see 1.11.1 and 2.4.1 for more information). *Coordinated by the Remote Area Essential Services Program (RAESP).*
- **Formalise the community's land tenure arrangement to meet existing and future infrastructure and access requirements. Goals of the proposed land tenure arrangement:**
 - a) **extend land tenure west to include proposed sewerage facility, rubbish tip and air port infrastructure;**
 - b) **create a remote section of land tenure east of the community to include community water supply infrastructure;**
 - c) **an easement over the water pipeline connecting the bores to the community;**
 - d) **formal creation of the Koorabye access road;**
 - e) **an access arrangement to formally grant the community access to the Kalyeeda Creek Billabong (see 1.6.4, 1.11.2 and 2.3.3); and**
 - f) **an access arrangement to formally grant the pastoral lessee access to the community airstrip.**

Land tenure negotiations are ongoing. An application will be determined by the Department for Planning and Infrastructure (DPI) State Land Services (SLS) section, separate to this CLP.

- **Provide five new housing blocks.** *Programmed for construction by the Department for Housing and Works in the 2006/2007 program (DHW).*

MEDIUM PRIORITY OBJECTIVES (to be addressed via this CLP: 3 to 5 years)

- Provision of a potable and reliable back up water supply to service the community (see 1.11.1 and 2.4.1 for more information). *Coordinated by RAESP and KRSP.*
- Provide 24 new housing blocks. *Coordinated by DHW.*
- Relocate the workshop to the north west of the community (see 1.6.6 and 2.3.2 for more information). *Coordinated by the Community Council.*
- Seek funding for and construction of a permanent store/office building (see 1.6.6 and 2.3.2 for more information). *Coordinated by the Community Council.*
- Seek funding for and construction of reticulated sewerage infrastructure west of the existing community (see 1.11.5 and 2.4.2 for more information). *Coordinated by RAESP.*
- Relocate the rubbish tip to an area west of the community (see 1.11.6 and 2.4.3 for more information). *Coordinated by RAESP.*
- Extension of the existing airstrip to Royal Flying Doctor Service (RFDS) standard (see 1.10.2 and 2.4.1 for more information). *Joint funding normally provided by DPI Regional Airports Development Scheme (RADS) and DHW. DHW may not be able to provide immediate assistance and an alternative funding organisation should be investigated.*
- Formalise all season road access to the community (see 1.10.1, 2.4.2 and 2.4.3 for more information). *Coordinated by the Department for Planning and Infrastructure (DPI) in conjunction with the Shire of Derby/West Kimberley*

LOW PRIORITY OBJECTIVES (long term future planning: over 5 years)

- Future football oval and recreation space to the south of the School.
- Construction of community facilities including child care facility, clinic, aged care facility, arts/training centre and recreation centre.
- Expansion of the School.
- Rural and tourist based economic activity to the west of the community.

1 INTRODUCTION TO KOORABYE



Koorabye community

Koorabye is located approximately 100 kilometers south-west of Fitzroy Crossing in the Kimberley region of WA (*refer to Map 1 – Kalyeeda station / Koorabye location plan*). Development began at this site in 1992 however secure land title to the site has not yet been received. The community is accessed via a gravel road that extends 95km from the Great Northern Highway, passing through Yungngora community. Koorabye is located approximately 12 kilometres southwest of the Yungngora community and 25 kilometres northeast of Kadjina community (*refer to Map 2 – Koorabye community context plan*).

Kalyeeda Pastoral Station surrounds the Koorabye community.

Approximately 100 people live at Koorabye on a permanent basis.

1.1 The Need For This Plan

This Community Layout Plan (CLP) was prepared to update the original plan which was developed when Koorabye was a fledgling outstation and the plan was not formally endorsed. The community has outgrown the original plan and there is little correlation between it and the current status of development. The impetus for reviewing the plan was to address the need to find a suitable water supply to service the community and to address land tenure requirements.

1.2 Settlement Pattern



Community dwelling

The settlement consists of 14 houses, located around a central area of open space and to the rear of the school. There is a women's centre, single men's quarters and the Ngalapita Primary School to the east and community infrastructure (including the water desalination plant, telecommunication tower and power station) to the northwest.

Evaporation ponds (used in the desalination process) exist 100 metres to the south of the community and the community cemetery and rubbish tip are approximately 500 metres to the east. A large airstrip is located to the south of the settlement (*refer to Map 3 – Koorabye community aerial photo*).

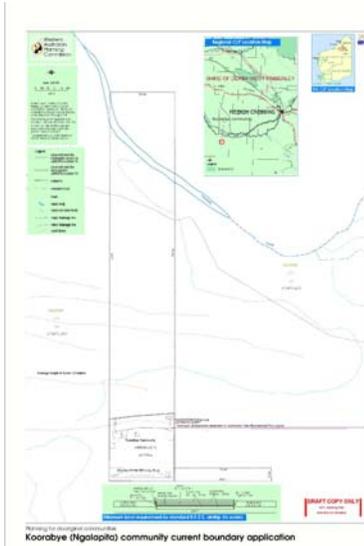
1.3 Land Tenure

Koorabye is located on Jarmura Location 10, which is unallocated Crown Land. It is officially recognised as Lot 10 on deposited plan 220070 the subject of Crown Land Title LR3109 355.

The land title is subject to Taking Order H112811 for the designated purpose of use and benefit of Aboriginal inhabitants. It was registered on 20 May 1999.

There is a *Nyinkina and Managala* Native Title claim (WG 6099 / 98 and WC 99/25), which includes the subject land. This claim may have an impact on the residents of Koorabye, which include traditional owners from the Walmatjarri tribal region (to the east of Koorabye).

At the time of writing, there are a number of infrastructure developments proposed on areas outside the existing site. An application was submitted by the Kimberley Land Council in August 2005 to extend the community boundary to the north toward the Kalyeeda Creek Billabong and to the east to accommodate the air strip extension. This proposal was met with a number of objections. The Planning for Aboriginal Communities Project has been working with the community and key stakeholders to establish a more suitable land tenure arrangement reflecting infrastructure and community expansion requirements. Once negotiations are completed this land tenure application will be submitted to DPI State Land Services for consideration (*refer to Map 5 – Proposed land ownership arrangement*).



2005 boundary application

1.4 Population

Estimating and predicting populations in Aboriginal communities is complicated because Aboriginal people tend to be mobile in terms of housing and living arrangements and because census data and counts have been unreliable. Populations can increase and decrease quite rapidly, based on family, cultural or administrative factors. Determining the projected population in Koorabye is additionally difficult given that the community is in the development phase.

In this instance a key indicator of population statistics is anecdotal evidence which indicates that 100 people reside at Koorabye permanently and up to 200 people have a cultural affiliation with the community. A recent increase in numbers of school students validate this assertion.

Further to the above, there are two main sources for estimating official population in Aboriginal communities. First there is the Census of Population and Housing which is conducted every 5 years by the Australian Bureau of Statistics. The second is the

Environmental Health Needs Survey (EHNS), which is conducted every 1-2 years by the Department of Indigenous Affairs and Department of Health.

In the 2001 Census of Population and Housing the following information was recorded for Koorabye.

	INDIGENOUS			NON-INDIGENOUS		
	<i>Males</i>	<i>Females</i>	<i>Persons</i>	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Total persons	32	18	50	0	0	0
0 – 15 years	10	2	12	0	0	0
15 - 17 years	2	1	3	0	0	0
18-64 years	20	15	35	0	0	0
65 years and over	0	0	0	0	0	0

source: Australian Bureau of Statistics

Census data establishes that Koorabye has a population of 50 people. The 2004 EHNS indicated that the population of Koorabye had increased to 70. Such population growth is unlikely to have occurred through births alone, which indicates people are moving to the community from the surrounding area.

1.5 Housing



Community dwelling

There are 14 houses at Koorabye. Eleven houses accommodate the existing aboriginal population, one is designated for staff housing - providing accommodation for visiting contractors and service providers and two house the staff of the Ngalapita Primary School. The community is using part of the dwelling at Lot 17 as an interim store until the new store is developed. Overcrowding is an issue within the eleven community houses.

1.6 Human Services

The community has access to important human services.

1.6.1 Education

The community contains Ngalapita Primary School which is a very important community facility.

Primary & early Secondary education

The Ngalapita Remote Community School is a Government funded school that conducts classes from pre-school to year 10. The school caters for approximately 22 students and with a number of young children in the community reaching school age the school remains a strong community focus.



Teachers dwelling



Community school

Late Secondary and Tertiary education

There is no arrangement for year 11 and 12 education at the community. Students who wish to study late secondary education are required to attend school in Fitzroy Crossing. Commonwealth Development Employment Program (CDEP) training initiatives are in place in the community with representatives visiting regularly to conduct training courses, particularly with regard to manual work such as welding and carpentry. Additionally the community is in negotiation with the Technical and Further Education (TAFE) department with a view to planning ongoing tertiary courses in the community.

1.6.2 Health

Koorabye does not have a clinic or any existing medical facilities. For specialist medical treatment, community members can access visiting specialists from the Nindillingarri Cultural Health Service based in Fitzroy Crossing. A nurse does visit the community from Fitzroy Crossing on a regular basis.



Entrance to billabong road

1.6.3 Environmental Health

The Shire of Derby/West Kimberley environmental health officer / building surveyor visits on a regular basis, as well as two field support officers. They undertake general checks on infrastructure including evaporation ponds, the rubbish dump and other primary contaminant points.

1.6.4 Recreation

Koorabye currently has a small area designated for Recreation at the center of the community. However this land also includes an existing workshop and maintenance shed (that will require removal). The CLP allocates land for suitable recreation and open space areas.



Single men's quarters

The Kalyeenda Creek Billabong, located 4.2 kilometres to the north of the community, is used by community members for swimming and fishing.

The school does run athletic programs and is involved in the Garnduwa festival which is held every year and brings together all of the schools of the Fitzroy Valley together to compete.

1.6.5 Other community facilities

A Women's Centre has been developed at Lot 33 and a homemaker's centre on Lot 65. There are single men's quarters at Lot 26. No other Community facilities exist on the site. Key facilities should be grouped together at the centre of the community to the east of existing houses.

1.6.6 Business and commercial facilities

There is a temporary store located in the dwelling at Lot 17.

The Koorabye Workshop and depot is currently located in the area designated for open space/recreation in the centre of the community. It is proposed to relocate the workshop to the north west of the community at Lot 1.

1.7 Lifestyle and Economic Opportunities



Workshop

The 2001 Census recorded that 26 persons are employed on a part time basis and that no people in the labor force are unemployed. The majority of people at Koorabye are on a pension or Community Development Employment Program (CDEP).

The 26 employed persons work as part of the CDEP. CDEP work areas include:

- maintenance crew – housing and yards
- essential services – maintenance and repair inside the boundary;
- support groups and host agreements - supports initiatives and programs in the homemaker centre, school and stores;
- Vehicle repairs; and
- landscaping and reticulation.

The existing CDEP is run through Marra Worra Worra resource agency in Fitzroy Crossing.

Art and crafts are an economic opportunity at Koorabye. Community members currently produce paintings, carvings, weavings and didgeridoos.

Though located near Kalyeeda station, there are limited employment opportunities in the pastoral industry beyond short-term contracts such as fencing. All mustering is done with helicopters, which require fewer workers than mustering with horses.

The school provides employment opportunities with teacher aides and specialized language teaching.

The community is interested in exploring economic opportunities including horse training and recreational tourism in a location to the west of the community.



Potential economic development area west of the community

1.8 Heritage and Cultural Considerations

Members of the Community have cultural affiliations with the Walmatjarri people of the Great Sandy Desert. The *Nyinkina and Managala* Native Title claim exists over the land and surrounding areas. English is a second language for most community members.



Fitzroy hinterland

There are no identified sites of cultural significance located within the boundaries of Jarmura Location 10. There are three registered Aboriginal heritage sites (Aboriginal Lands Trust registry) located outside the land boundaries, within several kilometers of the community. None of these sites are affected by the community or the proposed infrastructure development.

Aboriginal Heritage site 14195 (Kalyeeda Hills West), recognised as a "skeletal material/burial" site, exists approximately 8 kilometres west of the community and may be affected by the proposed location of Nerima Road. It is recommended that the surveying agency be made aware of this site.

1.9 Natural Environment and Climate



Kalyeeda Hills landscape

Koorabye is located in the Kalyeeda Hills area which is generally described as within a semi arid climate area and is typically flat with gradients of 1:400 to 1:200 falling to the north towards the Fitzroy River. The landscape is characterised by scattered scrub, spinifex and coarse grasses broken by parallel sand dunes running east / west, with typical heights ranging from 8 to 12 metres. The northern section of the community is located on one such sand dune.

The soil type is a mix of red brown sand clay and black soil (there is no black soil within the community area), underlain by a thick early Permian sequence of shale and mudstone of the Noonkanbah Formation.



Vegetation at the community

Rainfall average is 540mm with a hot and dry monsoonal climate and most of the rainfall occurring during the wet season (December to March).

Average temperatures and range are:

January max average:	38 deg C
January min average:	24 deg C
July max average:	27 deg C
July min average:	10 deg C

It is rich country in terms of hunting snakes, bush turkey, goanna and other lizards. The river and billabong provides food, including barramundi, black bream, catfish, freshwater mussels and cherabun (fresh water prawn).

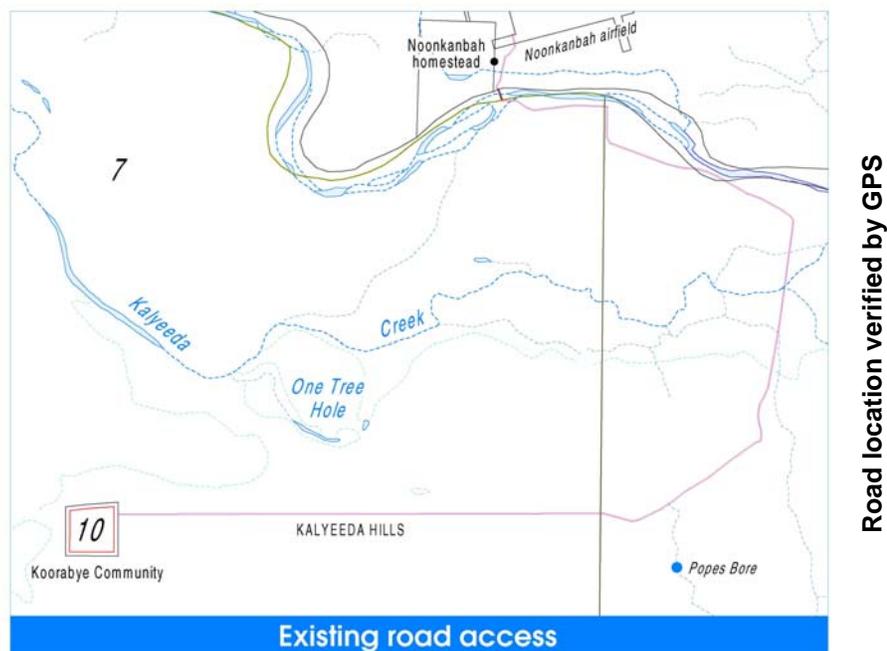
Prevailing winds change with the seasons but east-west is the prevailing axis; from the east in the dry season and the west during the wet season.

1.10 Roads and Access

1.10.1 Access Road

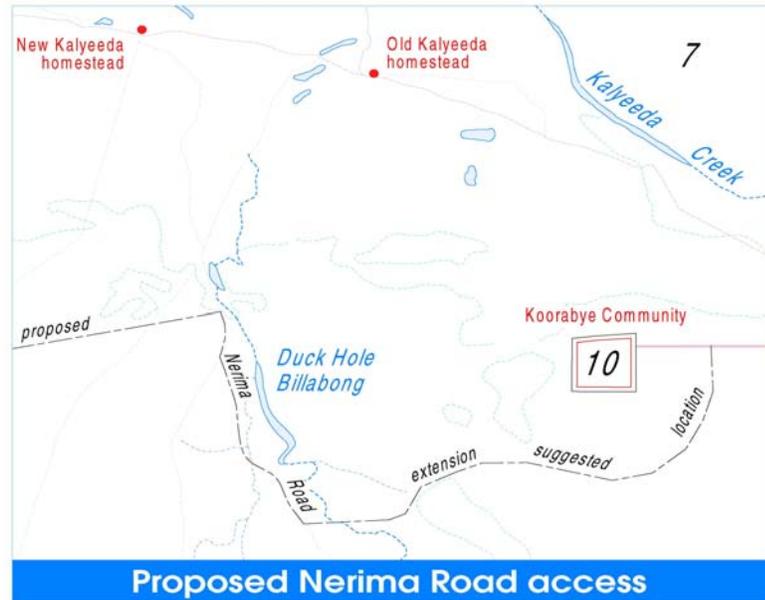
The main access to Koorabye is via a gravel access road that begins 90 kilometres south west of Fitzroy Crossing on the Great Northern Highway. The access road extends 95 kilometres south and passes through Yugngora community and the Fitzroy River (refer to Map 6).

An 8 kilometre community entrance road stems from the main road, at the edge of Kalyeeda pastoral station, toward the community. This entrance road has sufficient table drains and off lets and no upgrade work is required. It is fenced closely on both sides, which makes any future drainage works onerous.



Map 6

At times, during the wet season, the overflowing Fitzroy River blocks the main access road. Alternative access is available via the Nerima road, which extends west from the community and reaches the Great Northern Highway closer to Broome and near the Fitzroy River crossing. Nerima Road currently ends at the Kalyeeda pastoral station homestead and the community accesses this road via a series of informal tracks. A 7 kilometre formal connection between Koorabye and Kalyeeda pastoral station homestead is required (refer to Map 7).



Map 7

1.10.2 Air

A 900 metre x 43 metre airstrip exists to the south of the community. The airstrip is required to be lengthened to 1200 metres (and a 600 metre cleared area on each side of the strip) in order to comply with the Royal Flying Doctor Service (RFDS) standard.



Internal road

1.10.3 Internal Road Layout

There are a small number of internal roads which circle the central park area, extend north to the power station and billabong track, extend south toward the cemetery and the airport and extend north toward the refuse site.

There are a number of small dirt tracks between the primary school and the central area of the community. These tracks do not form part of the proposed road network and the community is encouraged not to use them.

1.11 Essential Services

1.11.1 Drinking Water

Until recently, Koorabye's drinking water was supplied from a single bore named Koorabye Deep Bore 1 (KDB1) with a submersible pump. The bore is located to the west of the community, 50 metres away from the storage pumps on Lot 2.

This water supply was saline, warm and required a reverse osmosis treatment (R.O.) facility to make fresh water from the saline water at a cost of approximately \$20,000 per annum. In 2005, the Department of Housing and Works allocated approximately \$400,000 for drilling and to commission a permanent water



Bore KDB1 and water

source, to be used by both Koorabye community and Kalyeeda pastoral station. A suitable water source was found 8 kilometres west-southwest of the community .



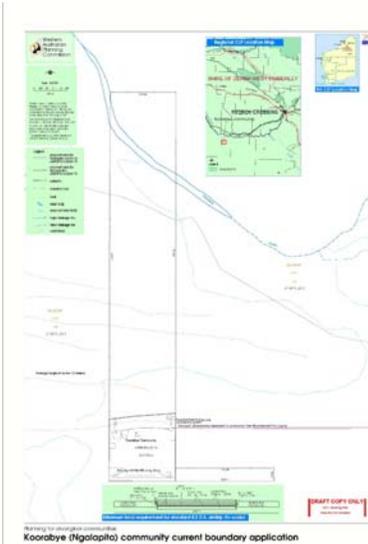
Water tank & desalination facility

Recently the R.O. facility malfunctioned and the water source became unusable. AS an inteim measure water was carted from the new bore to the community via truck. Arrangements to develop a suitable long-term pipeline, license the new bore with the Department of Water and establish suitable land tenure (for the community to officially control the bores and pipeline) are continuing.

The community has expressed a concern that water extracted from the new bore KPB1/05 may become saline in the future, similar to nearby Popes Bore. Popes Bore is drilled into the Noonkanbah land formation and KPB1/05 has been drilled into the Poole Sandstone formation. Water source investigations reveal that it is highly unlikely that the bore would become saline to the point that it is not usable and consider it a suitable long term water source.

1.11.2 Kalyeeda Creek Billabong

In 2005 the community expressed an interest in using Kalyeeda Creek Billabong as a water source. The Billabong is located approximately 4.2 kilometres north of the community and is accessed via a dirt track, which extends further to the Kalyeeda station homestead and Nerima Road.



2005 boundary application – to include billabong

In 2005 the Kimberley Land Council made an application to the Department for Planning and Infrastructure State Land Services branch seeking approval to formalise Jarmura Location 10 and to acquire the land up to and including the billabong area. It was also proposed that the billabong would be used to provide a sustainable drinking water source and the area between the billabong and the community would be used for recreation and commercial pursuits. It has since been ascertained that taking water from the billabong is not an ideal option and an alternative arrangement has been developed.

Furthermore, the Department for Agriculture and Food Western Australia advise that the land between the community and the billabong is integral to stock movements and surrendering this land would compromise the operations of the station.

1.11.3 Water storage and reticulation

Koorabye's drinking water is stored in water tanks on Lot 2 to the west of the settlement area. It is on high ground relative to the community following the ridge of the sand dune. An additional water storage tank has recently been developed on the Primary School site. The infrastructure consists of:

- groundwater storage tank with 70,000 litres storage capacity;
- header tank on a 9 metre high steel stand with 20,000 litres storage capacity;
- header tank at the school; and
- transfer pumps and a reverse osmosis plant.

Two evaporation ponds (bi-product from the desalination plant) exist to the immediate south of the community.

All existing buildings are connected to reticulated water.

1.11.4 Power supply & distribution



Power house and fuel tank

Koorabye's electricity is generated from a diesel power plant located at Lot 63 to the north west of the community. It is located within 50 metres of the nearest dwelling however it is located behind a sand ridge, restricting noise impacts. The facility contains a 5,000 litre storage tank.

All existing buildings are connected to the reticulated cable system. A 3 phase aerial bundled cable services the northern area of the community (north of the access road). The system is then linked underground to the old aerial reticulation south of the workshop and reports indicate that the power source is reliable.

Electricity bills are currently built into the rents charged to residents.

1.11.5 Wastewater Disposal

There is no reticulated sewerage system at Koorabye. All houses currently use individual septic tank systems. The septic tank systems function well and no problems have been reported. The School uses an "enviro" treatment system.

As the community grows, a reticulated sewerage system will be required including a suitably located treatment facility. A suitable area has been recognised to the west of the community.

1.11.6 Refuse Disposal Site

The rubbish tip is situated remote from the community to the north-west. The tip is managed by the community with help and advice from the Shire of Derby / West Kimberley Environmental Health Officer.

This site is located more than 500 metres from the existing community but less than 500m east of previously proposed future community housing. The tip is situated to the north of the existing sand ridge, which restricts odour and noise impacts to the community.

As the community grows a new rubbish tip location will be needed. A suitably removed area to the west of the community has been recognised, near the proposed sewerage treatment ponds.



Rubbish tip

1.11.7 Flooding and drainage

Koorabye is not subject to inundation from any nearby watercourses or creek lines.

The settlement is prone to ponding after heavy rainfall events and with the exception of the entrance road, there have been no provisions made for storm-water drainage. Generally there are good gradients from either side of the sand dune to the lower lying areas in the north and south where ponding occurs. Any storm water flowing south, reaches the flat areas and then flows in a westerly direction towards the evaporation ponds.

1.11.8 Telecommunications

Koorabye contains a telecommunications compound at Lot 3. A fibre optic cable extends from the compound east along Nyikina Road and south alongside Lots 15 – 18 and Lots 26 - 28.

A public telephone is also available in the central open space area for all residents who do not have a personal phone.

There is no mobile phone service in Koorabye.

1.11.9 Infrastructure maintenance

KRSP are contracted under RAESP for planned maintenance (on a 6 week cycle) to service all infrastructure outside of the designated property boundaries (fence line or reasonable residential yard). They attend breakdown and emergency repairs as needed.

Everyday operation and maintenance within houses and lot boundaries is the responsibility of the community. Training programs have been undertaken to ensure the community have the skills and possible on-going employment as part of the CDEP. Hired trades people may also do this.

2 THE KOORABYE COMMUNITY LAYOUT PLAN

This section describes the community layout plan, and provides information and justification for the plan. The layout plan is included at the back of this report (*refer to Map 4 – Koorabye Community Layout Plan No. 2*).

2.1 Community Aspirations

In developing the CLP with members of the Koorabye community, the following matters are considered a high priority:

- establish an appropriate land tenure arrangement for the community;
- provide a suitable water supply;
- provide additional housing for the growing population;
- extend the air-strip to the west (870 metres);
- provide alternative community road access during the wet season;
- establish a suitable arrangement for the community to access the billabong for recreational pursuits; and
- extend the community area 650 metres to the west to cater for the provision of infrastructure including sewerage ponds, refuse disposal and economic pursuits.

Though the CLP has allocated land for these purposes where required, delivery of these projects will be the subject of other programs and initiatives.

2.2 Housing and population projection

Housing development is constrained to the west as it is at the edge of the current land ownership boundary and the possible future area to the west will be restricted by sewer and refuse buffers. Consequently most development can occur to the east of the community. The CLP provides for 24 new housing blocks, which should be adequate to cater for growth in Koorabye for 15-20 years. The Department of Housing and Works has committed to the development of five new dwellings in its 2006/2007 program.

The total number of housing lots (existing and proposed) is 37, which caters for a design community population of 185 people based on 5 people per house.

2.3 Human Services

2.3.1 Community Facilities

Beyond the existing community purpose sites at Koorabye (womens centre, homemaker centre, single mens quarters and cemetery), the plan provides for a number of sites for community purposes. This includes;

- outdoor meeting area with bough shed (existing)
- childcare centre
- children's recreation facility
- health clinic
- aged care facility
- arts and training centre
- store and office
- school expansion

The Community Layout Plan proposes to relocate the existing workshop and maintenance shed to an area to the north west of the area, away from the main community living area. This area will be reestablished exclusively as an area of recreation / open space.

2.3.2 Commercial and Industrial Uses

The plan provides a site for a new community store at Lot 34. Removing the need to the dwelling at Lot 17 to double as the temporary store.

The plan also provides for a future workshop site, adjacent to the power station to the west of the living area. This would allow expansion of existing operations, allow access for heavy vehicles and separate living areas from noisy, dangerous and/or noxious workshop activities.

2.3.3 Recreation and Billabong

Kalyeeda Billabong is large permanent body of freshwater about 3.5km north of Koorabye. The billabong is part of the Kalyeeda pastoral lease and is a cattle watering point, essential to the operation of Kalyeeda Station.

Kalyeeda Billabong is highly valued by the people of Koorabye as a place for recreation activities such as fishing and swimming. Because the billabong is part of the station, Koorabye must currently obtain permission from the pastoralists before using it.

Koorabye accept that the billabong is an essential part of Kalyeeda Station, but want to have a secure and permanent right to use the billabong for recreational and cultural purposes.

Under Section 91 of the *Land Administration Act 1997* a license could be granted to Koorabye that would allow access to the billabong, without taking it away from the kalyeeda pastoral Lease. Such a licence could be subject to certain conditions, including

Land tenure negotiations are ongoing and the details of the proposed license will be negotiated and determined by DPI's State Land Services section in an application process separate to this CLP.

An area for active recreation (sporting oval) is proposed to the south of the community.

2.4 Transport and Access

2.4.1 Airstrip

It is agreed by the community and the pastoral lessee that the appropriate direction to extend the airstrip is west. It is required to extend the airstrip 220 metres to the west to comply with RFDS standards. The estimated cost of a western airstrip extension is \$215,000. A 650 metre cleared area is required either side of the airstrip.

To fund the airstrip extension a development authority can apply for a grant from the Department for Planning and Infrastructure Regional Airports Development Scheme (RADS). The Scheme is a grants system that offers up to 50% funding to develop an airstrip with the remaining funds provided by the grant applicant. For Aboriginal communities the applicant in the past has been the Department for Housing and Works (DHW). There is no current budget capacity to allocate for the airstrip upgrade however the requirement has been brought to their attention. It is recommended that alternative agencies be consulted to ascertain development potential.

The airstrip infrastructure is required to be located entirely on community land and the RFDS recommends the required cleared area remains on the same land tenure. The CLP recommends an 870 metre extension to the west. An extension to the east (to include the cleared area) is not recommended because fencing this area could create a cattle trap.

The pastoral lessee is interested in accessing the airstrip. Land tenure negotiations are ongoing and the details of the proposed license will be negotiated and determined by the DPI State Land Services section in an application process separate to this CLP.

2.4.2 Nerima Road Extension

The Shire of Derby / West Kimberley is amenable to considering formal identification of an extension of Nerima Road extending from Kalyeeda pastoral station through to Yakanarra Aboriginal Community (*refer to Map 7*). This road can provide all weather access to communities south of the Fitzroy River, including Koorabye.

The community is interested in the Nerima road extension connecting to the community from the south along the Koorabye entrance road, to the west of the community. The Kimberley Indigenous Centre for Appropriate Technology (CAT) has begun surveying the existing road.

2.4.3 Existing Community Access Road

The existing Koorabye entrance road has not yet been formally created. It has gone through the native title clearance process but the alignment was incorrect. An application will be soon be submitted to the DPI State Land Services requesting the formal creation of the road, excising the land from the pastoral lease area.

2.5 Essential Services

2.5.1 Water

The current interim water source is proving reliable. A formal land tenure arrangement is required to excise the area surrounding the supply bore (KPB 1/05) and the monitoring bores (KPB 12/05 and KPB 13/05). A permanent pipeline is required to connect to the community and an access easement will be applied for in the DPI land tenure application to State Land Services.

A back up potable water supply is also required. It is recommended that RAESP action these investigations. There is a 500 metre protection buffer around the bore infrastructure. No housing development is allowed with in this buffer area, but agricultural pursuits are acceptable.

2.5.2 Wastewater Disposal

The community currently uses septic tank systems to dispose of waste water, however a reticulated sewerage supply and treatment plant will be required in the future. An area to the west of the community has been allocated to locate future sewerage treatment ponds. It is proposed to extend the community land area 650 metres to the west to accommodate this infrastructure and the associated buffers. No housing development is allowed with in this buffer area, but agricultural and economic pursuits are acceptable.

2.5.3 Solid Waste Disposal

The proposed housing sites to the east of the existing community dwellings are within the recommended 500 metre refuse site buffer. It is recommended that the refuse site be moved to an area west of the community suitably removed from all existing and proposed houses, near to the proposed sewerage treatment infrastructure. It is proposed to extend the community land area 650 metres to the west to accommodate this infrastructure. No housing development is allowed with in this buffer area, but agricultural and economic pursuits are acceptable.

2.6 Development Process

When new development is proposed, the following should happen:

1. developer / builder gets a copy of the plan;
2. developer / builder chooses site in consultation with Koorabye community;
3. Koorabye approves or refuses development site and design of building;
4. If approved developer / builder seeks planning / building / environmental health approval through the Shire of Derby/West Kimberley ¹;
5. Development can occur.

All new houses must be connected to essential services.

Once development is complete, the developer / builder must survey the location of the new building and essential service connections and supply to Sinclair Knight Merz. This will keep an accurate record of development and services at Koorabye.

2.7 Changing the Plan

Over time it may be necessary to change the plan to suit community needs or specific proposals. If a development is proposed that does not fit in with the plan, the plan can be changed. However, before the plan is changed, people need to think about things like:

- how the change could affect other people or the lifestyle of Koorabye; or
- how the change could affect essential services like power lines, water pipes or telephone lines.

If the plan needs to be changed, this is process that should be followed:

1. Developer / builder speaks to Koorabye about the change and why it is needed;
2. Koorabye agrees to change the plan, or not change the plan;
3. If the plan is to be changed, the developer / builder should have this approved by the Shire of Derby/West Kimberley;
4. If the change is agreed on, the Shire of Derby/West Kimberley must notify the DPI, so they can change the layout plan and give new copies to Koorabye and the Shire.

¹ fees apply for planning and building approvals lodged with the Shire of Derby/West Kimberley

3 PLANNING BACKGROUND

3.1 Planning Context

This document was prepared by the Department for Planning and Infrastructure, under the Western Australian Planning Commission's (WAPC) Planning for Aboriginal Communities Project.

Planning for Aboriginal communities is given policy direction from:

- The State Planning Strategy; and
- State Planning Policy No. 3.2 - Planning for Aboriginal communities, prepared and adopted by the WAPC under statutory procedures set out in section 26 of the *Planning and Development Act 2005*.

Koorabye community is not currently covered by a town planning scheme or interim development order (IDO). However, the Shire is currently progressing an all-of-shire IDO that will give the Shire development control over its entire municipality. An IDO is a temporary measure to control development while a town planning scheme is being developed.

3.2 How a CLP is prepared

A CLP provides a land use planning structure for future development in a settlement. It has a 5-10 year outlook taking into account existing conditions, demographics and the community's aspirations. It also aims to co-ordinate development and provide a means of implementing the plan.

The basic process is:

- prepare plan in collaboration with community and stakeholders, including landowner (usually DIA/ALT), local government, DPI, service providers, RAESP managers and developers.
- seek endorsement of community council as the accepted development plan for the community.
- seek local government endorsement.
- seek landowner endorsement where there are land tenure matters that require resolution (currently informal requirement that may become a formal requirement)
- seek WAPC endorsement

In consideration that the land tenure negotiations that include the pastoral lessees of Crown Lease 3114/757, the lessees have been included in the process and invited to endorse the CLP.

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

3.3 Community Consultation

The plan was developed in consultation with the community via a series of community meetings and site visits. This also involved discussions with community administrators and school staff.

Meetings were conducted on:

- 25 August 2005
- 21 March 2006
- 6 December 2006
- 1 May 2007

The DPI Planning For Aboriginal Communities project has also been in regular telephone communication with community members.

3.4 Pastoralist Consultation

In recognition of issues with relation to the pastoral lessees and land requirements meetings were conducted with the lessees (Peter and Cheryl Camp) on

- 25 August 2005
- 19 September 2006
- 8 November 2006

3.5 Wider Consultation

This plan and report was developed in discussion and consultation with the Shire of Derby/West Kimberley, RAESP managers, Department of Housing and Works, Department of Indigenous Affairs, Indigenous Coordination Centre – Derby, Royal Flying Doctor Service, DPI - RADS program, DPI – State Land Services, DPI – Pastoral Lands Board, Department for Agriculture and Food Western Australia, Department of Water and a range of organisations that work at Koorabye.

Koorabye Community Council Endorsement

Koorabye Aboriginal Corporation:
PO Box 46
Via Fitzroy Crossing
WA 6765

The Koorabye Aboriginal Corporation community council hereby adopts the **Koorabye Community Layout Plan** (May 2007) as a guide for future development within the community. The CLP aims to improve the community's built environment and the resident's living standards.

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

The FIRST.....Day of MAY.....2007

Adopted by the Koorabye Aboriginal Corporation Council:
(Please sign above or next to printed name)

Chairperson
Please print and sign name)

Administrator
(Please print and sign name)

CHRISTINE MCPHEE *Christine McPhee*

IVAN MCPHEE *Ivan McPhee*

Councillor

Councillor

ETHEL MCPHEE *Ethel McPhee*

NORMAN HAWKINS *NORMAN HAWKINS*

Councillor

Councillor

EDNA PINDAN *Edna Pindan*

Pastoral Lessee Endorsement

Kalyeeda Pastoral Station:
via Charnley River Pastoral Station

The Kalyeeda Pastoral Lessees are Mrs Cheryl and Mr Peter Camp. Negotiations to establish the appropriate land tenure arrangements to the general satisfaction of Koorabye, Kalyeeda and the Crown are in progress and will be informed by the Community Layout Plan.

The Kalyeeda Pastoral Lessees, Mrs Cheryl and Mr Peter Camp, hereby endorse the **Koorabye Community Layout Plan** (May 2007) as a guide for future development of Koorabye Aboriginal community, subject to the following:

1. Endorsement of the CLP should not be construed to be consent to the excision of any land from Kalyeeda Pastoral Lease and amalgamation of that land to Lot 10.
2. Agree to a license being granted to Koorabye community residents confirming use and access rights to Kalyeeda Billabong subject to confirmation of license details. Other communities accessing the billabong will still need to notify the lessees of their intention to visit.
3. Agree to the future construction and maintenance of utilities to support the Koorabye settlement, in particular drinking water, wastewater disposal, rubbish disposal and possible road works on Kalyeeda Pastoral Lease. This is subject to the establishment of appropriate land tenures, fencing and management of the utilities to the satisfaction of the Kalyeeda Pastoral Lessees.
4. Support the establishment of a formal agreement permitting Kalyeeda to use the Koorabye airstrip.
5. In regard to land requirements, Kalyeeda Pastoral Lessees support land excisions for the required land areas only - not the taking of land to meet buffer or non-specific requirements. Utilities should be fenced as appropriate, however access tracks should remain unfenced.

TheDay of2007

Adopted by the Kalyeeda Pastoral Lessees (Crown Lease 3114/757):
(Please sign above or next to printed name)

Lessee
Please print and sign name)

Lessee
(Please print and sign name)

Shire Endorsement

Shire of Derby West Kimberley
PO Box 94
Derby
WA 6728

**SHIRE OF
DERBY/WEST KIMBERLEY**



The elected council of the Shire of Derby / West Kimberley hereby adopts the **Koorabye Community Layout Plan** (May 2007) as a guide for future development within the community, at the meeting of council held on:

The 28th day of JUNE 2007

Endorsed by the Shire of Derby / West Kimberley Council:

Elsia Archer
(Elsia Archer) JP8837
Shire President
(Please print name and sign)

John Pearson
(John Pearson)
Chief Executive Officer
(Please print name and sign)

Council
Seal



Western Australian Planning Commission Endorsement



Western Australian Planning Commission
469 Wellington St
Perth WA 6000

The Western Australian Planning Commission hereby endorses the **Koorabye Community Layout Plan** (May 2007) as a guide for the future development of the community.

The twenty-first Day of August 2007

Signed for and on behalf of the Western Australian Planning Commission:

[Signature]

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* in the presence of

[Signature]

Witness

27/8/07

Date

AMENDMENTS

Plan Date : 1 May 2007 **WAPC** : 21 August 2007
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 Koorabye Layout Plan 2.

Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Koorabye Layout Plan 2.

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

Approved

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

Western Australian Planning Commission



please sign and print name

RESOLVED & RECORDED IN MINUTES
OF THE STATUTORY PLANNING
COMMITTEE MEETING
13 NOV 2012

Date 15/10/12

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

Other Information:

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

SETTLEMENT LAYOUT NUMBERS

Koorabye Settlement Layout Lot Numbers Layout Plan 2, Amendment 1

SL-lot No.	Street Name (dedicated & settlement)	Land Use
1	Kuniardi Road	industrial
2	Kuniardi Road	public utility
3	Mungala Road	public utility
4	Mungala Road	residential
5	Mungala Road	visitor camping
6	Mungala Road	residential
7	Walmajarri Road	residential
8	Walmajarri Road	residential
9	Walmajarri Road	residential
10	Walmajarri Road	residential
11	Nykina Road	community
12	Nykina Road	industrial
13	Nykina Road	recreation
14	Kuniardi Road	public utility
15	Nykina Road	residential
16	Nykina Road	residential
17	Nykina Road	residential
18	Nykina Road	residential
19	Nykina Road	residential
20	Nykina Road	residential
21	Nykina Road	residential
22	Nykina Road	residential
23	Nykina Road	residential
25	Bunuba Road	public utility
26	Walmajarri Road	residential
27	Walmajarri Road	residential
28	Walmajarri Road	residential
29	Walmajarri Road	residential
30	First Street	community
31	First Street	community
32	First Street	community
33	First Street	community
34	First Street	commercial
35	First Street	community
36	First Street	community
37	Second Street	community
38	Second Street	residential
39	Second Street	residential
40	Second Street	community
41	Second Street	community
42	Second Street	residential
43	Nykina Road	residential

SL-lot No.	Street Name (dedicated & settlement)	Land Use
44	Nykina Road	residential
45	Nykina Road	residential
46	Nykina Road	residential
47	Second Street	residential
48	Third Street	residential
49	Third Street	residential
50	Third Street	residential
51	Third Street	residential
52	Nykina Road	residential
53	Third Street	residential
54	Third Street	residential
55	Second Street	residential
56	Third Street	residential
57	Third Street	residential
58	Third Street	residential
59	Third Street	residential
60	Mungala Road	public utility
61	Second Street	recreation
62	Gooniandi Road	community
70	Gooniandi Road	community
71	-	public utility
72	-	public utility