

# PIPALYATJARA

COMMUNITY STRUCTURE PLAN No.1  
APY Lands, S.A.







# PIPALYATJARA COMMUNITY STRUCTURE PLAN NO. 1

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## **REPORT LIMITATIONS**

This Community Structure Plan has been developed in consultation with the Community and Land Holding Authority as a planning guide for future development within the community. It is proposed to be updated on a five-yearly basis.

This Plan does not commit the State Government to the funding of infrastructure proposed. The funding of proposals will be subject to budgets and infrastructure planning processes.





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## STRUCTURE PLAN REPORT

### 1.0 INTRODUCTION

#### 1.1 Content and Purpose of Structure Plan

The Pipalyatjara Community Structure Plan (Structure Plan) provides a framework within which development can proceed in an orderly and planned manner and essential services are protected over the next 5 to 10 years.

The Structure Plan consists of the following:

- A plan depicting the physical layout of the community;
- Strategic direction, planning objectives and development guidelines;
- An explanation of the Structure Plan;
- A report on the preparation of the plan including an overview of local and regional context.

The purpose of the Structure Plan is therefore to:

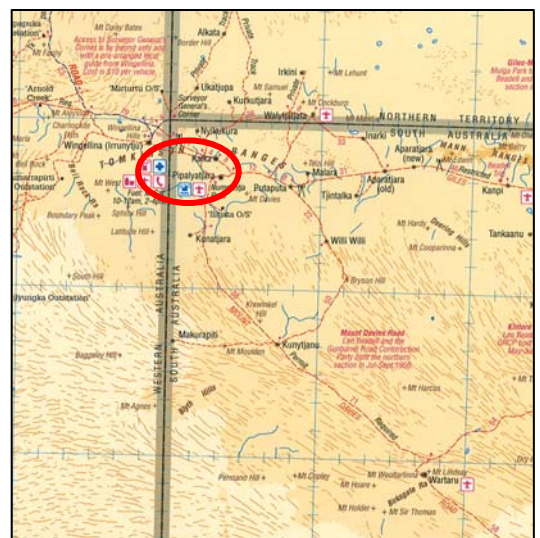
- Establish an outline vision for the community and a guide to future growth and development of the community;
- Provide a community focus for, and involvement in, the development process;
- Facilitate proper and orderly planning of the community to establish development requirements based on need within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

The structure plan provides the community with a plan that forms the basis for co-ordination of future development. The Plan can be used to assess future development proposals by government agencies, builders, funding agencies and the community.

#### 1.2 The Pipalyatjara Community

Pipalyatjara is located approximately 200 km south west of Uluru (Ayers Rock) in South Australia. The Community occupies part of the Anangu Pitjantjatjara Yankunytjatjara Lands (APY Lands) in the north west of South Australia.

The Pitjantjatjara country consists of a long chain of mountain ranges, the Musgraves, Mann and Tomkinsons, stretching east to west on the southern side of the Northern Territory border, isolated ranges and hills and extensive sand hill plains. APY also has affiliations with land in the Northern Territory to the Petermann Ranges and in Western Australia.



Location Plan [Source, Hema Desert Series]



Pipalyatjara Community is located near Mt Davies in the Tompkinson Range about 20 km east of the Western Australian border and approximately 550 km south west of Alice Springs.

Pipalyatjara essential services consist of power, water and septic systems, waste management, roads and an aerodrome for day-time operation. The roads in Pipalyatjara are sealed. The aerodrome is unsealed. Other services provided by the community are CDEP, store, and community recreation centre.

New housing is being built and other houses re-furbished. Tree planting and landscaping efforts have given some parts of Pipalyatjara an improved visual appearance.



## 2.0 METHODOLOGY

### 2.1 Background

Community Structure Plans were prepared for nine of the major communities within the Anangu Pitjantjatjara Yankunytjatjara Lands (APY Lands) in response to the need to establish a clear framework within which to accommodate development. Building works have, in the past, been initiated in some communities by State and Federal Government agencies without reference to clearly defined plans for the physical growth of the communities.

For the Anangu to be able to take responsibility for guiding the development of their communities and to protect places of cultural significance they need to have structure plans in place which are an expression of how they wish to see the physical development of their communities occurring.

Most of the funding for community facilities comes from a variety of sources outside the APY Lands. In the absence of adopted structure plans, some new facilities have been put in place without adequate input from community members and in locations which could be adversely affected by environmental conditions.

It is recognised that due to the remoteness and limited commercial opportunities within the APY Lands that outside funding to sustain the communities will be required for the foreseeable future. In addition, it is anticipated that local communities will continue to have only limited influence on the timing, scale, scope and funding of the infrastructure and development works being undertaken.

Furthermore, the high cost of providing and maintaining infrastructure in communities located great distances away from major urban centres, necessitates that existing infrastructure and facilities are well utilised.

As such, while it was essential to obtain input from the community members on the content of the structure plans, it was also important to seek out and include input from those agencies and authorities with responsibility for the current and future provision of services and infrastructure.

The plans give cause for questions to be asked about the sustainability of the communities, in particular with regard to underground water resources. At the present time there are concerns regarding the sustainability of water supplies in some communities, however there is no definitive data which can be drawn on to answer such questions. Funding is required for investigations to be undertaken across the APY Lands for how to not only provide for future increases in population but also to accommodate current population levels over time.

The structure plans have been prepared during a time of re-evaluation of past policies towards remote Indigenous communities and uncertainty in regards to future funding. The structure plans however provide a robust framework to accommodate physical changes reasonably expected to occur and allow for flexibility when future development pressures arise within the five to ten year life of the plans.

### 2.2 Tasks

The methodology followed for the preparation of the Community Structure Plans is summarised below:

- Investigation and research.
- Plan formulation and refinement through testing and review.
- Development of a preferred plan.

**2.2.1 Stage 1: Preliminary Investigation**

- Project Inception meeting with Planning SA and other stakeholders
- Obtain relevant documents, demographic details, community contact details
- Obtain base mapping, aerial photographs and format base plans
- Site visit and undertake site inspection
- Community consultation
- Mapping of physical constraints, opportunities, infrastructure, housing, community facilities
- Documented meeting/s, interviews

**2.2.2 Stage 2: Structure Plan - Formulation**

- Prepare draft Structure Plan
- Site visit
- Meeting with Community to present draft Structure Plan and receive comments.
- Copies of draft Structure Plan left to be distributed to school, art centre, placed on community notice boards
- Meeting with client
- Client and other stakeholders review structure plan, provide comment

**2.2.3 Stage 3: Draft Structure Plan - Review and Revision**

- Comments received, modifications made to the Draft Structure Plan
- Draft Report prepared
- Site visit
- Meeting with Community to present revised draft Structure Plan and Report, receive comments
- Copies of revised Plan and draft Report left to be distributed, placed on Community notice boards
- Meeting with client, provide copy of revised Structure Plan, draft Report for comments.

**2.2.4 Stage 4: Structure Plan and Report - Finalization**

- Comments received from stakeholders, modifications made to final Structure Plan, Report
- Prepare final Structure Plan and Report
- Site visit to address APY Executive meeting
- Copies of Structure Plan and Report issued.

## 3.0 REGIONAL AND LOCAL CONTEXT

### 3.1 Land Tenure

Pipalyatjara is part of the Anangu Pitjantjatjara Yankunytjatjara Lands (APY Lands) which are incorporated by the Pitjantjatjara Yankunytjatjara Land Rights Act in which the SA Parliament gave title to the APY Lands to Aboriginal people in 1981.

### 3.2 Anangu Pitjantjatjara Yankunytjatjara Executive Board

The Pitjantjatjara Yankunytjatjara Land Rights Act, 1981, provided for the vesting of title of the Anangu Pitjantjatjara Yankunytjatjara Lands (APY Lands) to the people known as Anangu Pitjantjatjara Yankunytjatjara. The Executive Board of Anangu Pitjantjatjara Yankunytjatjara was constituted under this Act. The administrative centre of the APY Lands is Umuwa, 30 km from Pukatja.

The APY Executive Board oversees the activities of the various constituent groups serving the needs of the people on the APY Lands. It also helps shape policies regarding economic and social development. The Executive Board comprises elected members from across the APY Lands and they choose their own Chairperson.

Under the Act the functions of the Executive Board of Anangu Pitjantjatjara Yankunytjatjara are to:

- ascertain the wishes and opinions of traditional owners in relation to the management, use and control of the APY Lands and to seek, where practicable, to give effect to those wishes and opinions;
- protect the interests of traditional owners in relation to the management, use and control of the APY Lands;
- negotiate with persons desiring to use, occupy or gain access to any part of the APY Lands; and
- administer land vested in Anangu Pitjantjatjaraku.

### 3.3 AP Services

Anangu Pitjantjatjara Services (Aboriginal Corporation) is located at Umuwa, and has an administration office, works depot and mechanical repair garage. Umuwa is located approximately central to the seven communities on the APY Lands.

AP Services has evolved as the service providing arm of Anangu Pitjantjatjara Yankunytjatjara. This involves project management and coordinating maintenance programs that support AP's responsibility as the land owner/land title holding body, particularly Anangu environmental health and safety. AP Services works very closely with Nganampa Health's UPK section.

AP Services ongoing responsibilities include: road works (including grading and realignment), housing repairs and maintenance, development and construction projects, construction inspection, waste management, homelands essential services, bore maintenance and alternative energy programs and other works related programs as they evolve.

Other projects completed since 1994 are 'one off' projects, such as:

- Pipalyatjara Dust Control
- Relocation and Lighting of the Amata Airstrip
- Septic Tank Survey
- Removal of Asbestos Waste
- Construction of 12 Waste Management Landfills
- Construction of housing
- Nyapari Pukatja Dust Control
- Town Plan Finalisation

### **3.4 Community Management**

Pipalyatjara is controlled by the Governing Council and supported by administration staff. Several people are in funded positions.

Pipalyatjara is part of the corporate CDEP with members participating in alternative employment projects.

The Pipalyatjara Governing Council representing the Pipalyatjara community manages the community. It employs staff through the CDEP for basic maintenance work around the community.

## 4.0 HUMAN AND ECONOMIC ENVIRONMENT

This part of the report provides background information on Pipalyatjara Community. It includes details about its population, economic activities, the transport network and climate. A very brief summary of the history of the community is included. This part of the report is drawn from various other reports and sources.

The main APY communities are Pukatja (Ernabella) with a 2001 Census population of 446 people, Amata with 270 people, Kaltjiti (Fregon) with 300 people, Iwantja (Indulkana) with 280 people, Mimili with 250 people and Pipalyatjara with 200 people. The remaining estimated 700 to 800 people are located in several smaller communities and approximately 50 occupied homelands.

The APY Lands are located in South Australia's most northern region. They are bordered by Western Australia to the west, Northern Territory border to the north and encompass the Great Victoria Desert to the northeast. They cover an area of 105,000 km<sup>2</sup>, which is approximately 10% of the state's total area.

Pipalyatjara is a mid-range size community and acts as a service centre for nearby communities such as Kalka. Children travel from Kalka to attend school in Pipalyatjara and the Pipalyatjara power station provides electricity to Kalka. Being located in the western extremity of the APY Lands, community members have strong links to communities in Western Australia.

### 4.1 Community Demographics

A demographic profile for Pipalyatjara based on the 2001 Census of Population and Housing provides some context for the community. The following characteristics are noted:

#### 4.1.1 *Population*

Pipalyatjara community had a total population of approximately 114 people at the time of the 2001 Census. There were 94 Indigenous persons representing 82.5% of the population.

Non-Indigenous people represented 17.5% of the population. During the dry season this number may be less however is likely to be significantly more in the wet season. The core population fluctuates with many residents being transient.

The median age of people in Pipalyatjara is 22 while the median age for the Indigenous people is 20. There is a significant group of young people in the 15-29 age group with a corresponding group of young children in the 0-9 age group. These characteristics of the population highlight the demand for education services and existing employment demand.

The gender ratio is expressed as the number of males per 100 females. The gender ratio for Pipalyatjara is 103.6. The gender ratio for Indigenous people of Pipalyatjara is 108.9.

This suggests a very young population, with more males than females.

In Pipalyatjara 53.2% of people were at a different address five years before, while 22.8% were at a different address one year before. This underscores the mobile nature of the resident population.

#### 4.1.2 *Household Status*

Occupied private dwellings are used as the basis for analysis and a family is defined as two or more persons, one of whom is at least 15 years of age, who are related by blood, marriage (registered or de facto), adoption, step or fostering and are usually resident in the same house.

In Pipalyatjara 64.3% of households were family households. The most common type of family is a couple family (with children) (69.2%), followed by couple family (without children)(19.2%).

The mean household size in Pipalyatjara is 4.4 persons, while the mean Indigenous household is also 4.4 persons.

This household size is consistent with the current assessment of household size when the number of community houses is counted at 23 and accepting a 2001 Indigenous population of 94, indicating an average household size of 4.08 persons per house.

This is not always an accurate reflection of household size as 38.9% of households have four persons resident in the family household and 17.8% of households have six or more persons resident.

Sometimes residents may be waiting for accommodation; others might be visiting from affiliated homelands or communities, others might be travelling on lore or other culturally related activities. There may be occasional influxes of visitors during lore business and sporting events such as football carnivals. The population can increase significantly during such events. Similarly, when lore business and sporting events occur elsewhere in the APY Lands, attended by Pipalyatjara people, the population is temporarily reduced.

## 4.2 *Historical Context*

Pipalyatjara was established in the 1950's, when a mining company set up a camp, sunk a water bore and established a reliable water supply. Construction of the Mulgrave Park – Giles Road made the area more accessible and lead to early construction of the aerodrome. After Amata was established in the 1960's, staff offered occasional assistance to the Aṅangu at Pipalyatjara. During the mid-1960's local people were encouraged to mine the chrysoprase near Pipalyatjara. There have been several attempts to mine the semi-precious stone however there has been little significant financial return to the Aṅangu.



*Chrysoprase Stone*

In 1976 Pitjantjatjara Council began to help Aṅangu to obtain title to their lands in South Australia, Western Australia and the Northern Territory. Pipalyatjara became a service centre that allowed several homelands to be established. In the same year a school teacher from Amata transferred to commence school classes at Pipalyatjara.



*Original residence being restored*

## 4.3 Economic Context

### 4.3.1 Local Economy

Pipalyatjara operates a small economy comprising the local store, maintenance workshop, some arts and crafts and occasional visitor accommodation.

### 4.3.2 District Community Facilities

Alice Springs in the Northern Territory is the nearest major town and supports a population of approximately 25,000 plus many more visitors during peak tourist periods. The town comprises approximately 10,000 residences, and a wide range of education, health, administrative, commercial and sporting facilities.

### 4.3.3 Arts and Crafts

The major centres for arts and craft on the APY Lands are Ernabella Arts and Kaltjiti Crafts. Ernabella Arts is known internationally for textile printing and services about 65 artists in the surrounding community. Kaltjiti Crafts services about 50 people from the Fregon and Irintata areas and is beginning to expand from its production of batiks and paintings. A large proportion of the wood carvings produced on the APY Lands by an estimated 250 artists are marketed through Maraku Arts and Crafts in Uluru.

### 4.3.4 Mining

There have been exploration agreements between APY and mining companies to search for chrysoprase and gold with further agreements being negotiated for oil and gas.

### 4.3.5 Pastoral Enterprises

Over past decades pastoral operations in the APY Lands have encountered many difficulties. The sheep industry has disappeared entirely from the region, and the Brucellosis Tuberculosis Eradication Campaign devastated many of the cattle herds in the 1980s. The area now supports mobs of wild donkeys and camels.



### 4.3.6 Land Management

APY supports programs aimed at using, developing and training people in traditional and modern land management practices. There has also been preliminary work to plant woodlot areas, plant trees around communities and homelands and collect seeds.



## 4.4 Transport Network

Pipalyatjara is serviced regionally by air, and a strategic freight and tourist road network via the Stuart Highway and the Giles-Mulga Park Road.



## 4.5 Climate

Pipalyatjara shares a similar climate to the Giles weather station (150 km to the north east in WA) having a dry climate with hot summers and mild winters. The annual average rainfall is 283 mm and while the average rainfall is higher during the warmer months of the year, there is considerable variation from year to year. January is the hottest month, with an average maximum temperature of 37.2° C. By contrast winters are mild, with July average maximum and minimum temperatures being 19.9°C and 6.8°C respectively. The wettest months are November to March, with February being the wettest month with an average rainfall of 48.5 mm over five days.



*Bush Plum*

## 5.0 EXISTING DEVELOPMENT

The settlement pattern of Pipalyatjara is laid out in an elongated shape, following the base of the hills and local creek system. There are some generous road widths that residents have extended their front yards into. These areas accommodate the earth bunds to trap storm water and provide camping areas for extended family and visitors.



### 5.1 Housing

Existing housing comprises approximately 35 single community houses and some other forms of shelter. Approximately 12 of those houses are occupied by administration, clinic, school and police staff.

If the Anangu Population is divided by the number of houses they occupy, the residential density is approximately 4 persons per house.

House sites are mostly rectangular and have areas of approximately 900-1,000 m<sup>2</sup> with road frontages of 3-35 m.



### 5.2 School

The Pipalyatjara Kalka Anangu school has approximately 25 students enrolled and a total of five staff – two teaching and three non-teaching. The Pipalyatjara school is an important focal point for residents. According to earlier reports, the school was constructed in 2000.

Over a number of years, there has been a steadily developing trend for Anangu people to seek greater control over decisions on school issues and policy/curriculum direction.

An Anangu Coordinator works with the Principal. The Anangu Coordinator's role includes liaising between the school and community and providing advice to the Principal about cultural and community issues, consulting with staff about student attendance, participation and behaviour management, and representing the school at meetings of the Pitjantjatjara/Yankunytjatjara Education Committee.

The school occupies a central location within the community and facilities including classrooms are quite new. The school will continue to occupy the same site.



*School*



### 5.3 Store

Pipalyatjara has a well-stocked store to serve residents and visitors. It was constructed in 2001.

### 5.4 Health Facilities

The Pipalyatjara Clinic, connected to Nganampa Health, is located on the north side of Pipalyatjara community. The clinic provides primary clinic care and is well stocked with supplies.

There are two permanent nurses employed in the community. There are also two health workers employed by the clinic. These community health workers play an important link in the administering of medicine and education to Anangu in the community. They liaise and translate issues with the nurses concerning health procedures and problems.



*Clinic*

As with all isolated communities and towns the Royal Flying Doctor Service can be called upon if major problems arise.

There is a 4WD Ambulance that is used to pick up or drop off patients too weak to walk to the clinic. The ambulance can also be used to transport patients to Alice Springs if the situation is not life threatening.

*PY Media 2005, Pipilyatjara [Online] <http://www.waru.org/communities/Pipilyatjara/>*

### 5.5 Office

The office is in a central, prominent location near the school and opposite the store. It is in good condition, has a reception, offices, meeting room and kitchen. Ample car parking is provided to the side and rear of the office.

### 5.6 Open Space and Recreation

At Pipalyatjara, there are several public areas where mature shrubs and trees growing. This contributes to shade and use by residents for outside living. Open Space areas within the community have been delineated and protected by the use of large rocks (painted white) around the perimeter of the space. The rocks acts as traffic barriers and prevent the use of the space for short cuts by motorists. The spaces are maintained with regular slashing of the grass.



*Open Space*

Children's play areas are mostly contained within the school grounds.

An existing basketball court is located near the centre of the community and the school.



The Pipalyatjara Women's Centre/Recreation Hall is one building serving two purposes. One side is the Recreation Hall with a strong emphasis towards music. Music equipment is available. External security work such as window grills have been completed. The project was carried out through TAFE and the CDEP workers who assisted in the repair of the windows, doors and shelves.

The Women's Centre will help with important support programmes such as workshops on Hygiene, Sewing, Cooking and Childcare.



*CDEP Yard*

Recreation Components other than the Music area and the Women's Centre, include an area for darts, a pool hall and table tennis.



*Meeting Place*



*Arts & Women's Centre*

## 5.7 Visitor Accommodation

Formal designated visitor or contractor accommodation adjacent to the power station is available through the community office.

## 5.8 Cultural Purpose Site

There are cultural purpose sites (lore areas) near the community. The lore areas north-west of the community have been noted but are not clearly defined. Anthropological Cultural Heritage Clearance of the community has been undertaken. For future development, information on sites of significance within the area can be obtained from APY.

The Art Centre is located close to other community purpose activities north of the community store.



*Inma*

## 6.0 EXISTING INFRASTRUCTURE

### 6.1 Water Supply and Reticulation

The community have three electrified bores, two of which are located over three kilometres to the west. Only two of the bores are currently used. The third bore is manual and not used for supply. These pump to two 200 kL ground tanks situated on the side of the hill nearby the power compound. The water supply compound has provision for the installation of a third tank.

Water is reticulated through the community via 150 mm and 100 mm PVC pipes. The survey plan shows numerous abandoned pipes left redundant after a major upgrade in 1999.

Water meters are generally present at each consumer service.

Water is disinfected with an ultra-violet treatment system. The community have made enquiries about funding for a treatment system to address the hardness of the water.



*Typical sewer manhole*

### 6.2 Effluent Collection and Disposal

Pipalyatjara has a reticulated deep sewerage system with two pumping stations, one at either end on the community. The waste water treatment ponds, comprising a primary, secondary and tertiary pond, are located approximately one kilometre south-west of the community.



*Sewerage pumping station*

### 6.3 Electrical Generation & Distribution

The community's power compound comprises a brick building containing the three diesel generator sets, a corrugated iron work shed and two 45 kL diesel fuel storage tanks in a separate above-ground bunded area.

The gensets are automatically controlled and synchronised via an automated switchboard and operation data is recorded by a monitoring system.

Power is reticulated via two high voltage feeders to the community and distributed through the community by aerial bundled cables on standard ETSA Utilities stobie poles. Property connections are generally underground. A new overhead service line to the new staff duplex is not shown on the survey plan.

A separate high voltage feeder transmits power to nearby Kalka community.



*Power distribution and street lighting*



*Power generation compound*

## 6.4 Road Network

### 6.4.1 External

The community can be accessed from Mulga Park Road via approximately 350 km of unsealed road, maintained by the AP Services. The APY Road Network Study classifies the Amata to Pipalyatjara Road as a major access road with high improvement priority.

### 6.4.2 Internal

The internal road network comprises a series of bitumen sealed and kerbed roads providing access to the housing and services within the community. Most of these roads are in good condition.

A small proportion of the road network is unsealed, particularly the access to the oval, sewerage ponds, rubbish tip and airstrip. There are also a number of unsealed 'shortcuts' used to cross vacant land within the Community.



*Earth Mounds*

Street lighting is inadequate and several areas within the community are poorly lit at nights. The community have previously raised this with ETSA.

## 6.5 Aerodrome

The airstrip is unsealed and serves the Pipalyatjara community and Kalka. The aerodrome is located approximately 2 km from the community and provides for urgent day-time medical evacuations, mail services, government and community aircraft charters. It provides essential access as roads to the area become impassable due to flooding.



*Pipalyatjara Aerodrome*

## 6.6 Drainage

A creek line north of Pipalyatjara flows in a westerly direction after local rain falls on the surrounding ranges. Flows are intermittent and there are years when the creek does not contain any water.

No formal records of the creek flows or highest flood are maintained however anecdotal advice is any flooding that occurs only affects the immediate area of the creek without affecting any property.

The road system in Pipalyatjara is kerbed and therefore stormwater tends to collect in the road system and is released away from houses. Two older houses near the store are located in a depression and according to anecdotal advice are subject to minor flooding.

## 6.7 Telecommunications

The community is reticulated with Telstra infrastructure and it is understood from community representatives that there are some private phone services currently in use in addition to the two public phones and the office phones. A Telstra optical fibre cable runs through the community (from east to west). This is clearly marked, however all necessary precaution should be taken to avoid it.



*Telstra pit and markers*



## 7.0 OPPORTUNITIES AND CONSTRAINTS

The constraints on the future physical growth of Pipalyatjara are detailed below.

### 7.1 Areas of Cultural Significance

The Structure Plan identifies physical constraints in the form of a high ridge line extending south-west of the community and a creek line on the northern side. These features also coincide with areas of cultural significance to Anangu.

The physical constraints are readily apparent and clearly define the limits for future expansion of the community. Any future development will take place towards the south and east of the existing settlement where roads and other services are already established, but also avoiding those rocky or flood prone areas and 'no-go areas'.

### 7.2 Landform

Pipalyatjara is located between hilly ranges in a valley landscape. A creek line on the northern side separates the water tanks and power station from the community. The rocky terrain and steep hill slopes have combined to produce a long narrow development form that wraps around the base of the hills. A short distance to the west the valley landform opens up to a broad plain where the airstrip, sewerage ponds and rubbish tip are located.

### 7.3 Localized Flooding

There are some parts of the community which are subject to water ponding due to runoff from the surrounding rocky hills and clayey soils in the valleys. Generally the water infiltrates over the course of a few days, however prolonged rainfall can saturate the soil.

Some existing houses have been located in depressions. In addition, roads constructed around the perimeter of these houses makes them subject to local flooding. The central part of the community including school, office, clinic and store) has been built on more elevated ground. Potential housing sites have been chosen to avoid hill slopes, rocky outcrops and creek lines.

There is a creek line that flows across the northern side of the community and forms a natural barrier to any expansion of housing in that direction. There is more elevated land at the base of the northern range of hills which may be serviced with water and electricity, but would be remote from community facilities such as the school, store and clinic.



*Pipalyatjara water storage tanks*

No formal flood records are available, however there is no evidence to suggest that heavy flows impact on residents or property. Established overland flow paths should be maintained to prevent stormwater flows becoming a concern.

### 7.4 Water Bores

The water bores are located north of Pipalyatjara and separated from the community by the creek line. There is little potential for incompatible development to have an impact on the water source area. Pipalyatjara also has reticulated sewerage so there is little risk from contamination by on-site effluent disposal.



*Electric bore*



## 7.5 Sewerage Ponds

The Pipalyatjara effluent treatment ponds are situated approximately 2 km south west of the community. The ponds are distant from the community and water source area. They are secured with a 1.8m high wire mesh fence to prevent unauthorized access. The location of the ponds does not have any immediate impact on the further development of the community.



*Sewerage Ponds*

## 7.6 Waste Management

The waste management area is located south of the community and separated by a hilly ridge. There is no fencing to control where waste is dumped and it is evident that large items such as car bodies are burnt. The waste management area appears to be covered at regular intervals and car bodies are removed from the community and transported to the waste management area. The location of the waste management area is not anticipated to have any impact on the water source area, the residents or the operation of the aerodrome.

## 8.0 LAND USE RISK ASSESSMENT AND RESPONSE

Pipalyatjara is located in a mostly stable natural environment where extreme events such as cyclones, bushfires and earthquakes are rare occurrences. Never the less, the impact of any major unforeseen emergency is likely to be exacerbated by the isolation from a major regional centre. The likelihood of specific hazards and risks can be modified through land use planning. Mitigation through land use planning is one mechanism to reduce future risk.

The most likely hazards to affect the community are local flood, isolation or fire.

### 8.1 Flood

Flooding may be defined as the overflowing by water of the normal confines of a stream or other body of water, or the accumulation of water by drainage over areas not normally submerged (DoTARS, 2002). Flooding may be a result of prolonged or heavy rainfall or severe thunderstorms. The most common type of flood in this part of the country is slow onset flood that can last weeks. Flash flooding can result from relatively short intense bursts of rainfall, often from thunderstorms and poses the most serious threat to loss of life.

Flood mitigation is defined as measures aimed at decreasing or eliminating the impact of floods on society and the environment and should aim to reduce all forms of loss to an acceptable minimum.

Mitigation will vary in remote communities according to location and cost of implementing any mitigation measures. This is weighed against the level of risk a particular community is willing to accept. In terms of mitigation, there are three approaches commonly adopted;

- Flood modification,
- Property modification, and
- Response modification.

Land use planning is a property modification measure and can address future risk. It is effective because it is possible to prohibit development of substantial structures in flood areas, or require a modified form of development. It is not always possible to be precise because it relies upon gathering of historical data to determine highest know flood levels. There may already be development that has occurred for other reasons for example proximity to a reliable water supply, infrastructure provision that makes it difficult to re-locate parts or all of a community. Generally uses that will not be adversely affected by potential flood, such sporting ovals, open space, can be located in flood prone areas.

### 8.2 Isolation

The location of APY communities in the north west of SA is particularly remote and difficult to access at certain times of the year. When rain causes flooding access roads can be cut which then limits supplies of essential goods such as fresh food, fuel for generators, and services such as medical attention. The only alternative is air transport and that cannot re-supply communities with heavy items.

### 8.3 Access

The level and standard of access roads to remote Aboriginal communities is the primary means to address the issue of isolation. This is directly connected to provision of adequate road funding. Reliability and travel safety is a key issue for roads servicing communities. Poor condition of roads contributes to isolation and in turn safety and sustainability.



*Road to Watarru*

The APY Road Network Study classifies the road network into major, secondary and homeland collector road functions, sets construction standards and specifies improvement priorities. Apart from regular grading maintenance few roads are upgraded to higher standard of vertical and horizontal alignment, width and base course.

The major access road from Amata to Pipalyatjara, and 25 km of the secondary access road from Pipalyatjara to Watarru are identified as high improvement priorities

## 8.4 Potential Hazards

The Community Structure Plan integrates a numbers of initiatives that will help reduce the potential for hazards to impact on the community and also to assist with the response to events should they occur. Possible hazards and what they may affect in the community are set out below:

Impact of Hazards on:	Hazards and What They Might Affect			
	Fire	Flooding	Storms	Transport Accident
People	x	x	x	x
Houses	x	x	x	
Community Buildings	x	x	x	
Services	x		x	
Environment	x	x		

The Pipalyatjara Community Structure Plan integrates a numbers of initiatives that help reduce the potential impact of these hazards on the community and also to assist with the response to events should they occur. These measures include:

- A road pattern which avoids dead end streets and has a legible layout for pedestrians and drivers;
- Use of buffers around water bores to protect water source areas from incompatible development;
- The use of buffers around the power station and sewer pump station area to highlight that these activities generate noise and/or odour problems and are not suitable for residential development;
- A layout pattern which accommodates existing watercourse flows with development avoided in potential flood ways;
- Good access to the main road and the aerodrome in the case of an emergency;



*Roads/Drains*



*Stand Pipe*

- Access for heavy trucks and machinery avoiding the need for these vehicles to pass through the community centre;
- Location of the waste management area away from the community as a protection from fires and from possible impacts on water source areas;
- Water filling points (stand pipes) for the community's fire tanker identified on the plan.



*Airstrip Access*

In addition to these initiatives it is recommended that a number measures are undertaken to reduce risks. These include:

- That in the long term consideration be given to relocating and upgrading the aerodrome to a sealed standard to enable all weather 24h emergency evacuation.
- The majority of roads within the community are sealed and dust has been significantly reduced. However, the community would benefit from tree planting and other revegetation programs to help contain dust from the wider area around the settlement. Natural vegetation is sparse and any clearing should be minimal.
- Although the waste management area is distant from the community, it is recommended that the illegal burning of rubbish be prevented or stopped to avoid the potential for fires spreading to the community. It is recommended that the tip be fenced to control dumping away from designated areas.



## **STRUCTURE PLAN**

### **1.0 STRATEGIC DIRECTION**

#### **1.1 Community Aspirations or Vision**

Pipalyatjara is a mid-range sized community on the APY Lands. Its location at the junction of roads that lead south, west and east results in more visitors and passing traffic visiting Pipalyatjara than would otherwise be generated. It enjoys a full range of local services, school, health clinic, store, community office, arts centre, oval and an aerodrome with a regular air passenger service.

During the initial visits to the community and discussion with community members, the Community Structure Plan was explained as preparing for future development, making sure that buildings and activities are put in the right place so the people who live in the community can be safe and healthy.

It was explained that the Community Structure Plan is not a management plan, nor does it incorporate a financial program to undertake desired improvements, although it can assist the development of these strategies. The plan relates primarily to future building and infrastructure works and will assist with the consideration of measures for the ongoing sustainability of the community.

In addition to the views and aspirations of the community members, discussions were also held with administrative staff, APY and AP Services, government agencies and service providers regarding their existing and future programmes to fund housing, facilities, and infrastructure.

The types of issues raised included:

- Where should new houses go, do we need different areas for different families?
- Where should we put noisy or smelly activities?
- Are the roads safe, where do the trucks go?
- Where does the drinking water come from and how can we look after it?
- Is there flooding here?
- How should we look after visitors?
- Should there be more parks or meeting places?
- Are there 'no-go' areas?
- Are there places for young people and old people?

Responses to these matters were incorporated into the draft plans and were then modified following further discussion with the stakeholders. The aspirations for the community were tempered by the knowledge that there are modest amounts of funding available for development, short budget time frames and limited opportunity for community members to influence funding decisions.

Pipalyatjara has a support role for other nearby communities with the school taking students from Kalka and the power station supplying power to Kalka. The community has recently upgraded the music/recreation and women's centre.

The community is seeking funding for the construction of a swimming pool and has nominated a suitable site close to the school and within the community.

Additional housing and suitable sites are needed. Some older houses in lower parts of the site need to be replaced and the area either filled, or used for a park.

Provision of local parks was identified as a priority for use by children for play and to maintain breaks in the form of the community.

## 1.2 Strategic Direction

Being one of the medium sized communities on the APY Lands and with a young population, it is anticipated that Pipalyatjara will maintain steady growth in future years.

The level of services within the community will be maintained as a result of its moderate size and location at the junction of three roads to the APY Lands. In addition to cultural, family and sporting ties there are also issues associated with the provision of services such as health, education, administration, infrastructure provision and business that will ensure a strong bond between the communities on the APY Lands.

While it is anticipated that there will be controlled growth of the community, there are also opportunities for the expansion of community enterprises such as the arts and craft centre, possible future tourism related enterprises and for works to improve the local environment through additional landscaping, drainage and stormwater management.

## 2.0 FUTURE DEVELOPMENT

This section of the report describes the Structure Plan for Pipalyatjara. The Structure Plan is included as **Figure 1 Pipalyatjara Community Structure Plan**.

### 2.1 Options Considered

The initial assessment of the community layout was that its location was sustainable and acceptable from servicing, accessibility and potential for future growth point of view. It was concluded that there was no need to relocate parts or all of the community. It is considered in that in the context of its location, history and existing development, future growth would be incremental and capable of being accommodated by way of infill.

There is no immediate funding available for investigation of a major expansion of housing or infrastructure works, however consideration was given in the preparation of the Structure Plan to longer term expansion. Services have been installed and a road constructed for the future development of housing sites overlooking the oval.

### 2.2 The Structure Plan

The Structure Plan has been prepared from an assessment of the site's physical and environmental characteristics, existing infrastructure, regard for the population demographics and constraints (physical, servicing). These principles have guided the form of the plan.

The site can be subject to localised flooding from heavy rains so the area to be developed will be confined to the more elevated parts of the site. Drainage channels have also been constructed and maintained to divert stormwater away from housing areas.

### 2.3 Land Use Sites

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

The Plan identifies preferred locations for land uses. Land use sites include:

- Housing
- Community Purposes
- Commercial
- Industry / Utilities
- Parkland / Recreation / Rural

Where an alternative land use is proposed for a site, the Community Council may consider the suitability of the use having taking into account the Planning Objectives and Development guidelines for land uses set out in section 5.

### 2.4 Buffers

The Structure Plan includes buffers as a means of providing separation from incompatible uses or from those that generate noise, smells or other emissions. The buffers also provide protection for sensitive uses or facilities. There are three buffers identified on the Plan.

- The existing power station located on the north-east side of the community has a buffer of 200m. There are no existing residences located within the buffer.
- The water bores located on the eastern side of the community are shown with 100 m buffers to protect them from encroaching development.
- The sewerage pump station has a buffer of 50m for odour and maintenance reasons.



The current power station location has little impact on the community through a 200m buffer for noise.

There is a Lore Area to the west of the community, coinciding with the range of hills.

## 2.5 Street Network

There are three formal entrances to Pipalyatjara, Amata from the north east, Watarru from the south and Irruntji (Wingalina) from the west. All three routes converge at the store and office.

Access roads to and through the site provide vehicle access to all residences. The major access road from Amata and 25 km of the road from Pipalyatjara to Watarru closest to the community are identified as high improvement priorities in the APY Road Network Study.

There is no clearly defined pedestrian pathway system and consequently walking along the roads is common.

Car parking areas and roads are generally defined by large white painted rocks to limit the tendency for informal tracks to develop and so make pedestrian movement safer.

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

The existing roads have been shown with possible links to make a 'modified grid' system that results in good permeability and connectivity so that there is little opportunity for shortcuts to develop. These roads generally have been designed to follow existing services.

## 2.6 Housing Areas

The community has identified an immediate demand for additional, single-family residences through the development of available land. Filling of some sites might be required in order to raise the levels above the flood level. Approximately 18 additional house sites are identified. At least nine 'infill' sites can be provided immediately with services already established.

It is proposed that the community form be extended primarily to the north and south, but consolidated near the centre on higher ground close to community facilities, outside the power station buffer and served by existing sealed roads. Three other sites to the south east may be developed in the longer term as the demand arises. These sites are currently unserviced and located close to recently constructed drainage basins and channels.

## 2.7 Community Purpose Sites

The principal Community Purpose sites identified on the CSP are:

- School
- Administration building/s
- Childcare centre
- Women's and art centre
- Clinic
- Art centre

Most of these sites are capable of being upgraded or expanded as demand arises and funding becomes available.

The State Government has advised of plans to establish a Rural Transaction Centre in Pipalyatjara in the near future. The site chosen for this facility is the Old Store.

## 2.8 Parks and Recreation

The community is generally well provided for with recreation facilities including an oval for football, basketball courts and a planned aquatic centre. These sites are shown on the plan as Open Space. A children's playground is located near the clinic.

Several smaller pocket parks have been identified throughout the community.

The recreation areas are shown as open space to ensure residential development does not encroach further, however it is likely to remain as undeveloped natural space.

## 2.9 Visitor Camping

A temporary camping area for visitors to Pipalyatjara has been identified to south of the community. Water is available at the site.

## 2.10 Commercial

The community's store is located adjacent to the administration office. This store requires service access for trucks. If the shop were to be expanded in the future, the logical direction would be towards the east.

## 2.11 Light Industry

The workshop site is used for Light Industrial purposes and this is shown on the Structure Plan. The main site is being used for maintenance associated with CDEP activities. This site is separated from established residential and community purpose uses.

There is an area adjacent to the CDEP yard suggested for storage of motor vehicles to be used for spare parts. It would be visually unattractive and so would need to be suitably screened, waste oils, petrol and batteries removed.

## 2.12 Development Issues

Issues	Constraints and Opportunities	Upgrading Proposals
<b>Houses</b>	Community houses overcrowded, two in low lying area	Several new single residences required to reduce overcrowding Existing residences to be upgraded
<b>Recreation &amp; Open Space</b>	Limited recreation opportunities apart from oval and basket ball court	Funding of Swimming Pool being sought
<b>Community Facilities</b>	Visitors Area/Sorry Camp	Provision for camping facilities separate from residents
	Fencing of residences	Most residents prefer their residences to be fenced
<b>Education</b>	School buildings	New recreation facilities to be constructed

## **2.13 Service Upgrades**

### **2.13.1 Water**

All new water mains should be installed in accordance with the SA Water 'Water Supply Construction Manual'. Setback distances to roads and lots should follow the above manual wherever practicable.

It is recommended that all new lots and services be provided with a water meter.

### **2.13.2 Sewerage**

A minor extension of the sewer main will be required to service some proposed lots.

Installation of sewerage services should be in accordance with the SA Water 'Sewer Construction Manual'.

### **2.13.3 Electricity**

Extensions to the power distribution will be required to service proposed housing sites.

Installation or modifications of power lines should be done in accordance with ETSA Utilities Technical Standard TS-107 (Overhead Line Design Standard For Transmission & Distribution Systems).

Electrical generation and distribution capacity has to be part of the assessment for expanding the community and be funded accordingly.

## **2.14 Development Priorities**

It has been possible to prioritise a number of development initiatives through discussions with Pipalyatjara Community Council Deputy Chairman, the Municipal Services Officer and the Essential Services Officer.

### **Immediate Priorities (0 – 1 years)**

- Additional housing stock to be provided.
- Ongoing upgrading of housing stock.
- Parks to be upgraded.

### **Medium Term Priorities (1 – 3 years)**

- Swimming pool to be established.
- New workshops and equipment yards to be investigated.
- Additional landscaping and dust controls.
- Additional housing in accordance with funding availability.
- Ongoing upgrading of housing stock.
- Improvements to the road network.

### **Long Term Priorities (3 – 5 years)**

- Additional housing in accordance with funding availability.
- Ongoing upgrading of housing stock.
- Improvements to the road network.

## 3.0 POLICY AND ADMINISTRATIVE CONTEXT

### 3.1 Strategic and Statutory Planning Context

In South Australia, there are in excess of 100 Aboriginal communities, many of which are located on land vested in the Anangu Pitjantjatjara Yankunytjatjara under the Pitjantjatjara Land Rights Act 1981. These communities are outside local government areas planning controls.

The Development Act 1993 provides an assessment process for planning and building throughout the state. It also provides for development plans at a regional and Council level, against which development applications are assessed.

In the case of communities outside local government areas, it is the Development Assessment Commission that must approve any development or building work. The Development Assessment Commission receives development applications from a range of sources associated with Aboriginal communities, including the Office for Aboriginal Housing and contractors. It involves the owners of the land to ensure building plans have the agreement of the relevant community.

### 3.2 Land Not Within a Council Area (Far North) Development Plan

The Pipalyatjara community is located within the Land Not Within a Council Area (Far North) Development Plan Area. The following policies for Far North South Australia apply across the area.

#### 3.2.1 *Form of Development*

**Objective 2:** Protection of the environment and minimization of conflict between recreation, tourism and other uses of land.

**Objective 4:** The economic, social, and cultural interests of the Aboriginal communities safeguarded.

Outside of mining, administrative and service centres, Aboriginal People with traditional ties to the land make up the majority of the population. Provision needs to be made to improve the economic resource base for Aboriginal communities and to protect their culture and heritage.

Development should, whenever appropriate, make special provision to improve the balance and stability of the population and to improve the cultural and economic prospects of affected communities. This will require that all communities and in particular Aboriginal communities, be consulted on all developments which would significantly affect their livelihood, lifestyle or traditional interest in the land. When assessing proposed developments emphasis must be placed on the social impacts as well as other environmental impacts.

**Objective 5:** Industrial, commercial, tourist and residential development restricted to recognised settlements, so that such development can be efficiently provided with services and interference with pastoral, mining and conservation interests is minimized.

**Objective 6:** Development which meets adequate standards for public safety, convenience, economy and amenity.

**Objective 7:** The coordinated provision of roads, public facilities and services in a manner which optimises the use of resources and public funds.

The development of community facilities at new settlements in proximity to existing settlements should be integrated to achieve the best use of resources. As the provision of services, such as electricity, water, sewerage and roads, is very expensive in remote areas, design guides and other means should be used to encourage development which makes the optimum use of available resources.

### **3.2.2 Waste Disposal (Landfill)**

**Objective 8:** The orderly and economic development of landfill facilities in appropriate locations.

**Objective 9:** Minimization of environmental impacts from the location, operation, closure and post management of landfill facilities.

### **3.2.3 Conservation**

**Objective 11:** The identification and management of areas of heritage value or special environmental significance.

The Far North contains many areas, sites and structures which are worthy of preservation. These range from specific localised items, of geological, palaeontological, cultural, archaeological or historical importance, to large areas of sacred, scenic, wilderness, habitat, or other special environmental significance. Because of the vastness and remoteness of the area, many have yet to be identified. Land and development should be managed in a manner which protects the heritage and environmental significance of these items in the long term.

**Objective 12:** The retention of environmentally-significant areas of native vegetation.

**Objective 13:** The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinisation, flooding or a deterioration in the quality of surface waters.

**Objective 14:** The retention of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.

### **3.2.4 Telecommunications Facilities**

**Objective 18:** Telecommunications facilities provided to meet the needs of the community.

**Objective 19:** Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

### **3.2.5 Renewable Energy**

**Objective 23:** The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.

**Objective 24:** Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

### 3.3 **Anangu Pitjantjatjara Water Management Plan, May 2002**

The Arid Area Catchment Water Management Board has responsibility for 103,000 km<sup>2</sup> that accommodate several large Aboriginal communities. The area is home to a combined population of approximately 2,650 people living in communities of Kalka, Pipalyatjara, Amata, Pukatja, Kaltjiti, Yunyarinyi, Mimili and Iwantja.

The goals of the AP Water Management Plan include:

- Improve knowledge of groundwater resources and implement practices that will sustain groundwater resources.
- Maintain and improve groundwater quality.
- A management recommendation for the purpose of implementing management practices that will maintain the pristine condition of watercourses and surface water.
- Plans for improving community awareness regarding best water management practices.

The Plan makes recommendations for watercourse and surface water management and rehabilitation.

### 3.4 **Natural Resource Management Plan**

The Australian and the South Australian Governments are working together to manage and improve the state's natural resources. The Federal Government Departments of Agriculture, Fisheries and Forestry and the Environment and Heritage jointly administer the Natural Resource Management plan. The Aboriginal Lands Integrated Natural Resource Management Regional Group has been given responsibility for developing and implementing, in consultation with local communities, the Aboriginal Lands Regional Plan for South Australia.

The plan is based on a 'whole of region' approach and addresses significant natural resource management issues incorporating social, environmental and economic problems.

Activities to be undertaken include:

- reducing water pollution and maintaining adequate water supplies;
- cleaning and protecting rock holes for biodiversity and cultural values;
- developing a dust mitigation program for at-risk areas, including revegetation with local native vegetation and stock management;
- developing biodiversity management plans for the APY Lands;
- monitoring for native and introduced plants and animals and supporting integrated control of weeds and ferals; and
- implementing patch burning for wildfire control and associated benefits.

Some planning has occurred in the APY Lands, which has helped to identify priorities for future investments and will provide a guide to similar planning elsewhere in the region to determine how to deliver programs and projects that satisfy the criteria for Natural Heritage Trust funding.

Finalisation of these plans will allow funds to flow to enhance environmental and natural resource standards in the region. The Aboriginal Lands region is therefore well placed to take advantage of these government programs to 2007-08.

## **4.0 PIPALYATJARA COMMUNITY STRUCTURE PLAN – PLANNING OBJECTIVES**

### **4.1 Form of Development**

Development of the Pipalyatjara should primarily be in the form of consolidation with some limited opportunities for expansion. Development should not cause undue nuisance, lead to a deterioration in health and living standards or adversely impact on the environment including ground water.

### **4.2 Integrated Risk Management**

The approach to land use planning of the community is to improve risk reduction while addressing requirements for community safety and sustainability. Specific objectives are:

1. Development is to avoid high risk areas.
2. Development should not cause people to have increased exposure to potential risk.
3. Minimise interference with natural processes in order to reduce the risk.
4. Incompatible uses are to be separated
5. Sensitive land uses and facilities are to be provided with adequate buffers
6. Identify adequate buffers to land uses that expose the community to potential risk.
7. New development is to incorporate design measures to facilitate a rapid response in an emergency situation

### **4.3 Housing Areas**

The objectives for the housing area are:

1. Provide unconstrained land for housing while avoiding culturally sensitive locations.
2. To provide housing areas convenient to central facilities and amenities
3. To ensure that the design of housing areas provides for privacy, security and an attractive setting.
4. Provide housing areas with proper access to power, water, sewerage, communications and roads.
5. Provide a housing area where there is minimal disturbance from noise, and incompatible activities.
6. Protect the housing area from incompatible development,
7. To provide for safety of pedestrians in the design of housing areas

### **4.4 Community Activity Areas**

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

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

### **4.5 Commercial Activity Areas**

The objectives for land used for Commercial purposes are:

1. To set aside land areas for commercial uses, including shopping and business activities.
2. To ensure sufficient land is available for vehicle access and parking.

3. To provide areas for people to gather before or after visiting the commercial facilities.

#### **4.6 Utilities/Industry**

The objectives for land to be used for Utilities / Industry are:

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

#### **4.7 Parks/Recreation/Rural**

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

1. To provide areas where community people can play safely;
2. Landscape protection.
3. Assist in control of dust
4. To set aside areas for informal and passive uses (sitting, walking, talking);
5. To make sure land areas are set aside in the proper location for major recreation uses;
6. To make sure that adequate and appropriate land is set aside for formal and active recreation.

#### **4.8 Storm Water Management**

Storm water management should address the following:

1. Stormwater from properties within the catchment area should be collected and used within the locality of the catchment;
2. Stormwater from the area surrounding the community should be managed through the use of ponding banks to avoid large volumes of storm water channelling through the community;
3. The flow of stormwater from hard surfaces within the community should be interrupted by changing the ground profile to arrest the flow and assist with the absorption of stormwater.



## **5.0 PIPALYATJARA COMMUNITY STRUCTURE PLAN – DEVELOPMENT GUIDELINES**

### **5.1 Integrated Risk Management**

1. Development is to occur in localities which avoid potential flood risk areas and buffers. Other areas which could expose residents to health risks and where housing is to be avoided include the vicinity around the sewerage ponds and the industrial / workshop area.
2. New housing areas have been located so as to avoid groundwater protection areas. Buffers have been identified around existing bores and future bores should be located away from areas proposed for future development.
3. Future subdivision design is to facilitate access of emergency vehicles by incorporating where possible interconnected roads and a permeable street pattern. The provision of water tanker filling points should be extended to newly developed areas.

### **5.2 House Sites**

1. House sites should be a sufficient size to meet family, cultural and environment and needs. As a guide, a minimum of 1,000m<sup>2</sup> and preferably 1,100m<sup>2</sup> to 1,200m<sup>2</sup> should be provided for each house site to allow for outdoor living and accommodate rain water tanks.

### **5.3 Siting of Buildings on House Sites**

1. Front building setback distances should be staggered where desirable, but should not be less than 6.0 metres from the front (street) or rear boundary.
2. Houses shall be located to maintain privacy from neighbouring dwellings. Houses should be located to take best advantage of prevailing cool breezes. Where possible, houses should be orientated to overlook community facilities and provide privacy from neighbouring dwellings.
3. Preservation of existing trees is important and house siting can be varied to suit the location of trees.
4. Rainwater tanks should be provided for each house to reduce the impact of stormwater in the catchment area and provide irrigation for shade trees.

### **5.4 Stormwater Management**

1. To avoid exporting stormwater from the community via the road network, sufficient land should be set aside for harvesting stormwater from the roads at regular intervals.
2. Road verges should be at least 5m to 10m in width unless they are adjacent to open space. Verges should be designed to accommodate the construction of ponding banks, reducing flow velocity and retaining the water that might otherwise flow away via the road system.
3. Sports ovals and other sporting facilities such as basketball courts, adjoining roads and parking areas provide an opportunity to collect water and to use it for irrigation purposes. It can be used to water shade trees in the vicinity of sports facilities or provide landscaped buffers.

## 5.5 Landscaping

1. Landscaping means the planting and maintenance of trees, shrubs and grass and may include furniture, barriers and equipment. Existing trees should be preserved and maintained for shade and screening purposes.
2. Landscaping within the Land area boundaries shall remain the responsibility of the occupiers of the property. Landscaping of streets, play areas and civic areas shall be the responsibility of the Community Council.

## 5.6 Fences

1. All residences shall be fenced along the front, side and rear and shall be to the full perimeter of the lot. No front fences shall be higher than 1.2 metres, unless otherwise approved by the Community Council.
2. All fencing shall comply with the relevant policies and Building Codes requirements for fencing.

## 6.0 IMPLEMENTATION AND REVIEW OF THE COMMUNITY STRUCTURE PLAN

The Pipalyatjara Community Structure Plan will be used as a guide to future development and to ensure orderly and proper planning. It will be a guiding document when the Community Council, APY and Planning SA consider future development proposals for housing, community services and facilities, essential services and road works.

### 6.1 Application Requirements for Development

Development is not to be carried out on the APY Lands within the areas covered by the Structure Plans until a development application is lodged with the Development Assessment Commission (DAC) relevant fees paid and consent approval is obtained.

Development includes building work, land use changes and subdivision. All development requires Development Plan Consent, buildings and structures also require Building Rules consent.

The DAC considers APY approval advice prior to issuing Development Plan Consent.

Bodies proposing development (including government agencies and service providers) are to put forward a development proposal with relevant documentation to APY. Proposals should be consistent with the current Structure Plan for the Community and APY policies regarding development.

The APY Lands Council shall examine the suitability of the proposal based on the objectives applicable to each use as shown on the Structure Plan and in the development guidelines and consult with its members, Community Councils and Traditional Owners, to ascertain their support. APY may request more information where it considers the application is not adequate for its members to arrive at a view.

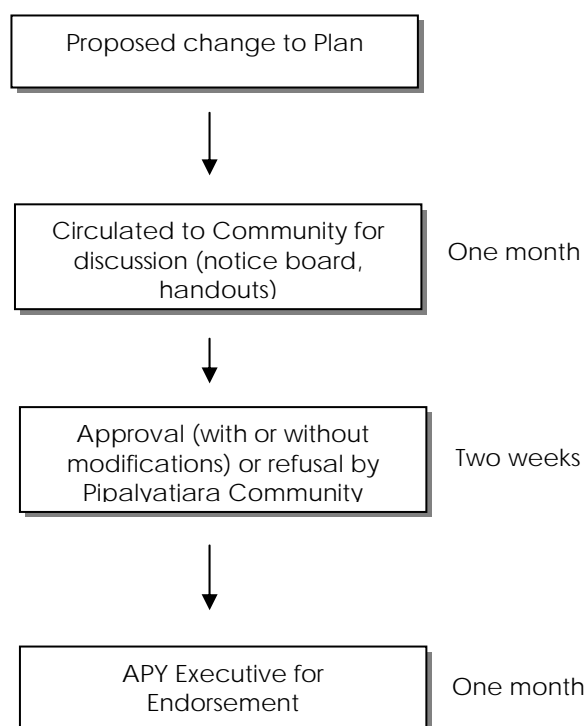
APY will inform the applicant and the DAC in writing whether or not it supports the proposed application. The DAC will assess the application and may grant Development Plan Consent.

### 6.2 Changes to the Structure Plan

A proposed change to the Structure Plan is to be prepared in a form that can be copied and circulated throughout the Community in such a way as to clearly show the proposed changes. The revised plan should show the existing situation and how the Plan will look with changes.

From the time the proposed revised plan has been circulated, the Community Council shall not make a decision for at least one month. This time is to let community members tell their elected Community Council members about any concerns they might have for further discussion and consideration at the Council meeting.

Following approval of the Revised Plan and endorsement by the Community Council, the new plan shall be submitted to APY Executive for its endorsement.



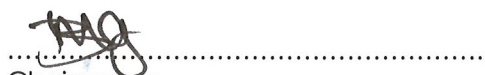
**ENDORSEMENT**

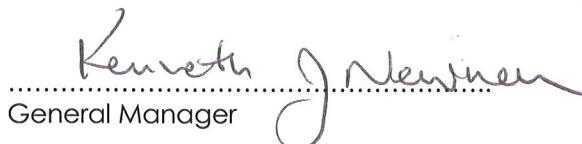
The **Pipalyatjara Community** hereby endorses the Community Structure Plan No. 1 dated  
...8 May.....2007 for the purpose of ensuring the proper and orderly planning of the  
community area, at the meeting of the Council held on the .....8th..... day of  
8 May..... 2007

  
Chairperson

  
.....  
Municipal Services Officer

The **APY Executive** hereby endorses the Pipalyatjara Community Structure Plan No. 1 dated  
Feb.....2008 for the purpose of ensuring proper and orderly planning of the community area, at the  
meeting held on .....9th.....day of April.....2008

  
.....  
Chairperson

  
.....  
General Manager

## BIBLIOGRAPHY

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*PY Media 2005, Pipalyatjara [Online] Available: <http://www.waru.org/communities/Pipalyatjara/>*

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## **APPENDIX 1**

### **Consultation Process**

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## **APPENDIX 1**

### **CONSULTATION PROCESS**

#### **PREPARATION OF THE COMMUNITY STRUCTURE PLAN**

The format and process undertaken in the preparation of this structure plan has followed the methodology and consultation detailed below.

##### **Stage 1 – Stakeholder Consultation and Background Research**

Pipalyatjara Community visited In August 2005 and meetings held with the community to inform them of the aims of the project and process of preparing a structure plan.

Stakeholders identified and consulted for issues and advice, including:

- Anangu Pitjantjatjara Yankunytjatjara Executive Board (APY Executive Board)
- APY Lands Community Councils
- Department of Families and Communities (DFC)
- Department of the Premier and Cabinet - Aboriginal Affairs & Reconciliation Division (DPC-AARD)
- Office for Aboriginal Housing (OAH)
- Department for Transport, Energy and Infrastructure (DTEI)
- Anangu Pitjantjatjara Services (AP Services)
- Nganampa Health
- Background research of the community, review of strategic plans and previous studies.

Background research of the community, review of strategic plans and previous studies.

Detailed site inspections of the community by town planners and civil engineers to determine the condition of existing infrastructure and assess constraints and opportunities for development.

##### **Stage 2 – Initial Community Consultation**

Initial visit to the community was undertaken in August 2005 by J. Meggitt, R. Stein and C. King (Arup). An informal meeting was held with interested residents at the front of the office. Interpreters were Jacob McKenzie and Ina Scales. Newsletters explaining the project and process were handed out. This was followed by an extended walking tour of the community in the company of Ina and Jacob.

##### **Stage 3 – Site Visit 2**

- Planning Meeting held on 1 November 2005 with community representatives to present preliminary structure plan, inform the community and other interested parties of progress. A walking tour of the community carried out with Ina Scales and Nukiti, (senior man of the community).
- Options for the community were discussed and several modifications requested including reduced number of house sites, size and spacing of sites, swimming pool location, parkland, community facilities, basketball court, rural transaction centre.
- Draft Structure Plan prepared and distributed for comment.
- Attended meeting with Ina Scales (female community member) and walked around community with her and Vice Chairman Nukiti.
- Generally advised draft plan was acceptable, but wanted to see larger, but fewer house sites.
- Confirmed requirements for swimming pool site, future church site, enlarged Police stn, existing Women's Centre, various parks, walkways and visitor accommodation.
- Identified additional house sites adjacent to staff housing area.
- Identified location for 'Sorry Camp' near southern entrance to community, close to water.



- Meeting with Nugget, CDEP Manager standing in for MSO George who confirmed the suggested modifications to draft Structure plan as acceptable.
- Meeting with Planning SA and Department for Transport, Energy and Infrastructure.

#### **Stage 4 – Site Visit 3**

Draft Structure Plan prepared and distributed to the community for consideration and comment in advance of third visit. Meeting held at community on 15 March 2006, however men's law business was being conducted close by and so there were few men or women available.

Meeting with Nugget (Tu Ngatai, CDEP Manager), MSO George McGarvey away in Alice Springs attending meetings, Ina Scales attending dinner with Queen in Melbourne.

Weather was very overcast, constant light rain falling. Men's law business had moved closer to Pipalyatjara from Wingellina (WA). Demand on stores, tents, wet weather gear etc. Not many people in community.

Generally happy with the final draft plan, distributed copies to Community Council and recommended that they read draft report.

- Old store to be used as a training centre, TAFE.
- Space next to CDEP yard could be used for storing wrecked vehicle for spare parts now that a mechanic was employed by the community. Would need to ensure that visually it did not impact on residential amenity, old oils, batteries removed and disposed of.
- Park adjacent to House 17 to be extended south.
- Show small park next to Ina's house in sewer pump station buffer.
- Show extra house site west of park near AARD accommodation.
- Maybe look at long term residential expansion possibly north of creek line?
- Not much sign of localized flooding even though rain had been constant.
- Pipalyatjara is one of the larger communities on the APY Lands, power station, store, school, clinic, regular aircraft service, and at major cross roads so regular passing traffic.
- Meeting to be held with Planning SA (21 April 2006) to discuss format of Community Structure plan for Pipalyatjara and any matters requiring special attention.

#### **Stage 5 – Preparation of Final Structure Plan for Endorsement and Approval**

Prior to returning to the APY Lands, copies of the revised drafts of the Plans were sent to the communities for consideration. These plans incorporated changes suggested during the March visit.

At the APY Executive meeting held at Mimili on 3 May 2006 the project team provided an update on progress of the Community Structure Plans to the representatives from the communities within the APY Lands. The meeting also had in attendance Ken Newman the General Manager of APY other APY staff members and a representative from AP Services.

The following matters were discussed at the meeting:

- Explanation of why Community Structure Plans have been prepared for Pukatja, Kanpi, Nyapari, Amata, Pipalyatjara and Watarru.
- An overview of the process that has been undertaken for preparation of the Community Structure Plans.

- Identification of the major features of the plans.

Future Community Structure Plans for Yunyarinyi, Indulkana and Mimili.

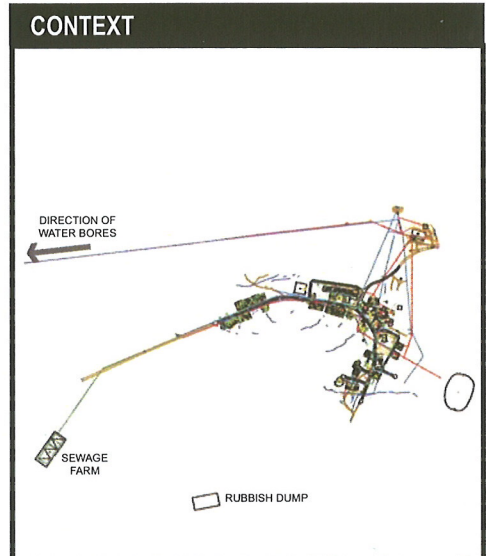
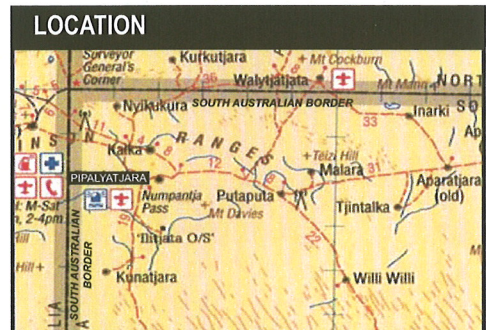
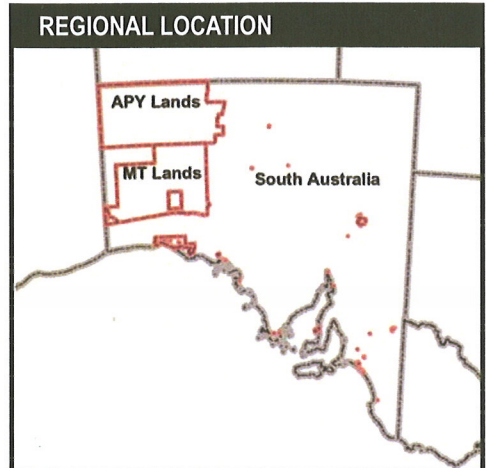




- WOMENS CENTRE
- POSSIBLE FLOODING
- PROPOSED PARK
- POSSIBLE VEHICLE STORAGE (SUBJECT TO CONDITIONS)
- CDEP WORKSHOP
- STAFF HOUSING
- DIRECTION OF STAND PIPE AND SEWER PUMP STATION
- POLICE
- OLD STORE; OFFICES; TRAINING CENTRE
- INMA / CHURCH
- RIDGE EDGE



- WATER TANKS
- POWER STATION
- 200M BUFFER TO POWER STATION
- FUEL BOWSER
- WORKSHOP/GARAGE
- CLINIC
- SCHOOL
- RECREATION CENTRE
- FUTURE POOL LOCATION
- TENNIS / BASKETBALL
- OFFICE
- 100M BUFFER TO WATER BORE
- RURAL TRANSACTION FACILITY
- STORE
- POSSIBLE FLOODING
- PROPOSED PARK / PLAYGROUND
- OVAL
- 50M BUFFER TO SEWER PUMP STATION & STANDPIPE
- SORRY CAMP



- ### LEGEND
- Community Dwellings
  - Other Dwellings
  - Non-Residential Buildings
  - Future Dwelling Sites
  - Open Space
  - Sealed Roads
  - Creeks / Waterways / Drainage Lines
  - Power Station Buffer (200m) (Not suitable for Residential Development)
  - Water Bore Buffer (100m)
  - Sewer Pump Station Buffer (50m)
  - Heavy Vehicle Route

Adoption:

Adopted by The Council of The Pipalyatjara Community held on ..... 2006.

Chairperson: *[Signature]* MSO

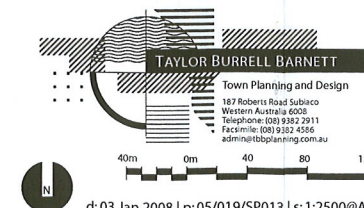
Endorsement

APY Executive hereby endorses The Pipalyatjara Community Structure Plan No.1, dated ..... 2006, as a guide for development to ensure proper and orderly planning within the community area.

Chairperson: *[Signature]* General Manager

## Pipalyatjara - APY Lands, S.A.

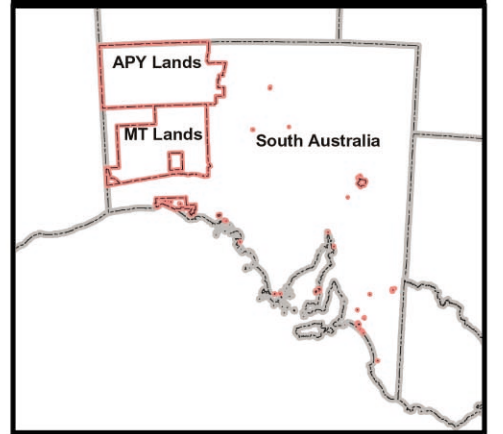
### COMMUNITY STRUCTURE PLAN No.1



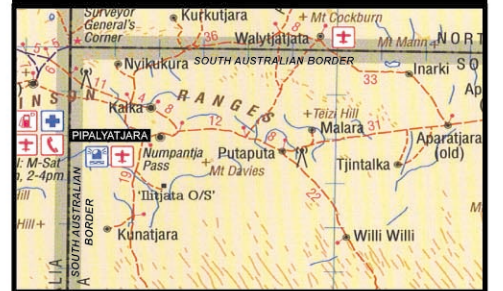




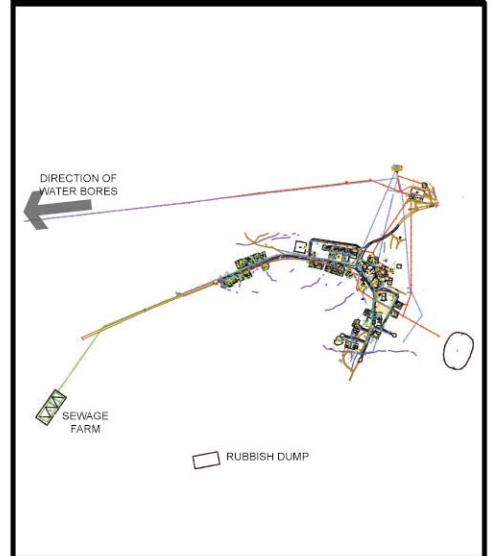
## REGIONAL LOCATION



## LOCATION



## CONTEXT



## LEGEND

- W — W — Water
- S — S — Sewer
- E — E — Electricity
- T — T — Telstra
- H Fire Hydrant
- - - W - - - Future Water
- - - S - - - Future Sewer
- - - E - - - Future Electricity
- - - E - - - Existing Underground Power

# Pipalyatjara - APY Lands, S.A. SERVICES PLAN