

Mowanjum

Layout Plan 1

Background Report

September 2003

Date endorsed by WAPC



Amendments

Amendment 1 - November 2010

Amendment 3 - November 2012

Amendment 4 - July 2013

Amendment 5 - October 2013

Amendment 6 - June 2016

Amendment 7 - October 2016

Amendment 8 - August 2018

Amendment 9 - October 2018

Amendment 10 - May 2019

Amendment 12 - June 2025

Table of content

SECTION1; Provisions/ Development guide lines

1/ Community Layout Plan

2/ Purpose

3/ Plan area

4/ Responsible authority

5/ Land use types

5/ 1 Definitions 2/ Others

6/ Objectives for each “land use type”

6.1 Housing – Residential

6.2 Community Purpose

6.3 Park and Recreation

6.4 Workshop

6.5 Service - utility

6.6 Art centre

6.7 Cultural boundaries - No access, No development

7/ Development Guidelines

7.1/ General requirements

7.2/ Housing developments

7.3/ Non- residential developments (Community Purpose, Recreation, Art centre)

7.4/ Parks and recreation

7.5/ Workshop

7.6/ Essential services, roads, infrastructure, drainage

7.7/ Joint use areas

7.8/ Protection of Cultural areas

7. 9/ Driveways Landscaping, gates, fencing & driveways

8/ Changes to the plan & review

8.1/ Overview

Variation (Minor changes to the plan)

Amendment (Major change affecting land use)

8.2/ Formal “review” of the plan

Time frame

Considerations

8.3/ Process to amend, or review the plan; consultation

SECTION2; Layouts and endorsement statement

Location diagram

Layout Plan

Lot numbering layout

Endorsement statement –

(Mowanjum , Shire of Derby W/K, WA Planning Commission)

SECTION3; Report

Overview

Planning Process **1**

Role of the planner & the community

The Planner

Mowanjum

Community consultation

Community-project support

2

Coordination and consultation with stakeholders

General information **3**

Location & tenure

Location, accessibility

Coordinate

Tenure & Mowanjum land stock

Environmental characteristics **4**

Climate

Rain fall

Wind

Temperatures

Soil, topography & vegetation

5

Planning implications

Population

History **6**

Culture **7**

Tribes and groups

Respecting culture in the plan

Overview

Planning strategy

Recommendations

8

Protecting sites of cultural significance

Synopsis of development issues & parameters **9**

Overview **9**

General

Essential services and infrastructure	
Housing, Building	
Public facilities and enterprising	
Environmental Health	
Fire and emergency management	
<i>Recent projects:</i>	
<i>Focus, the plan</i>	
<i>Overall land organisation</i>	10
<i>Diagnostic</i>	
Housing	11
<i>Existing circumstances, issues and observations</i>	
Housing stock	
<i>Housing needs & influencing factors</i>	12
Anticipated population growth	
Age component	13
Other significant factors	
<i>Planning approach</i>	
Scope of works	
Roads, drainage and infrastructure	15
<i>The access road</i>	
<i>Internal roads</i>	16
Circumstances and observations	
Strategies road reserves in the plan	
Long term perspective	17
Overview on service provision & essential services	
<i>Water</i>	18
Water supply	
Water usage	
<i>Sewerage</i>	
Overview	
Sewerage pump station	
Development buffers	
<i>Power</i>	
Overview	
<i>Normalisation</i>	19
Public facilities	20
<i>Public facilities</i>	
Planning perspective	
<i>Recreation, Parks</i>	
<i>The “Mowanjum Art Centre”</i>	
Background	
Urban environment, planning perspective	21

Conclusion

Needs 22

Housing:
Infrastructure and essential services
Law and order
Cultural areas
Landscaping
Recreation
Enterprise / economical development
Land management

COMPLETE

SECTION4; Attachments

- Attachment 1 : Land title*
Attachment 2 : Mowanjum land stock
Attachment 3 : Mowanjum development plan 1997
Buffers Sewerage ponds
Attachment 4 : Location and design of Drive ways
Attachment 5 : Water mains
Attachment 6 : Acronyms



Overview

The development of the Mowanjum Community Layout was initiated in 1998 as part of the Looma Mowanjum Local Government Development Project (LGDP) with the Shire Of Derby West Kimberley.

The LGDP was funded by the National Office of Local Government, hosted by the Shire of Derby West Kimberley and developed under the management of the Aboriginal Community Planning Project. The LGDP aimed to improve local government services to Looma and Mowanjum.

A range of community development aspects were investigated and advanced through the LGDP including building, planning, Environmental Health, fire management, roads and infrastructure. The Looma - Mowanjum LGDP was concluded by the development of a service agreement between the Shire and Mowanjum. The development of the plan was a key item of the service agreement between the Shire and the community.

The Mowanjum Plan provides for up to 15 years of projects and developments. It includes the Layouts, the Provisions and the Planning Report.

The report presents an overview on the factors that influence the development or physical growth of Mowanjum, processes used to develop the plan, current circumstances for Mowanjum, community aspirations for the development of the land, community projects, development and planning limitations & opportunities

Recommendations have been introduced in the report to raise agencies' awareness on development and planning aspects (issues-needs) and their inter-relation, and to trigger relevant actions and achieve appropriate coordination.

Improvements to the living standards and health in Mowanjum rely on concerted agencies' support (including funding agencies, resource agencies project & program managers, designers/ engineers, local government, etc) and appropriate allocation and coordination of resources. The report provides reliable information to assist in the selection and development of future projects.



Planning Process

Role of the planner & the community ***For the development of the plan***

The development of the plan was founded on regular discussions and on the establishment of a trustworthy and effective working relationship between the planner and the community. The roles of each party are presented below.

The Planner

- > Ensure appropriate consultation with the community aiming to the production of a community responsive plan.
- > Seek and develop community aspirations and incorporate Mowanjum views, knowledge and needs in the plan
- > Provide advice and raise community awareness and understanding on key development factors to be considered when making strategic planning decisions
- > Convene relevant agencies to meetings with the community to advance some planning and development aspects

Or

- > Consult with and/ or inform relevant agencies on issues or concerns identified during the development of the plan or raised by the community. Agencies include the Shire of Derby & Department for Planning & Infrastructure to ensure agencies' awareness on Mowanjum planning aspects and to facilitate the endorsement of the plan
- > Gather relevant information; investigate key aspects and compliance of the plan with key regulations unless for cultural or other reasons these can not be adhered to.
- > Develop Community Layout Plan documentation

Mowanjum

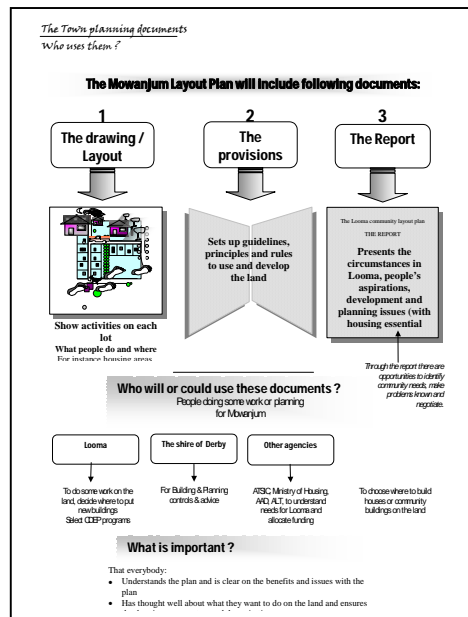
- > Seek the planner's advice on strategic planning and community development matters
- > Transfer relevant information (physical data, community projects, aspirations, etc) to the planner to enable the development of the plan
- > Consult and / or assist consultation with the Mowanjum residents
- > Contribute to the coordination of projects & programs
- > Investigate some planning and community development aspects.
- > Make key decisions for the organisation of the land and future developments
- > Review planning documents and endorse the Final Mowanjum Layout plan.

Community consultation

Over the past 5 years the Mowanjum council has held a number of planning workshops to advance projects and select areas suitable for the expansion of the community including new housing sites, community facilities, parks and recreation areas, essential services, the Art Centre. Consultation with the community has included the following:

- > Over 25 meetings with three community councils (1998 to 2003).
- > Site visits with members of the council, administrators and consultants to locate facilities or identify issues
- > Regular planning update displayed on the community notice board
- > Copies of the draft Layout Plans displayed on the notice board to ensure broader community consultation and provide opportunities for residents to make their views known to the council.

Community members who have along time contributed to the development of the plan include Eddie Bear, Gordon Smith, Edna Mungulu, Warren Barunga, Leah Umbagai, Sandra Mungulu, Kirsty Burgli, Donny Woolagoodja, Laurie Charles, Roger Burgu, Ashley Oobagooma and brother.



Presentation to Mowanjumb; "Documents included in the plan"

Community administrators/ coordinators involved in the planning process include John Oster, Rod Richardson, Peter Croll and Maxine Clarke.

Community-project support

Regular assistance was provided to Mowanjumb for the location of facilities on the ground including, building and planning approvals with the Shire of Derby WK.

Support was provided for community funding submission for the Art Centre. (Environmental / planning appraisal.)

Rating aspects, rubbish management, and fire protection were also investigated and advanced through the Planning/ LGDP project resulting in major improvements in the living environment and a reduction of rating.

The community survey was organised in July 2003 at the end of the project

Coordination and consultation with stakeholders

A range of agencies have been involved in the development of this project. These include but are not limited to the Shire of Derby WK, the Department of Indigenous Affairs, DOLA, Over Arup (responsible for the RAESP program), the Kimberley Public Health Unit, The Department for Planning & Infrastructure, the RAESP program manager and HGM, etc.

The Mowanjumb strategic plan coordinated with a number of key current and future projects including:

- > The MOH MSP project (Management Support Program).
- > The 1998 HIPP program (Health and Infrastructure Priority Project). Undertaken at the initiation of the LGDP.
- > The road sealing project that was funded by the DH&W (Department of Housing and Works) and undertaken following a shire / community funding submission.
- > Building program- DH&W —

Recommendations

Undertake a full review of the plan.

Goal: "To generate appropriate developments in Mowanjumb"

Time Frame / Frequency: Every five years



General information

Location & tenure

Location, accessibility

The Mowanjum community is located approximately 10 kilometres South-East of Derby on the fringe of town.

Mowanjum is accessible year round, through the Gibb river road and the community access road that was sealed early 2002.

Coordinate

In the Centre of the community coordinates referred to the Australian Grid system- MGA 94- are:

- Northing 8080930
- Easting 574500

Tenure & Mowanjum land stock

The Mowanjum community is established on Fitzroy location 85 / Crown Grant In Trust (CGIT)- 1445 632 for "Aboriginal purposes" - Reference Department of Land Administration records (Formerly DOLA, Now DPI or Department of Land Information).

Location 85 covers an area of approximately 143 hectares.

The Presbyterian Church handed over the Land to the Mowanjum Aboriginal Corporation in the mid seventies. The reserve status was cancelled when the CGIT was issued by DOLA.

Copy of certificate of Title presented in the attachments

In addition to location 85, Mowanjum holds a number of titles & properties in the vicinity of Derby, including:

- Free hold (FH) land and Crown Grants in Trust (CGIT) located within and outside the Town-Planning Scheme boundary (TPS).
- Reserves (established for a range of purposes).
- Leases (special purpose, pastoral, etc.) and a Grazing "Licence"

The diagram on the next page shows Mowanjum Land holdings – An A 4 copy of this map is presented in the attachments

The Mowanjum community strictly only uses the proportion of its land stock where the community housing & infrastructure are located -Fitzroy location 85.



Diagram- Mowanjum location diagram

Most of the remaining of the land is unoccupied. This land is significant to Mowanjum people as it supports a range of cultural and recreational activities including law business, hunting & gathering, etc.

Environmental characteristics

The environment strongly influences remote indigenous communities' development, access and service delivery. The Kimberley is subject to extreme climatic conditions especially rain. The key elements of the physical environment in Mowanjum are:

- Flat topography,
- Extreme heat and rainfalls during the wet season with regular cyclone occurrences,
- Pindan soils and rocky underlay in some areas

Environmental characteristics have broad implications particularly in the design and construction of roads and drains, and the identification / consideration of environmental health factors in the community.

The following sections summarise the physical environment.

Climate

The region experiences an arid to semi-arid monsoonal climate, characterised in European terms, by a distinct summer wet season (Nov-Apr) and a winter dry season (May-Oct). Almost all of the rainfall occurs during the wet season. However the Dampier Peninsula Tourism Strategy (PPK) recognises that:

“Aboriginal concepts of seasonality are more complex than that of a wet and dry season “

During the dry season a high pressure system dominates the region. The “Dry” is characterised by easterly winds and little cloud cover and several consecutive months without rain are common.

Towards the end of the dry season a low pressure system develops over the region, with westerlies prevailing winds (particularly in coastal regions), an increase in humidity, cloud cover and rainfall.

The West Kimberley region is vast and experiences large fluctuations in annual rainfall, temperature and humidity readings, distinguished in coastal and inland areas.

Rain fall

The majority of the rainfall occurs during the wet season in short burst between December and March-April. Much of the rain comes from thunderstorms, but heavy falls also result from cyclonic disturbances.

January and February are the wettest months, July through to October the driest.

Information collected from the Bureau of Meteorology at the “Willare Bridge weather station, some 50 kilometres from Mowanjum, using available data from 1992 to 2002 indicates:

- High variations in rain fall in the ten past years. Readings show rainfall ranging from 28 mm to 789 mm in January or 5.6 mm to 635.2 mm in March.
- The mean average rainfall for the area over 10 years is 824. 2 mm,
- Variations of annual rainfall are in the order of 31.5% (mean to lowest) to 63. 7 % (mean to highest). In the ten year period yearly rainfall ranged between 269 mm in 1992 to 1292. 7 mm in 2000.

- The months of June, July & August shows a constant low to zero rain fall which on some occasions has shown to start in May and extend until December

In the transport strategy for the Dampier peninsula PPK indicated that:

... “Variability increases in the southern Kimberley, but even where least variable, rainfall is less reliable than in most tropical Australia with similar annual means”...

A large percentage of the season’s rainfall is lost through evaporation. In Broome for instance the average evaporation is estimated at 2,860 mm per year. Derby presents similar characteristics.

Wind

Analysis of Wind data, collected between 1989 and 2002 at Curtin Airport some 30 kilometres away from Mowanjum, show seasonal pattern of opposite wind directions in the wet and dry season.

Readings at Curtin Airport clearly show a dominance of the East and South East winds, reaching 21 to 30 km/h starting in March- April- May and increasing in June-July- August.

While September-October & November show mixed wind patterns including North-West, West, South to South-East, the wet season including December January and February shows a marked dominance of the Westerlies.

This is known to apply throughout the West Kimberley with accentuated Easterlies in land and consistent westerlies on coastal areas.

The “Dry season” Easterlies, which originate in the desert, are known to be cold and to transport dust. The “Wet season” westerlies, originating in the Indian Ocean are perceived as beneficial cooling breezes. Traditionally climatic-sensitive habitations in the Kimberley take advantage of the Westerly breezes and aim to shelter from the Easterly.

In addition winds resulting from cyclonic depressions, originating mainly in the Timor and Arafura seas, occur between November and April. Gale to hurricane force winds (160km/h) can be experienced, particularly on coastal areas, creating a major threat to settlements and villages.

Temperatures

The area experiences a variation between coastal and inland temperatures. Lowest temperatures are experienced in July and the highest just prior to the onset of the wet season.

The average daily maximum ranges from 35 C in January to about 28 C in July. The inland maximum are 39 C and 27 C respectively.

Similarly, the coastal average minima ranges from 20 C to 24 C in January to about 12 C to 15 C in July. Inland average minima ranges between 21 C to 24 C in January, and between 9 C to 12 C in July.

Soil, topography & vegetation

Much of the south-west Kimberley is typified by extensive reddish sandy plains. Its entire area is underlain by the ancient (Pre-Cambrian) rocks of the Canning Basin, a large structure that extends along the Western Australian coast from Port Hedland to the tip of the Dampier Peninsula, and inland to the Northern Territory boarder.

The Mowanjum settlement is located on “pindan” soils with some underlying rock particularly to the north of the community. Surface water is usually present only after heavy rains. In many places, the pindan sand plains soak up the rainfall, which contributes to recharging the aquifers.

Climatic information collected from a range of sources including; The Bureau of Meteorology, The Dampier Peninsula Transport Strategy - PPK 1999, The Dampier Peninsula Tourism Strategy, The Environmental Appraisal and Management Plan for the Looma Power Station 2001, etc.

Planning implications

The “Dry season” Easterlies originate in the desert, are known to be cold and to transport dust. The “Wet season” westerlies, originating in the Indian Ocean are perceived as beneficial cooling breezes. Traditionally climatic-sensitive habitations in the Kimberley take advantage of the Westerly breezes and aim to shelter from the Easterly.

Population

Usual resident population in Mowanjum is estimated between 270 and 300 residents.

The CHINS report indicates that dramatic increase in population has occurred over time during cultural and ceremonial events including “sorry business” and “law business”.

The population dramatic increase was confirmed by the community. Mowanjum core population has been stable over the past years.



History

The Mowanjum community was established by the Presbyterian mission in the late 1800. Mowanjum people have suffered a history of displacement since the white colonisation.

A summary of the settlement of the Mowanjum people is presented below. The information has been extracted from "A Report on Mowanjum Community with Special Reference to its Housing Needs". JD FREEMAN- 1974- Australian National University. (JD Freeman report has been edited to extract relevant information.)

...In February 1838, while traversing Worrora territory, Lieutenant George Grey and his companions were unexpectedly attacked. Suddenly writes grey (1841: I 147), the woods rang with savage and ferocious yells, and fierce armed men crowded round us on every side bent on our destruction". It was only with great difficulty that the attack was repulsed...

There after except for occasional encounters with the crews of luggers sailing out of Broome the Worrora had no sustained contact with Europeans until after the founding of the port George IV mission in October 1912.

In 1913 population was estimated at 73 Worrora people camping nearby. The word has soon spread over to the Ngarinjin and Wunambal tribes to the east and North, who have cultural links with Worrora, and by 1916, 400 to 450 people from these three tribes were living in the mission. The mission was moved nearby Kunmunya, about three miles inland in a spacious valley watered by a small creek. Here the mission stayed for the next 36 years.

In 1950, following the war with Japan, a crisis in the Presbyterian church, health issues with water in both Kunmunya and the Munja mission (close by) and negotiations with the tribes for a culturally acceptable place to leave Kunmunya and Munja missions were re-settled in a new site named Wotjulum, meaning "place of living water".

Wotjulum, though less remote than either Kunmunya or Munja, was soon found to have numerous disadvantages and after five years yet another move was made.

This time it was to a small cattle station 6 miles South of Derby. The Presbyterian church purchased 696 acres of free hold land and additional pastoral leases were secured surrounding the new site. The station was renamed Mowanjum meaning "Settled at last".

The most recent living area was established in the mid seventies, following government requirements for additional land for the Derby Airport. Details on the location of the Mowanjum community are provided in the section named "Overview".

Mowanjum residents always refer to the "Old Mowanjum" site, and people feel a strong attachment to this location.

Strong links to traditional country have been preserved and the numerous outstations, including Pantijan, Kunmunya, etc. are directly linked to both the European and traditional history. Mowanjum's outstations are under Mowanjum community management.

Mowanjum still includes the three main language groups the Wunambal, Worrora & Ngarinyin. People cohabit and work together in a harmonious way.



Culture

Tribes and groups

A reflexion of tradition, history and “Country”, the 3 main clans; the Wunambal, Worrora & Ngarinyin people constitute the Mowanjum community.

The social structures, cultures and languages of these three tribes have much in common, and the community council has representation of each group. (New families have settled in Mowanjum through marriages)

Respecting culture in the plan

Overview

The Mowanjum community provided site information

Discussions with the Mowanjum community revealed that a number of areas of cultural significance are located in the close proximity of the communities, some close to existing developments.

The Aboriginal Heritage Act 1972 sets strict processes and requirements for developments in areas where sites have been registered or in the event people have knowledge of sites (even though these might not be registered).

Disturbance to areas of cultural significance (or sites) is highly penalised by the Law.

Planning strategy

The plan locates boundaries where developments are not allowed, and in some situations where access is limited to people with affiliation to the area. (A buffer between areas of cultural significance and future housing lots has been preserved).

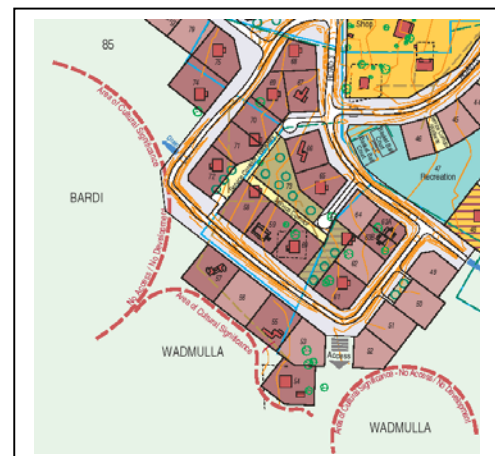
To respect cultural secrecy, the sites locations are not shown in the layouts, and information on the type and level of significance of each site is not provided.

The boundaries of cultural area shown in the Plan were established from community information. These boundaries were re-assessed a number of times at community meetings to ensure their accuracy. Custodians (Members of the community) who are not on the council were invited to attend to assist with their location.

Mowanjum council and custodians requested that the names of clans be written on the drawing to ensure that every one would be aware of, not only the existence of the site but also custodianship.

Additional text was inserted on the CLP to flag the closeness of cultural areas to existing or future developments and to request developers to work closely with the community when building close by known “sites”.

Discussions regarding site registration were held with the Department of Indigenous Affairs (DIA) heritage officer. The community and planner requested the DIA assistance with site registration. It is expected that this undertaking will be continued in conjunction with the development and registration of communities by-Law.



Areas of cultural significance - Mowanjum



Recommendations

Protecting sites of cultural significance

Site registration & management of cultural areas

The communities or site custodians should consider registration of “areas of cultural significance” under the *WA Aboriginal Heritage Act 1972*.

The development of a management and land use plan for areas identified with cultural relevance is also advised.

To proceed with sites registration Mowanjum / custodians will need to undertake a survey - Contact the Department of Indigenous Affairs Heritage Officer for advice and assistance

Community people and if relevant other parties (who have responsibility or knowledge on these areas) should be involved in this process.

People who could participate in the survey and have some affiliation with the area might include Mowanjum residents, members from neighbouring communities (eg, families in Bardi), and as a matter of courtesy some local elders might be informed and involved in the project.

Collected data can then be transferred to the DIA Sites Department to enable registration.

Once the “sites” survey is available and when the plan will be reviewed in the future it is recommended to confirm that the buffer set in the plan between future developments and areas of cultural significance is suitable



Synopsis of development issues & parameters

Overview

Mowanjum presents a range of issues, which significantly affect community development and living practices.

The following have been identified as key development issues and needs in Mowanjum:

General

- > Large undeveloped land areas within the built environment limits the community capacity to maintain the land

Essential services and infrastructure

- > Ad' hock location of essential services limits significantly the organisation and location of activities or land uses.
- > Internal roads and drainage issues.

Housing, Building

- > Overcrowding and related health issues
- > Poor standard of the old housing stock
- > A large number of surrounding sites or areas of cultural significance restrict the location of community housing and facilities.

Public facilities and enterprising

- > Some public buildings are old and need upgrading or replacing.
- > Mowanjum requires more employment and training opportunities

Environmental Health

- > Issues linked to Dust and water ponding consequent to the lack of definition of vehicular access within the housing area, excessive distance between housing and road, etc

- > Pest control particularly mosquito fogging is difficult during the wet season as grass is not slashed regularly (a consequence of broad acres of undeveloped land)

Fire and emergency management

- > No community based capacity to control internal fires nor established mechanisms for external assistance - To be advanced as part of the shire service agreement -
- > Emergency aspects - Mechanisms for prevention and response to cyclones need to be established

Recent projects:

- > Sealing of the Access road (between the built area to the Gibb river road). The Department of Housing and Works funded the sealing of the access road. Funding was allocated to the Shire of Derby WK and the project was managed and constructed by the Shire. As part of the Shire- Mowanjum service agreement the shire has taken on maintenance of the roads for the next 5 to 7 years.
- > Community was enrolled in the shire weekly rubbish collection in 2000.
- > New housing through DHW funding

Planning approach

Focus, the plan

A broad range of community development aspects were investigated with specific attention given to:

- > Improving the lack of structure of the community built environment
- > Advancing issues linked to the access road, its sealing and preferred location considering essential services mains, the private or public nature of facilities and the internal road network.
- > Identifying formulas to improve drainage in the existing housing areas.
- > Respecting "Culture". Establishing cultural boundaries to

- delimit areas suitable for future developments; providing new housing lots in each clan areas or family areas.
- > Re- organising the Mowanjum existing built environment to enable the demolition and reconstruction of housing and achieve a higher density while preserving a good level of privacy;
- > Selecting sites for the location of the Art centre

Overall land organisation

Details on these aspects are provided in the following sections

The Mowanjum community layout plan builds up on existing land organisation and uses. Residential developments (housing) have been extended to the North and the Northeast where there is no proximity issue with cultural areas.

Service areas including the road verge or service corridors were established to formalise the location of exiting services or to trigger their relocation where their current location is inappropriate.

Requirements for privacy and separation between housing was implemented through appropriate allotment proportion and the provision of parks for family gathering for clusters of housing

The central Community purpose area has been formalised and will host facilities for community use. (In general community purpose areas will house civic, recreation, health, religious facilities and meeting gathering activities.

Public facilities used by the broader public have been located at the entrance of the community. This include the Art centre and football oval.

The Mowanjum layout provides flexibility, incorporates community projects & aspirations and proposes options for developments considering resource uncertainties associated with major infrastructure works on the community. Some portions of land have been allocated a main use and an alternative use. The community will select which use will be undertaken on the land as a function of development prospects and limitations when the time comes to develop (or re-develop) the land.

This applies to some parks, housing and community purpose areas

disorderly organisation of buildings, roads and services, inappropriate and inefficient roads & drainage. These impact dramatically on community operations such as maintenance of the built environment, funding requirements for improvements as well as people's health & quality of life.

Issues, such as poor standards of roads/ drainage, ad' hock service location, which appears commonly on Aboriginal communities are present in Mowanjum to a significantly higher level.

In consideration for the outcomes of recent projects on the community, eg the 1998 HIPP roads upgrade, it appears that while some issues might have been resolved through works and upgrading, some have worsened. This is perhaps due to past poor development practice on Aboriginal communities, poor project planning and lack of consideration for the impact of selected options on community living, the quality of the built environment and other projects.

Improvements to the Mowanjum built environment will only be achieved if good coordination and sound and appropriate planning & designs principles are applied consistently and across the board at all levels of projects.

The plan has considered and aimed to address these issues.

Diagnostic

The most important issues and / or limitations consist of the



Housing

Accommodating people in decent housing is a key community priority.

Existing circumstances, issues and observations

Housing stock

Housing stock in Mowanjum consists of three types of buildings:

- > The old housing constructed in the mid seventies. These houses still constitute a large proportion of Mowanjum housing stock and are in a very bad state.
The old housing is being renovated through the DHW "Management Support Program".
- > The recent HIPP project housing designed by Troppo architects. Most of the houses are elevated some two storey. These are in a good state and residents have established gardens and lawn areas.
- > DHW housing constructed in recent years through regular DHW funding. These include two bedrooms duplex units, and large 4 bedroom houses.

The Mowanjum waiting list consists of 4 families however this does not account for the number of separate family units who cohabit in existing houses. The community faces major issues with overcrowding and 4 houses are required urgently. One house has up to 18 residents; a result of strong family ties in the indigenous culture and extended families.

In recent years Mowanjum elected to build large houses to counteract the problem of extended families and housing shortage.

In addition to the lack of available housing, yards are rarely considered in housing programs. Yards can be considered as living areas, in a region where most of the year the climate entice outdoor living.

While the yards of new houses are landscaped and well cared for by residents, the ones around old houses are poorly maintained (perhaps a consequence of difficulties

faced by residents to live in and appreciate an unsatisfactory standard of housing).

Recommendations were forwarded to the DHW for the construction of access-way to new housing. A copy of proposed access- way designs are included in the attachments



*1999 HIPP program house above
Old 1974 house below*



Recent DHW house above 2000.

Housing needs & influencing factors

Reference papers

*"The explosion of Aboriginality: Components of population growth 1991-96" by A Gray,
"Growth of the Aboriginal and Torres Strait Islander population 1991-2001 and beyond" by A. Gray and
"The relative economic status of indigenous people in Western Australia, 1986 1991" by J Taylor and L Roach.
Research and discussion papers published by The centre For Aboriginal Economic Policy Research.*

Population increase in Mowanjum can only be catered for appropriately with the provision of new houses to address immediate overcrowding factors in association with regular housing construction to progressively address population growth.

To understand and anticipate the physical growth of Mowanjum it is necessary to rationalise the particular factors that dictates housing and service provision on Aboriginal communities in conjunction with population increase.

Anticipated population growth

Beyond 2001 annual population growth for Aboriginal and Torres Strait islander people in Australia is anticipated to be 2.2% to 2006 and, 2.1% to 2011.

These estimates that encompass the Australian Indigenous population do not differentiate between remote and urban community patterns, and do not address local/regional particularities. Regional growth population figures are considered to be 4.2% (RE/ ATSIC Kullarri regional council,- ATSIC Malarabah council is neighbouring with common regional population characteristics).

Based on a current population of between 270 and 300 and regional growth figures of 4.2% it is estimated that Mowanjum could reach up to 440 residents in 2010. With on average 6 persons per 3-bedroom house, an additional 20 houses would be required to house Mowanjum families. In the low-growth case scenario, which considers national growth of 2.2% and a core population in Mowanjum of about 270 residents, 10 houses would be required.

When considering long term housing and community facility needs it is important to foresee the repercussion of high waiting lists & over crowding on the maintenance of sound housing and future housing needs and provision. These are not included in the above figures. (Information on immediate needs is available from the Mowanjum community).

The following projections are based on Regional figures considering indigenous population growth at 4.2 %

<i>Existing Population</i>	<i>Increase person/ per year</i>	<i>Population & increase by 2008</i>	<i>Population & increase by 2013</i>
270	11	325 (+ 55)	380- 400 (+ 110)
300	12 +	360 (+ 60)	420 – 440 (+ 120)

The following projections are based on Australian figures considering indigenous population growth at 2.2%

<i>Existing Population</i>	<i>Increase Person per year</i>	<i>Population & increase by 2005</i>	<i>Population & increase by 2010</i>
270	6	300 (+ 30)	330 (+ 60)
300	6 +	333 (+ 33)	366 (+ 66)

Age component

With regards to age distribution and suitability of developments, an important characteristic of the indigenous population is the far higher proportion of young people and the far lower proportion of aged persons than the non indigenous population (Australian-Median age 19.8). Mowanjum population data consistently shows that about 45 % of the resident population is between the ages of 0 to 14. This tends to indicate an expected sharp growth in housing needs as young people will form families and require separate accommodation.

This point also relates to the provision of adequate facilities (recreational, social etc.) to satisfy the needs of all younger age categories. A day care centre and some sporting facilities are already established in Mowanjum, and areas have been identified for the provision of a football oval.

Other significant factors

Other relevant documents about population growth address issues regarding Short term Indigenous population mobility as well as the level of welfare dependency (measured as non- employment income).

Identifying the relevance of population movement is complex due to the difficulty in collecting and analysing data. It may in some situation result in a temporary population decrease or increase.

Initial consultation with Mowanjum indicated that families accommodate out-station visitors. It is difficult to determine the actual impact of overcrowding in Mowanjum, however it is commonly accepted that overcrowding lead to housing failure and shorter housing life span.

Other visitors particularly during law and culture events or festivals are housed with families in Mowanjum.

Welfare dependency and the delay in economical development of Aboriginal communities directly impact on physical growth placing communities in a dependent position with regards to development of their living areas. Funding of housing and essential services (by government agencies) is limited, resulting in difficulties to meet the community needs and requirements in terms of construction of new housing. (The discussion papers stipulate that social support and intervention programs The size of housing lots that reached up to 6500 m² in the previous Layout plan (developed by a private consultant) was noticeably reduced.

will need to be set at a constantly higher level to accommodate the rapid expansion of population numbers.)

Even though the communities are taking an increasing role in the development of their living areas through CDEP projects and other on the ground programs these tend to focus on the maintenance of existing facilities and improvements to the living environment.

Planning approach

Scope of works

In regards to housing the planning project included two items:

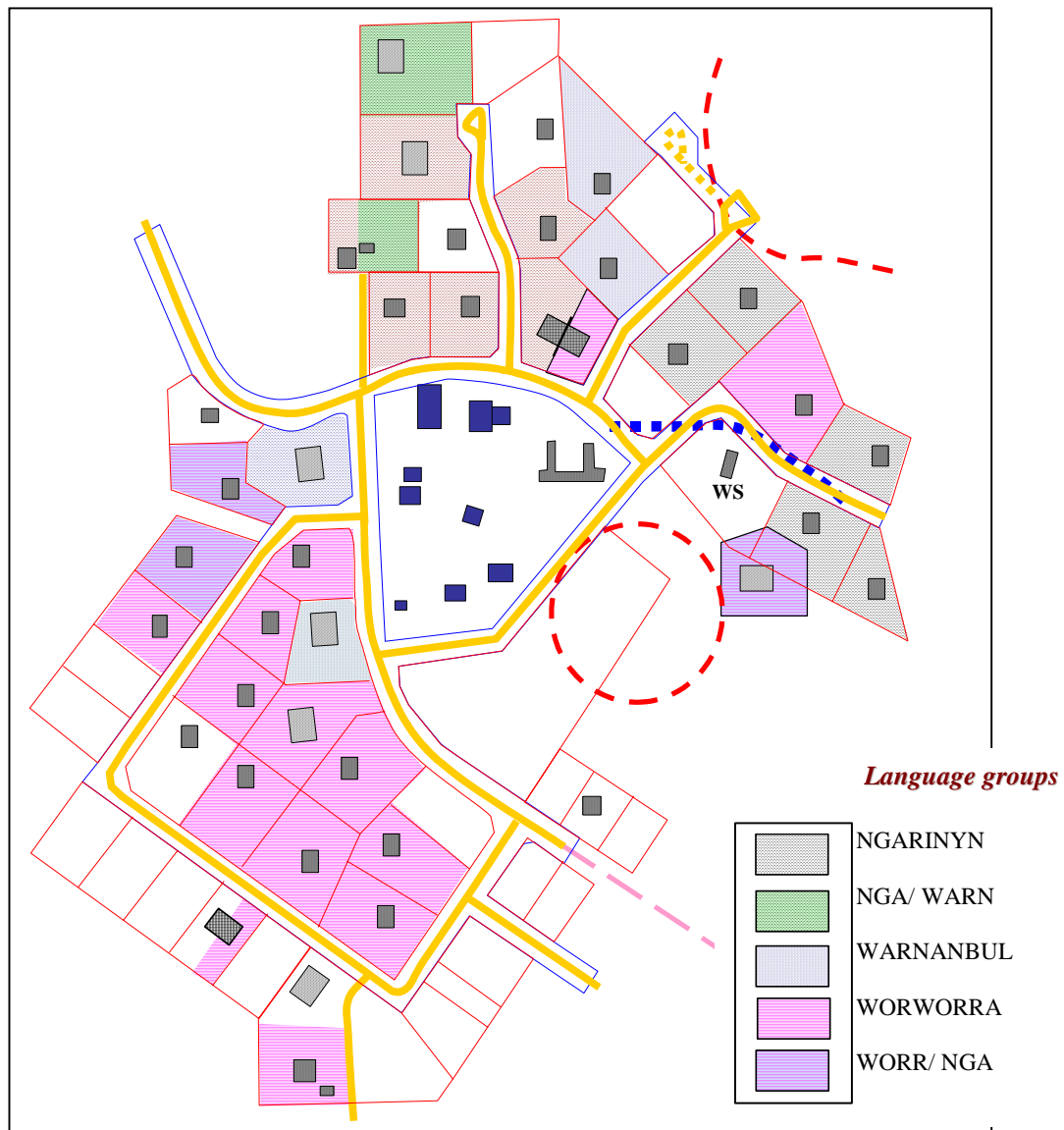
- > Identify new housing areas in three key locations, considering cultural organisation of the land in "clan areas". Refer to the diagram on the next page. This will ensure that families can reside close by.
- > Reorganize the existing housing to include more lots while preserving distance and privacy between housing, to alleviate issues caused by spread and disorderly location of existing housing

The selection, location, size and organisation of housing lots & housing areas in the Mowanjum Community Layout Plan was influenced by a range of parameters and adhered to the following planning principles:

- > Make best use of existing services and consider the need to relocate others to create a structured town.
- > Housing lots are either bordered by park, recreation area or natural bush land. (Where possible provide "Park" for group of housing to enable the establishment of kids playground and outdoor family activities)
- > A functional road network has been created to ease traffic, considering movement patterns.
- > Facilities opened to the broad public have been located outside housing areas to ensure privacy of residential activities.

Overall the Plan provides up to 41 housing lots and about 6 for the reconstruction of new housing close to existing ones.

The expansion of housing and community facilities to new areas considers set backs and the creation of manageable size lots.



Housing location and clans – note diagram based on previous CLP _ HIPPP project

Recommendations

Provision of 4 more houses to to the Mowanjumb community to alleviate immediate issues with overcrowding
Regular provision of housing to catter for future needs



Roads, drainage and infrastructure

The access road

When the CLP and LGDP projects were started in 1998 the Mowanjum community raised major concerns about the state of the access road that links the Gibb river road to the community.

The road was then unsealed and presented major problems with potholes and exposed rocks.

During the wet season the road was near impassable to standard vehicles.



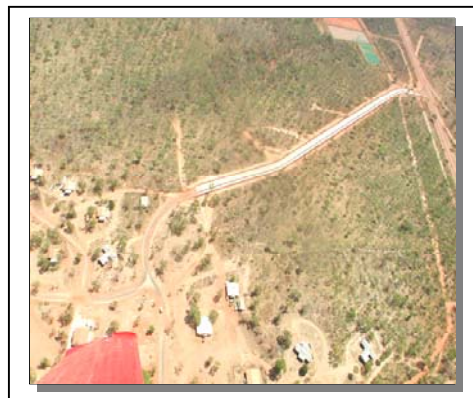
Mowanjum access road 1998- 2000



Through the planning process the community considered a new location for the future road considering the point of access in the community, drainage aspects and the location of the main services from the Gibb River road particularly power.

Two sites were investigated for the location of the access road including the current option and a new road along the existing power lines (Known as the old road).

Following extensive discussions and assessment of the benefits, limitations and feasibility of each option the community council decided to keep the road in its existing location.



Mowanjum access road constructed in 2002



Following negotiations with the Department of Housing And Works and with the organisation financial contribution the Mowanjum access road was sealed in 2002.

The shire has agreed to take on the maintenance of this road for a period of 7 years, as part of the Mowanjum / shire Service Agreement.

Internal roads

Circumstances and observations

A key and unfortunate characteristic of the Mowanjum built environment is the ad' hock location of services and housing combined with the substandard condition of roads. The situation of Mowanjum dramatically exceeds others encountered in the past.

Internal roads were sealed in 1998 as part of the ATSIC HIPP Program. While sealing the roads improved dust issues associated with vehicular traffic and eased vehicular movement in the community, the new roads have unfortunately poorly addressed drainage and impacted dramatically on access to and use of the land by the community.

The selected road/ drainage option was the "Spoon Drain" type. The roads were excessively raised, and drains on either side lowered. A site observation revealed that some roads restrict natural drainage flow and create water "ponding". This occurs for lengthy periods of time during the wet season.

The issue has been increased by the lack of definition of traffic corridors (drive ways) to housing lots, the generally flat topography of the community land and by the fact that broad areas of undeveloped land separate disorderly housing.

To access to their houses people are constrained to drive through the drains, consequently affecting drainage flow and bringing water closer to houses to create new ponds in the yard. Water ponding is a critical Environmental Health issue.

In addition some drains cross the whole community to remote discharge areas.

Strategies road reserves in the plan

A number of strategies aiming to improve drainage issues in Mowanjum have been provided in the Plan. These include:

- > The construction of secondary access ways to clusters of houses, or drive ways to two houses, combined with the creation of new drains. This seems the most suitable solution considering the high costs and unlikelihood of rebuilding the roads to better standards.

In general housing programs do not allow for the construction of driveways or access-ways to new houses. In Mowanjum particularly these are critical to address drainage issues, and ensure the creation of a safe and sound living environment.

Besides it is to be noted that in "main stream" situations driveways are constructed to service dwellings.

- > The width of road reserves includes space for drains, road, the location/ relocation of essential services, walkways and landscaping applying mainstream principles. Some internal sections of road reserve are above 30 meters wide.



Roads and drains in Mowanjum, Wet seasons 2000- 2001 (Above and below)



- > The creation of new drainage corridors to address drainage issues.
- > The possibility to use areas such as the football oval, parks as drainage soaks

Long term perspective

The consequence of poor planning with the design and construction of roads and drainage has impacted on the use and enjoyment of the community living environment, as well as restriction on implementation of projects for instance normalisation program, landscaping projects etc.

In the long-term and with the redevelopment of the exiting housing area drainage will need to be channelled more efficiently to enable reduction of the width of road reserves, to match proportions present in Derby townsite.

In mainstream situations the maintenance of road reserves fall under specific responsibilities or arrangements (eg local government) and this need to be considered for the longer-term option of mainstreaming town based communities such as Mowanjum.

Landscaping of the edges of road reserves is important to enable appropriate shading of walkways and privacy of residential areas.

Extensive information on drainage issues in Mowanjum has been provided in the Looma Mowanjum LGDP Report.

Recommendations

Overall

Funding required to develop of an engineering drainage strategy for the entire community area considering:

- > ***Future & existing location of services,***
- > ***The creation of walkways and access to each lot.***
- > ***Maintenance aspects***

And including:

- > ***Options to expand roads to new development areas and implement the “Kerb and Drain “ option***

Specific drainage issues

Funding required to address urgent drainage issues. (particularly around the Worrora area).

Improvements through Projects

Drainage to be improved progressively through programs and projects

The construction / sealing of driveways to clusters of housing is highly recommended.



Overview on service provision & essential services

Water

Water supply

Mowanjum is connected to the Derby town water supply. Connection is along the Gibb river road, level with the sewerage ponds. The water mains wind north/west to meet the community to the western housing.

Survey information collected from Overrup indicates that water mains at the entrance of the community are 75 mm -AC- diameter and throughout the community 100 mm -AC- diameter. This information should be counterchecked with the forthcoming survey. Refer to "Water Supply layout" in the attachments.

There are also a number of bores on Mowanjum that the community considered for landscaping projects.

Water usage

In November 2001 Mowanjum Water Usage was as follow:

- > Daily water consumption: 180 Kilolitres/day
- > Min night flow: 4500 litres/hour
- > Consumption/population: 783 litres/day

Sewerage

Overview

Mowanjum is connected to a private pump station and sewer ponds. New ponds were constructed in 1998 through the HIPP project.

Mowanjum houses are connected to this system. Maintenance and monitoring of the common waste system is the responsibility of the Kimberley Regional Service Providers.

The Shire Environmental Health officers monitor the performance of the sewerage system regularly and while there have been problems with the pump station in the past the effluent system is operational.

Sewerage pump station

- > Pump No 1 - ABS PIRANHA 25/2 6.4KW
- > Pump No 2 - ABS PIRANHA 25/2 6.4KW

Development buffers

In regards to development buffers, and to the Department of Environmental Protection guide lines, buffers of 450 to 500 meters have been achieved between housing and the evaporation ponds.

The football oval and proposed Art Centre sites are located over 350 meters away from the evaporation ponds

Power

Overview

Mowanjum is connected to the Derby Western Power grid. The power transformer is located at the entrance of the community North.

Power maintenance in the community is currently under the responsibility of KRSP.

The community collects moneys from their residents to cover power charges.

The Main power meter is located on the boundary approximately 250 meters east of the community entrance/ access road.

It seems that individual meters are available to each house. Two years ago however, there were issues with billing and power consumption. Western Power billed the community as a whole on "Commercial" tariffs, due to the art retailing operations. This issue is now resolved.

Normalization

Mowanjum is included in the Derby Town Planning scheme boundary and connected to town water and power supplies.

With the directions established in the normalization program, upgrade of power supply (transformer capacity) and maintenance of power infrastructure to the houses / lots should be the responsibility of Western Power. Similar arrangements should apply to water.

With the future provision of private metering, agencies should ensure that the community benefits from standard pensioners and others discounts available to the broader community.

When proceeding with extension of water, power, and sewerage to new areas, or upgrading of essential services

within the community, developers should relocate new services along the road reserve or in identified service corridors.

Recommendations; **“Normalization of town based communities program”**

Service provision

Investigate ways to transfer responsibility for maintenance of water and power to mainstream agencies

Investigate needs for service mains upgrade

Through Infrastructure projects and programs ensure that services are located in appropriate locations (eg, road reserves) to facilitate the process of the transfer of responsibilities for maintenance of service infrastructure to standard service providers.

Discounts

Ensure that residents benefit from billing discounts available to the broader community.



Public facilities

Public facilities

A large proportion of public buildings in Mowanjum are located in the centre of the community. The central precinct constitutes a hub around which housing areas are organised. The community Purpose area includes the office, the shop, a church, MSP shed, day care, clinic area, the Art centre, etc. Mowanjum is aiming to relocate the Art centre to the community entrance- refer to next section of the report.

Planning perspective

Public facilities established in the plan consider whether the facility will be used mostly by community people or by external visitors such as government agencies or tourists. Wherever possible areas accessible to the broader public have been located close to the access road / entrance to limit disturbances and hazards associated with traffic in residential areas. This includes the football oval.

The existing Central “Community Purpose” area has been formalised in the plan to secure current land uses. This area can host additional buildings if and when required.

To cater for future use some additional sites surrounding the community purpose precinct have been set aside. This include a joint use “Park” / “Community Purpose” area north of the entrance.

The Mowanjum council is considering strategies to address social issues in the community including the option to establish a controlled “drinking area” within the community. The community has selected a remote site for this special purpose. Walkways and separations have been established to ensure appropriate supervision and privacy.

Recreation, Parks

Mowanjum has two basketball courts, one in the central community purpose area, the other Southeast. Issues regarding the location of the football oval, which is not used or reticulated, were raised by the Mowanjum council particularly, its proximity to an area of cultural significance. On a planning perspective its existing location is considered inappropriate, as visitors would have to drive through the community to access it.

The football oval has been relocated at the entrance of the community. This facility will act as buffer between the future art centre site and housing areas. It can also assist with drainage and act as soak well.

Parks have been strategically located in housing precincts and in the community to provide visual and oral separation. Some parks might be developed as family areas with a range of functions including kids playgrounds, BBQ, meeting and gathering, etc.

The “Mowanjum Art Centre”

Background



The existing Mowanjum Art facilities are located in the centre of the community. Mowanjum is regularly visited by tourists seeking to view or purchase local art. The current location is unsatisfactory as it creates disturbances to daily community activities and raises concerns with traffic and safety.

The Mowanjum community has aspired to building new art facilities for several years.

A new site has been identified for the construction of a new Art Centre. Planning consideration included the following factors:

- > Urban factors (including location & accessibility, surrounding developments, existing and proposed facilities —use, visual amenity — consultation, public health and safety-)
- > Natural environment. These are presented in the previous sections under “Environmental Characteristics”.
- > Cultural heritage aspects, presented under the section dealing with “culture”. The proposed art centre considers the proximity of areas of cultural significance. The community has taken appropriate steps to ensure suitable distances are preserved between future developments and cultural areas. Boundaries of cultural areas were established in close consultation with people affiliated to these

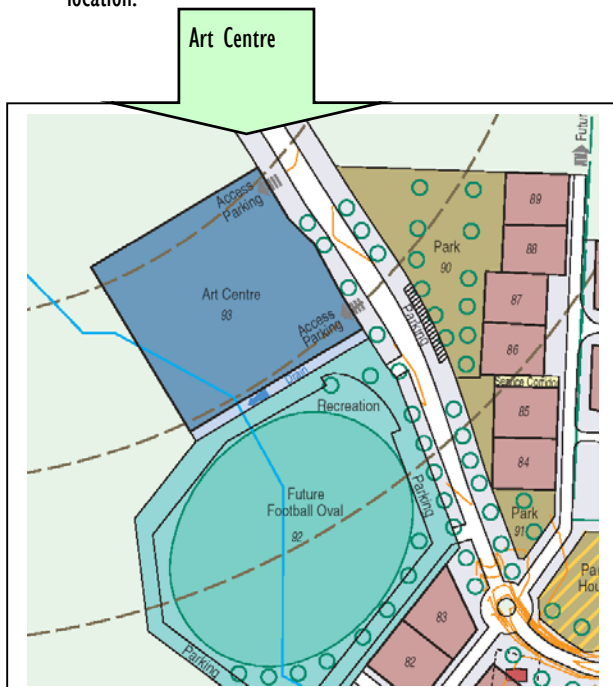
sites.

Urban environment, planning perspective

The following was considered in the selection of this site:

- > The private nature of the residential and community areas and the public nature of the art venture. The proposed land organisation allows separation between “private” community spaces and the Art Centre that will be used by visitors.
- > Access to and use of the facilities by visitors and community residents. The new Art centre has been sited along the community access road at the entrance of the community. (Refer to CLP and photographs attached).
- > Ease and safety of vehicular and pedestrian traffic and movement. The creation of combined parking areas for the recreation area (football oval) and the Art Centre has been considered. The new Mowanjum access road includes an area dedicated to pedestrians.
- > Delivery aspects

Mowanjum residents have unanimously endorsed the location.



Consideration of the impact of the proposed Mowanjum Art Centre on the Mowanjum community and broader urban environment clearly reveals that the selected site will significantly contribute to improving the amenities of the community, creating distinct private and public areas, limiting traffic by non residents to selected areas, and consequently increasing the safety of residents. The proposed Art centre site will improve noise aspects in Mowanjum, dust issues (a key environmental concern in the community) and safety.

The proposed site for the construction of the Art Centre constitutes a logical expansion to the existing built environment.

Mowanjum will preserve existing large trees, as these will contribute to the creation of pleasant environment (eg, outdoor spaces) and assist with sun and heat protection.



Site selected for the location of the Mowanjum Art Centre





Conclusion

Needs

Housing:

- > Immediate improvement to existing “old” housing stock - poor housing standard raises health concerns.
- > Additional housing urgently needed to alleviate overcrowding and respond to existing demands— RE/ Mowanjum Waiting list —

Infrastructure and essential services

- > Improvement to roads and drainage, in conjunction with the relocation of essential services (within existing development) - Poor drainage raises major concerns with water ponding and difficulties to access to housing and community buildings during the wet season -
- > Expansion of essential services to future housing areas and public facilities.

Law and order

- > Establish the warden’s program — with the support of the DIA. The Warden’s programs is administered by the WA Police Department, and the DIA act as liaison between community and the Police to ensure that the Program is running smoothly

Cultural areas

- > Site registration

Landscaping

- > Road verges — upgrading of existing reticulation in conjunction with improvements to drainage -
- > Courtyards — shading trees/ screening form adjoining developments
- > Reticulation system for the football oval

Recreation

- > Construction of a football oval and reticulation. (Existing oval located too close to an area of cultural significance- public access is an issue as visitors have to drive through the community)
- > Improvement and landscaping to existing basket ball court

Enterprise / economical development

- > The construction of an Art Centre

Land management

- > The community to consider management and enterprising potential over Mowanjum lease areas and other land holdings

Details are presented in the previous sections of the report.

AMENDMENTS

Mowanjum Community Layout Plan No.1

Amendment No.1

Date: 24th November 2010

Reason for the Amendment

To show Lot Number changes

Details of the Amendment

The intention is to modify the Mowanjum Community Layout Plan No. 1 endorsed by the WA Planning Commission on 23rd September 2003 as follows:

Development Intention	Changes required to CLP
1. Add Lot Numbers	1. Add Lot number 94 to 'public utility' lot north east of Community Living Area.

Approved / Noted:

Changes considered to be minor. As such no endorsement is required.

Other Information:

This CLP does not constitute development approval.

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

To update the mapping, please forward details of amendment to:

Western Australian Planning Commission

469 Wellington Street, PERTH WA 6000

Attn: Simon Davis

e-mail simon.l.davis@dpi.wa.gov.au

Plan Date : 23 July 2003 **WAPC Endorsed** : 23 September 2003
Proponent : Department of Planning **Requires** : WAPC only – minor amendment
Endorsement

Reason for the Amendment

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Mowanjum Layout Plan 1.

Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Mowanjum Layout Plan 1.

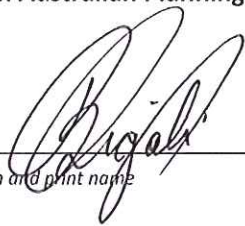
This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord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

Approved

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

Western Australian Planning Commission

please sign and print name



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

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

Date 15/11/12

Other Information:

This Layout Plan does not constitute development approval.

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

Mowanjum Layout Plan 1 Proposed Amendment 4

Proponent	: Department of Planning
Date	: 1 July 2013

Reason for the Amendment



On 5 October an Aboriginal Heritage Survey (AHS) was undertaken at Mowanjum by representatives selected by the Nyikina and Mangala Native Title Claim Group and Mowanjum Community in partnership with the Kimberley Land Council (KLC). The AHS was requested by the Department of Housing to identify any heritage issues that may arise with respect the development of land identified as SL-lots on the Mowanjum Layout Plan 1. That AHS recommended amendments to the Layout Plan, namely: realignment and extension of no-go exclusion boundaries around the community living area.

Planning Bulletin 108/2013 provides that: *if an Aboriginal Heritage Survey has been prepared for part or whole of an Aboriginal settlement and the information held in that survey is pertinent to the identification of a 'no-go' exclusion boundary that is not shown on an endorsed Layout Plan the interpretation of that information in the form of a 'no-go' boundary may be prepared as a Layout Plan amendment. Such an amendment is generally considered to be minor in nature and may be completed without the application of provisions 6.9 to 6.12 of SPP3.2, other than the requirement for endorsement by the WAPC.*

Subject Land		Changes required to CLP
1.	'Open Space'	Revised no-go exclusion boundary to be brought in around the southern and eastern portions of the community living area.
2.	SL-lot 99 and SL-lot 1.	SL-lot 99 to become SL-lot 1. SL-lot 1 to become SL-lot 99.

Endorsement:

In accordance with Planning Bulletin 108/2013, this amendment is minor as it is based on the outcomes of an Aboriginal Heritage Survey. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 Determination 5 July 2013 date
	 Authorisation 8 July 2013 name & date

Other Information:

This Layout Plan does not constitute development approval.

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

Ashley Randell
Planning Manager, Aboriginal Communities
Regional Planning & Strategy
2013

Proponent	: Department of Housing
Date	: 9 October 2013

Reason for the Amendment

In July 2013 Amendment 4 to the Mowanjum Layout Plan 1 (LP1) was approved and published. That amendment included swapping SL-lot numbers 1 and 99 on the basis of advice from Horizon Power. That advice has proven to be inaccurate and the SL-lot numbers are required to be changed to revert to the placement as per Amendment 3 of LP1.

Issue / Proposal		Changes required to CLP
1.	SL-lot 99 and SL-lot 1	SL-lot 99 to become SL-lot 1. SL-lot 1 to become SL-lot 99.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 Determination	09/10/2013 date
	 Authorisation	09/10/2013 name & date

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

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent : Housing Authority

Date : 7 December 2015

Reason for the Amendment

The Housing Authority (Housing) proposes to subdivide, realign and change the land use classification of various SL-lots for the delivery of residential housing and essential services. The SL-lot changes will ensure adequate and suitable sites are available for Housing's 2016-18 National Partnership Agreement on Remote Indigenous Housing (NPARIH) Program.

The Housing Authority proposes to make the following changes at Mowanjum.

Land Identification		Amendment description
1.	SL-lot 62	Divide SL-lot 62 into two to create new Residential SL-lot 112
2.	SL- lot 24	Realign the adjoining boundary of SL-lots 22 and 24 to the south
3.	SL-lot 76	Amalgamate northern portion of SL-lot 76 with portion of SL-road Second Street to create new SL-lot 113 with Residential land use
4.	SL- lots 77 and 78	Amalgamate northern portion of SL-lot 78 and north-eastern portion of SL-lot 77 with portion of SL-road Second Street to create a new SL-lot with the Waterway land use
5.	SL-lot 29, SL-road Seventh Street and SL-lot 27	Amalgamate SL-lot 29 with a portion of SL-road Seventh Street and a portion of SL-lot 27 to create SL-lot 110. Realign boundaries of SL-lot 29. Change the land uses from 'Recreation' and 'Road Reserve' to 'Residential'
6.	SL-lots 103, 29, 32 30.	Amalgamate portions of SL-lots 103, 29, 32 and 30 to create SL-road Nineteenth Street.
7.	SL-road Seventh Street	Changing the land use classification of SL-road reserve Seventh street from 'Road Reserve' to 'Open Space'.

Endorsements:**Mowanjum Aboriginal Corporation**

please sign and print name



Date: 16/2/16

Warrwa Combined

please sign and print name

Date:

Shire of Derby-West Kimberley


please sign and print name

 STEPHEN GASH

Date: 7/4/16

Western Australian Planning Commission

please sign and print name


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

Date:

30/06/2016

Other Information:**This Layout Plan does not constitute development approval.**

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

Proponent	: Department of Housing (DoH)
Date	: 24 October 2016

Reason for the Amendment

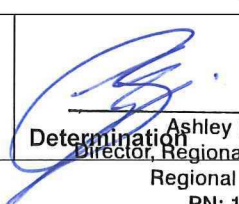
The Department of Planning propose Amendment 7 to update data on the Layout Plan map-set to match existing development.

Land Identification		Amendment description
1.	SL-lot 4	Subdivide to create 2 SL-lots; SL-lot 4 and SL-lot 204 to match existing house location.
2.	SL-lot 8	Subdivide to create 2 SL-lots; SL-lot 8 and SL-lot 208 to match existing house location.
3.	SL-lot 11 Tenth Street	Extend Tenth Street east 10 metres into SL-lot 11 (recreation), to provide SL road frontage for new SL-lot 208
4.	SL-lots 2,3 and 7	Spatially update SL-lots 2,3 and 7 to match boundary alignment with fence location.

Endorsements:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the *Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.

 24/10/2016
 Determination Ashley Randell date
 Director, Regional Planning Policy
 Regional Planning
 PN: 15151

Other Information:

This Layout Plan does not constitute development approval.

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

Mowanjum Layout Plan No.1

Amendment No. 8

Proponent : Department of Communities, Housing Division

Date : 19 December 2017

Reason for the Amendment

The Department of Communities, Housing Division have requested an update to the Mowanjum Layout Plan 1 to provide for the proposed expansion of the wastewater treatment ponds to ensure that the wastewater infrastructure is able to adequately service the needs of the community.

Land Identification		Amendment description
1.	SL-lot 94	Extend the boundary of SL-lot 94 to the south east to enable the expansion of the wastewater ponds.

Endorsements:

Mowanjum Aboriginal Corporation

STEVEN PEUMORRO
please sign and print name *Steven Peumorro*

Date: *29.05.18*

Warrwa Combined

please sign and print name

Date:

Shire of Derby-West Kimberley

please sign and print name

Stephen Gash
STEPHEN GASH

Date: *9/8/18*

Western Australian Planning Commission

please sign and print name

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

Date:

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent	: Department of Planning, Lands and Heritage
Date	: 19 October 2018

Reason for the Amendment

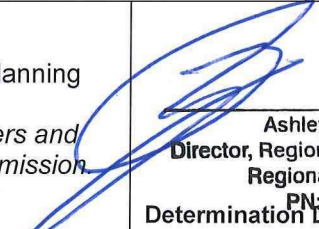
The Department of Planning, Lands and Heritage (DPLH) proposes Amendment 9 to Mowanjum Layout Plan 1 (LP1). Amendment 9 is in response to a site visit conducted by DPLH employees in April 2018 and the latest aerial photograph of Mowanjum captured in May 2018 by Landgate. The amendment proposes minor spatial upgrades to improve the accuracy of LP1 by matching the SL-lot and SL-road framework with the existing development footprint shown in the aerial photograph.

Land Identification		Amendment description
1.	All Roads	General realignment informed by new aerial photography and service location.
2.	SL-lot 109	Widen waterway to match existing drain.
3.	SL-lot 92	Create new SL-road Twentieth Street to provide access to the oval.
4.	Northern portion of SL-lot 90 and adjacent open space	Create new 'open space' SL-lot 221 labelled 'Special Event Parking'.
5.	SL-lots 84-90 and portion of SL-road First Street	Remove SL-lots 84, 85, 86, 87, 88, 89 and 90 and SL-road First Street north of Mowanjum Access Road/Second Street intersection. Reclassify land use as 'open space'.
6.	SL-lot 6 and portions of SL-lots 5 and 90, and SL-roads First Street and Mowanjum Road	Extend SL-lot 6 to include portions of SL-lots 5 and 90, and SL-roads First Street and Mowanjum Road.
7.	SL-lot 101	Reduce the size of SL-lot 101 to match location and extent of existing wastewater pump station.
8.	SL-road Sixth Street north of SL-road Eighth Street	Remove section of SL-road Sixth Street between SL-lots 19 and 20. Reclassify land use as 'open space'.
9.	SL-lots 22-26 and SL-road Twelfth Street	Realign SL-lots 22, 23, 24, 25 and 26 to match existing fence boundaries.
10.	SL-lots 27-31 and 110, and SL-road Nineteenth Street	Realign SL-road Nineteenth Street and adjust SL-lots 27, 28, 29, 30, 31 and 110 accordingly to match existing road and fence boundaries.
11.	SL-lots 32-35 and 103	Remove 'pedestrian accessway' SL-lot 103 and realign SL-lot 32, 33, 34 and 35 accordingly.
12.	SL-lots 41 and 102	Remove SL-lot 102 and incorporate into 'industrial' SL-lot 41.

13.	SL-road Seventeenth Street and SL-lots 1 and 97-100	Remove SL-road Seventeenth Street, incorporate into SL-lot 99 and reclassify as 'open space'. Realign SL-lots 1, 97, 98, 100 to match existing fencelines.
14.	SL-lots 42-46 and 108	Realign rear boundaries of SL-lots 42, 43, 44, 45, 46, and 108 to match existing fencelines:
15.	SL-lot 50	Realign rear boundary of SL-lot 50 to match neighbouring SL-lots.
16.	SL-lot 52	Regularise shape of SL-lot 52.
17.	SL-lots 62, 64-67, 69, 70 and 73, and SL-roads Fourteenth Street and Eighteenth Street	Remove SL-roads Fourteenth Street and Eighteenth Street and reconfigure SL-lots 62, 64, 65, 66, 67, 69, 70 and 73 accordingly.
18.	SL-lots 73, 105 and 106	Remove SL-lots 105 and 106 and incorporate land into 'recreation' SL-lot 73.
19.	SL-lot 107	Realign boundary of SL-lot 107 to match extent of existing fences.
20.	SL-lots 7-10, 12-15 and 208, and SL-roads Tenth Street and Eleventh Street	Remove SL-lot 11 and merge SL-roads Tenth Street and Eleventh Street to form new SL-road Tenth Street reflecting existing services. Realign SL-lots 7, 8, 9, 10, 12, 13, 14, 15 and 208 accordingly.
21.	SL-road Thirteenth Street and SL-lots 26 and 27	Remove SL-road Thirteenth Street, create new 'public utility' SL-lot 226 and realign SL-lots 26 and 27 to match the location of existing services.
22.	SL-road Second Street and SL-lot 110	Create new 'public utility' SL-lot 227 and realign SL-lot 110 and SL-road Second Street to match the location of existing services.
23.	SL-lot 47	Create new 'public utility' SL-lot 228 within SL-lot 47 to match the location of existing services.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

<p>Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission</i></p>	 <p>19/10/2018</p> <p>Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 Determination Date:</p>
---	---

Other Information:

This Layout Plan does not constitute development approval.

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

Mowanjum Layout Plan No. 1

Amendment No. 10

Proponent : Department of Planning, Lands and Heritage

Date : 14 May 2019

Reason for the Amendment


The Department of Planning, Lands and Heritage (DPLH) proposes Amendment 10 to Mowanjum Layout Plan 1 (LP1). In the process of updating Mowanjum LP1 Amendment 8 to LP1 Amendment 9, an administrative oversight occurred with the non-go boundary being incorrectly located south of SL-lot 52. This Amendment rectifies that oversight.

Land Identification		Amendment description
1.	SL-lot 52	Reinstates the no-go boundary south of SL-lot 52 to its position as shown in Amendment 8.
2.	SL-lots 51, 52 and 53	Spatially updated to match the fences shown in the August 2018 air photo.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the *Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.

 15/05/2019
Ashley Randell
Director, Regional Planning Policy
Regional Planning
PN: 15151
Determination Date:

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent	: Department of Communities (DoC)
Date	: 23 May 2025

Reason for the Amendment

The Amendment is proposed to create two 'residential' SL-lots on an existing residential land use for new housing at Mowanjum.

Land Identification	Amendment description
SL-lot 58	Realign SL-lot boundary and create an additional 'residential' SL-lot (580) with frontage to Fourth Street. SL-lot 58 to maintain road access via south-east side of new SL-lot 580.

Endorsement:

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

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission</i> .	A. Randell Planning Director, RPS 12 June 2025
--	---

Other Information:

This Layout Plan does not constitute development approval.

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