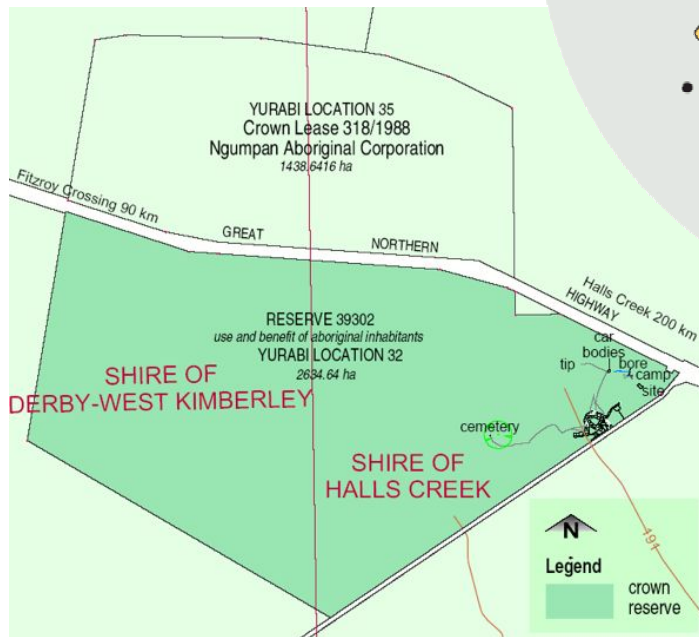
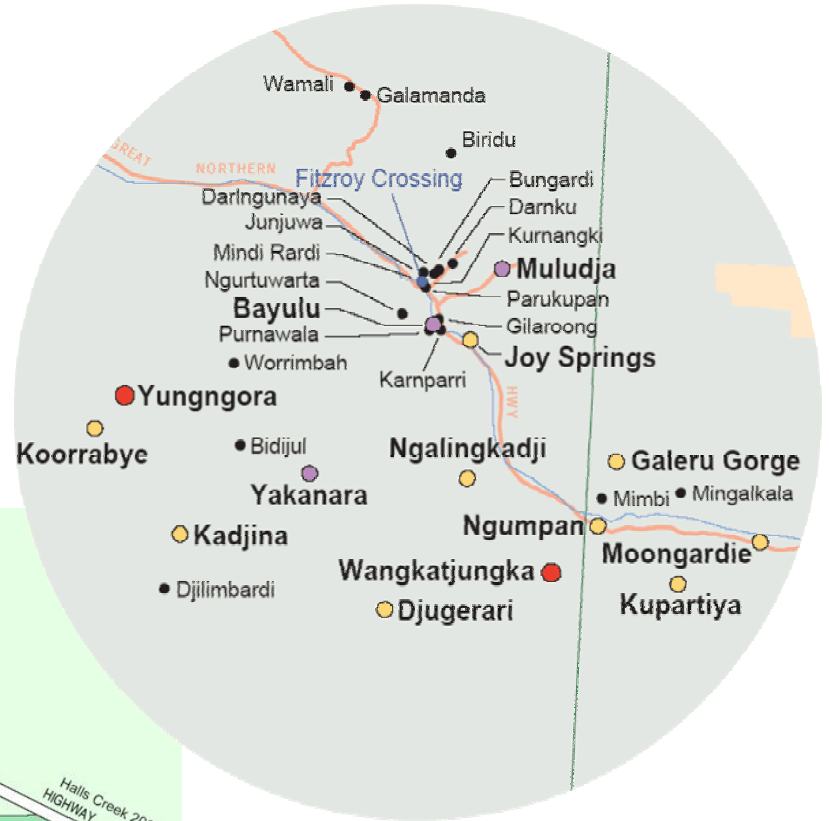


Kurungal Council Strategic Initiative

Investigation into a new service centre in the central Kimberley

Background

Kurungal Council Inc is the authorising council for the communities of Gilly Sharpe, Kupartiya, Mingalkala, Ngarantjadu, Ngumpan and Wangkatjungka, which are located in the central Kimberley area between Fitzroy Crossing and Halls Creek (see map below for general location). The combined population of these communities is approximately 400 people.



In September 2005 Kurungal Inc wrote to the Department for Planning and Infrastructure, requesting assistance with future planning options related to Ngumpan community and the surrounding lease area on the

Ngumpan lease (Crown Reserve 39302 - see map to the left for more detail). The Council also expressed interest in discuss how potential development in communities such as Wangkatjungka and Kupartiya may influence the future of the Council's plans.

A round table meeting was held in Perth in October 2005, attended by representatives from:	
Kurungal Council	Olive Knight, Alan Lawford, Colleen O'Meara, Kathryn Thorburn
Bunuba Inc	Joe Ross
DHW	Danny Ford, David Carpenter
FACS	Andrew Jaegers
DET	Peter Pustcuchen
DPI	Cath Meaghan, Ashley Randell
DEWR	Alex?
GHD	Herve Calmy

At this meeting, the concept of a new service centre on the Ngumpan lease area was discussed. In principle, a settlement in this location (see Figure 1) would provide all the abovementioned communities an accessible service hub and would reduce the growth pressure in the smaller surrounding communities and service providers in Fitzroy Crossing and Halls Creek. Generally there was broad support for the proposal, provided that there was adequate investigation prior to any development taking place.

In November 2005, DPI and ALT representatives attended a site meeting with Kurungal representatives to select a possible site for the service centre. Those in attendance were:

Kurungal Council	Olive Knight, Alan Lawford, Butcher Wise, Tim Brokenshire
DPI	Cath Meaghan, Ashley Randell
DIA	Hugh Barnett, Rob Baker

DPI supplied a number of aerial photos of the entire Ngumpan lease area and these were discussed at the Kurungal Office at Kupartiya. After this everybody went to look at the site.

Why propose a new service centre?

The desire to alter the existing settlement pattern stems from a number of reasons. They include:

- General lack of employment and economic opportunities in the area, and social issues linked to this;
- Drift of young people to Fitzroy Crossing and desire to provide them with meaningful training and/or employment locally;
- Competition between communities for resources and infrastructure, with none large enough to justify or support a large service centre;
- Need to attract and retain community support staff in the region, including rangers' housing for the future Mimbi National Park.
- Possible demand for and alternative to existing tourist and business accommodation in Halls Creek and Fitzroy Crossing;
- Falling attendance at Wangkatjungka school and need to provide a 'neutral' school environment for other Kurungal communities and smaller Fitzroy Valley communities without school facilities.

Site Requirements for new centre

If a service centre is to be established between Halls Creek and Fitzroy Crossing, the following site requirements must be met:

1. accessible year-round;
2. equipped with an identified and sustainable water source;
3. land tenure in place that would support the type of development proposed;
4. reasonable proximity to an all weather airstrip; and
5. land that can be developed easily eg. generally flat, suitable soils.

During the site visit conducted in November 2005, Kurungal representatives took DPI and DIA staff to the site they had selected for the new service centre. This is located on Crown Reserve 39302, close to the location of the original Ngumpan settlement. The site is near a tree that was the original Ngumpan store.

Beyond having cultural significance to Kurungal Council, the site appears to meet all the site requirements listed above. There will be a need to investigate point 2 in a more formal sense to determine a definite source, potential yield, and water source protection buffers.

A nominal layout of the proposed service centre is included as **Attachment 1**.

What facilities could be on site?

As a minimum, the service centre would need land set aside for the following facilities:

- A “neutral” education and training facility providing education from kindergarten to year 12, and including TAFE-style vocational training. In the long term there may be scope for university courses.
- Housing to cater for Kurungal staff, government workers, national park staff and possibly for students attending the school or training facilities.
- An office / administration centre for Kurungal Council.
- A sub-regional health facility to service residents of the Fitzroy Valley area.
- Tourist accommodation, including temporary camp sites in Ngumpan creek or possibly a caravan park.
- A small visitor’s centre for accommodation bookings, a meeting point for guided tours, and information about local attractions.
- A roadhouse with an adjacent park / rest area.
- A shop / mini-mart, possibly associated with the roadhouse.
- A truck-stop and workshop area to provide parking for road-trains, fix break-downs – could be linked to the TAFE-style facility.
- Infrastructure – including groundwater, power generation and wastewater disposal.

What could this mean to the Kurungal communities?

Developing a range of facilities to service the Kurungal communities will have a big impact on how services are delivered. On the one hand, it may mean that a wider array and better level of goods and services and economic opportunities are available locally. On the other, a number of smaller or more marginal services may no longer be provided in the communities, and people will need to travel to the service centre to access these things. This could include things like secondary education, major health services and administrative support.

Below is a list of communities that could be serviced by the new centre, with an indication of approximate distance required to travel by car:

- | | |
|-----------------|-------|
| • Ngumpan | 1km |
| • Wangkatjungka | 21km |
| • Kupartiya | 31km |
| • Mingalkala | 28km |
| • Gilly Sharpe | 8km |
| • Ngarantjadu | 100km |

Staging and business planning

While it is possible to construct the above facilities in the selected site, it is important to determine if the development, particularly the business components are feasible.

On this basis, the following steps should be taken before determining if the Kurungal Strategic Initiative is a good thing to do:

1. Refine land use plan in consultation with Kurungal representatives
2. Discuss future intentions and site requirements with key stakeholders including DET, CALM, KDC, DOH, ALT, OAED, IBA, FACSIA, DHW.
3. Undertake water source investigations to determine site and sustainability of water source
4. Undertake business plan to investigate feasibility of:
 - a. Tourist accommodation – caravan park and safari tent options; and
 - b. Roadhouse / mini-mart
5. Investigate infrastructure costs to accommodate land use plan
6. Develop staging model based on “kick-off” development required
7. Investigate possible funding bodies, as development is not eligible for funding under current State/Commonwealth funding regimes.

Project Timeline as at November 2006

September 05	Project Initiation - round table meeting of Kurungal representatives and Government.
November 05	Site selection meeting at Kupartiya / Ngumpan lease - DPI, Aboriginal Lands Trust and Kurungal representatives
March 06	Met with DHW to discuss proposal
May 2006	prepared a draft plan for the area, acquired aerial photography and undertaken 3D modelling of the draft (indicative) plan. Purpose is to allow Kurungal representatives to speak to people about the desirability of establishing the new centre.
May 06	Delivery of maps to Kurungal and discuss employing external contractors to progress town plan and business plan
July - August 06	Called for quotes for work - due to high cost of quotes received, no quotes were accepted. Resolved to continue town planning work in-house and seek assistance from appropriate Government agencies in regard to business planning.
August 2006	Met IBA to discuss proposal
September 06	<ul style="list-style-type: none">• Met DEWR to discuss proposal• Met with Butcher Wise and Alan Lawford at Leopold Downs to update them on how we would proceed
October 06	<ul style="list-style-type: none">• Met SBDC / BEC in Broome to discuss proposal• Discussed proposal with Wayne Carter (DHW)• Briefed Tom Stephens MLA on proposal• Provided Lt Gen. Sanderson with written briefing (requested by KALACC)
November 06	<ul style="list-style-type: none">• Contracted Global Groundwater to investigate possible drinking water sources• Met OAED to discuss proposal (Graeme Stephens & Julie DeJong)• Met DEC (Peter Sharp, Tim Bowra, Sharon Collis)• Met ILC (Allan Padgett, Ann Maree O'Callaghan, Erika Blades)• Met DET (Peter Pustkuchen)

Nominal layout of Kurungal Service Centre

