

Ngumpun Layout Plan 1

Background Report

May 2004

Date endorsed by WAPC



Amendments

Amendment 1 - September 2012

Amendment 2 - December 2013

Amendment 3 - August 2016

Amendment 4 - July 2017

Amendment 5 - February 2018



Department of
Planning



AAD/ATSIC – Through PPK

NGUMPAN Community Layout Plan

DRAFT

**Report on Planning Issues
In the Preparation of the
Community Layout Plan**

Project No. CLPO2-3

Report No. CLP02-3/01

©
Practical Management and
Development
A.B.N. 80 054 388 822

The information contained in this document is solely for the use of the client identified on the cover sheet for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party.

Report by: Geoff Barker (PMD)

Signed:

Reviewed and
Approved:

Date: 29 June 2002

NGUMPAN COMMUNITY LAYOUT PLAN – REPORT – DRAFT

CONTENTS

1. Introduction and Brief	2
1.1 The Brief	2
1.2 Planning Documents	2
1.3 Planning Objectives	3
1.4 Planning Process	3
2. Ngumpan Profile	5
2.1 Location and Geography	5
2.2 Community Information	6
2.3 Land	7
2.4 Culture and Heritage	7
2.5 Current Projects	7
2.6 Population	8
2.7 Design Population	8
2.8 Other Centres	9
2.9 Regional Plans	9
2.10 Housing	9
2.11 Buildings and Facilities	10
2.12 Existing Essential Engineering Services	11
2.13 Economic Activities	12
3. Planning Issues	13
3.1 Constraints to Development	13
3.2 Size of the Community	15
3.3 General Planning Issues	15
4. Future Development Aspirations	18
4.1 Physical Development	18
4.2 Economic Activities	18
4.3 Culture	18
4.4 Administration	18
4.5 Essential Services	19
4.6 Community	19
5. Community Layout Plan Notes	20
5.1 Constraints	20
5.2 Burial Ground	21
5.3 Open space	21
5.4 Ring Road	21
5.5 Cul de Sac	22
5.6 Rural Purposes	22
5.7 Oval	22
5.8 Workshops and Fuel Facility	22
5.9 Future Residential – New Housing Areas	22
5.10 Telstra Services and Facility	22
5.11 Rubbish Disposal Tip	23
5.12 Camping Area	23
5.13 Turn-Arounds	23
5.14 Fencing	23
6. Conclusions And Recommendations	24
6.1 General	24
6.2 Status of Community Representative Organisation (CRO)	24
6.3 Future Management	24
6.4 Management of Ongoing Planning Processes	25
Appendices	26
A ADOPTION OF COMMUNITY LAYOUT PLAN	26
B Ngumpan Layout Plan	27
C Ngumpan Existing Services Plan	28
D Glossary of Terms and Abbreviations	29
E Schedule of Contacts	30
F QUESTIONS RAISED AT <i>Issues Plan</i> STAGE	32
G GLOSSARY OF TERMS AND ABBREVIATIONS	33
H REFERENCES	34

1. Introduction and Brief

The Community Layout Planning [CLP] project was commissioned jointly by DIA and ATSIC through Program Manager PPK to prepare up to date Layout Plans and identify a range of information concerning the planning and essential services within communities. The intention is for each community and "reserve" to have a CLP, to formalise a process for the consideration and implementation of future development, especially those places about to receive major Capital Projects.

1.1 The Brief

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

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

The process used in this current round of CLP's has focused on being *inclusive*, involving a wide range of interests including Community as well as external agencies and other stakeholders. Some of the potential benefits from such a broad approach include:

1. The increased potential for the management of the ongoing planning process, by Community people with support from associated agencies.
2. Opportunities for the Community to discuss future ideas and development needs with technical specialists.
3. Improved knowledge about planning and planning issues of importance to the community and its residents. Some of which may not have been considered previously.
4. An improved awareness among agencies and other stakeholders (particularly Local Government representatives) about the process of developing plans and understanding the broader planning issues confronting communities.

1.2 Planning Documents

The Brief requires the following 3 key documents to be produced at the conclusion of the planning process:

- An up-to-date Layout Plan for the Community
- A Planning Report, Including:
 - Essential Engineering Services Assessment.
- Planning Provisions

There will, however, also need to be some ongoing planning support and CLP management, if the move for communities to take over the responsibility for managing, and updating, their own information, documentation, and plans, is to be effective. It is recommended that the Department of Planning and Infrastructure and the local Shire share the responsibility with the CRO for this ongoing management task.

1.3 Planning Objectives

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

- 1 Incorporation of Community generated ideas and aspirations as the basis of future decisions.
- 2 Incorporate flexibility to facilitate the achievement of future ideas and opportunities.
- 3 Minimise prescriptive uses of space to allow for future ideas and decision-making.
- 4 Reinforce the acceptance that plans are tools to be used and modified/upgraded and changed as needs require.
- 5 Establish a framework for managing future development within the community.

It is recognised that priorities change and are adapted as new projects are contemplated or planned. Plans need to be flexible to allow for change to accommodate new ideas new priorities and new projects. We therefore recommend that the plan be updated at least every 5 years but especially when a new project comes on stream. This will enable people to refocus on planning issues and consider reasonable and relevant amendments to the Community Layout Plan at an appropriate time.

1.4 Planning Process

After appointment the planning team carried out detailed background research and gathered information about Ngumpan, Outstations, previous planning, past and current projects, and infrastructure.

The first site stage was conducted over 3 days involving detailed consultations, both formal and informal, with the Community Representative Organisation (CRO), community people, staff, internal agencies and external service providers. Also during this time the suitability and extendibility of services, land, roads and buildings were assessed.

At the conclusion of the site visit a commitment to return with a coloured-up "Ideas and Issues Plan" was made. A second visit was therefore arranged and this plan was then discussed and left with the CRO [including a number of matters needing to be addressed by the community before the plan could be progressed]. Contact was also made with DIA, ALT, DOLA, Shire of Derby West Kimberley, KLC and other stakeholders advising that the process was underway, and that input was welcome.

A Newsletter was circulated at the completion of each of these two visits to inform a wide range of stakeholders about the progress and program for the CLP projects. Copies of these are included as an Attachment to this Report.

A further visit took place to obtain feedback about the plan and answers to the questions previously left for consideration. The details of this process were finalised in November/December 2001. Information concerning Engineering Infrastructure took longer to collect.

Further contact was made with various external agencies to advance the involvement of those who have a direct interest in contributing to the development of the community layout plan. This included the following stakeholders:

- Marra Worra Worra A.C. in Fitzroy Crossing
- Shire of Derby
- Kimberley Land Council
- ATSIC Regional Office – Derby
- RAESP Program Manager

NGUMPAN COMMUNITY LAYOUT PLAN – REPORT – DRAFT

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

A Plan has the potential to be a reflection of these community life characteristics and document the aspirations and needs of community members and their representatives.

The strategy used throughout this CLP project has been one to engage with the community and appropriate stakeholders in order that an indicative plan may be produced that faithfully shows the ideas and potential for the community and its members.

A Plan must nevertheless be flexible and allow for the *unknown* as much as possible. In this way the CLP is a guideline for future development without being totally proscriptive.

2. Ngumpan Profile

A key part of the project methodology is to collect as much background information as possible so that this may be put together in a summary form in the *CLP Report* and then on completion of the project a number of items can then be returned to the community for their reference and use in the future.

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

- Marra Worra Worra Resource Centre in Fitzroy Crossing
- DIA Fitzroy Crossing, Broome, and Perth.
- ATSC Derby
- Essential Engineering Agencies including RAESP

The type of material sought included the following:

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

The material made available included the following:

- Land status information provided by DIA
- Layout and survey information from SKM
- Information about the infrastructure and ongoing plans and RAESP priorities.
- Community services information – Marra Worra Worra

2.1 Location and Geography

a] Access

The Great Northern Highway is the main route for people to access supplies and services in Fitzroy Crossing. The Highway does however become cut during severe flooding events and limits access accordingly within 10kms of Fitzroy Crossing. At such times Halls Creek is used for supplies.

The Access road to Ngumpan is also the main access road to Wangkatjungka and Christmas Creek Station. This road is also cut during the Wet Season.

b] Climate

Temperatures have an average diurnal range of 27-38 in the Wet Season and 8-30 in the Dry Season, with some variation outside these ranges. A low annual rainfall below 400 mm predominantly falls during the Tropical Wet Season, as a consequence of cyclone activity across North Australia.

c] Topography

The local creek and its many feeder creeks and surrounding river systems, are the dominant watercourse features in the area. The catchment of the Fitzroy River is enormous and the lands surrounding the river, and in proximity to it, are subject to massive flooding and inundation. Such events cause local communities regular problems with accessing essential food and fuel supplies over the wet season.

NGUMPAN COMMUNITY LAYOUT PLAN – REPORT – DRAFT

The creeks, and storm-water run off from the hills to the East and North as well as extensive plains to the South and West, have the potential to cause local flooding and inundation, with resultant access roads and tracks to local areas being cut for up to 3 months of the year.

d] Soils and Vegetation

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

The vegetation is dominated by Spinifex and native grasses, with acacia and eucalypts prevalent where there is water, creeks and rivers.

2.2 Community Information

No.	Details	Notes
1	Community Name	Ngumpan
2	Local Government	Derby West Kimberley
3	Community Representative Organisation (CRO)	Ngumpan Aboriginal Corporation registered under the Federal Associations legislation
4	Address	Ngumpan, PMB Fitzroy Crossing, WA 6771
5	Location	90 Km East of Fitzroy Crossing
6	Contact People:	Angus Hobbs - Chairperson Edgar
7	Contact Details	Ph: 9191 4782 Facs. 9191 4752
9	• Store/Office	Combined Office/Store building – meetings usually held in the open or under a tree
10	• Sports & Recreation	½ Basketball court is available as well as children's play equipment and facilities within the central community area. Also at the child care centre or "kindy". Additional facilities are proposed – eg Oval
11	• Water	Bore with power feed - 50kl Capacity on Stand
12.	• Power	Externally Sited Power Generators
13.	• Waste Water	Septic Tank systems
14.	• Communication	Telstra unit – new Optic Fibre Cable Installed
15.	• Transport	None provided.
16.	• Community services	CRO receives agency funding for a limited range of community services. The community relies on Fitzroy Crossing or Wangkatjungka for all its services.
17	• Enterprises	The community has had a small store in the past. Community members obtain killers from time to time to supplement food requirements.

2.3 Land

Ngumpan is an excision of land located adjacent to the Great Northern Highway on the northern boundary of Christmas Creek Station on the western side of the Ngumpan Cliffs. This is approximately 90 kms East of Fitzroy Crossing in a location also known as the *Pinnacles*.

The location was selected as the group's first choice in the early 1980's as a place of residence away from the settlement at Christmas Creek and Fitzroy crossing.

Ngumpan is located on Land Portion Yurabi Location 32 [AI 2326] vested in the Aboriginal Lands Trust and leased to the Ngumpan Aboriginal Corporation. From the investigations done there is an actual excision for the living area at the community, including access provisions through Christmas Creek Station. The land and development comes under the control of the ALT and their policies.

The parcel of land is small and makes little allowance for expansion. There is also no allowance for the incorporation of the following

- any infrastructure located remote from the settlement,
- the cultural areas of significance and
- sufficient area for economic development.

2.4 Culture and Heritage

The settlement is located in Walmatjarri country and while there is not a Native Title claim in the specific area, residents are associated with claims being progressed in various other areas East, West and South of Ngumpan. The main languages are Walmatjari and Wangkatjungka. The community is made up of a core group of 50 people who originally moved away from a variety of places including Christmas Creek [Wangkatjungka] and Fitzroy Crossing to gain some independence.

The area was originally requested for the purposes of establishing a settlement on 10 June 1981 as a result of the Walmatjarri leaders seeking, for many years, funding and resources in order to set up a living area away from Fitzroy Crossing and its social problems, close to the areas of ecological and cultural significance. This was supported, at the time, by the community and the Marra Worra Worra Resource Centre Administration based in Fitzroy Crossing.

The hills to the east of the community are important cultural sites. This area is not impacted by the settlement and its future growth. The areas are outside of the excision lease.

Initially a number of basic self built bough shelter dwellings and steel lined sheds were constructed adjacent to the Creek to the West of the current site. This was followed by a solar powered water supply and a "Solapak" unit being delivered to the settlement. Over the last 15 years the place has grown significantly.

Since the early time the community has continued to apply for resources, services and assistance to set up a viable settlement. The community is recognised as a "Major" Community by key funding agencies, and receives regular recurrent as well as capital funding.

Ngumpan Aboriginal Corporation was registered in 1987/88 and a formal excision land title obtained in January 1989.

2.5 Current Projects

The community has had no major projects commenced and/or completed within the last 12 months.

2.6 Population

Accurate records of the population are not kept by Ngumpan, nor are they clearly identified in other available documentation.

The research carried out by the CLP Team and information provided by Marra Worra Worra indicate the following classifications of residents:

- Permanent Core Resident Group: 30
- Transient Residents: 30
- Associated members: 20
- Staff and Visitors: -

TOTAL - 80

[The Environmental Health Needs Survey nominates a population of only 31 in 1997/98]

A total of 60 [no allowance for Associated Members] constitutes what would normally be called the "usual" or "actual" population. In reality the population varies significantly at any one time from this figure, with the members being mobile and large numbers of visitors arriving from time to time associated with cultural and recreational activities. The community members have stated that they do not see the Community growing too big. The settlement is considered a quiet place to get away from the humbug of Fitzroy Crossing and Christmas Creek.

Specific population data, broken up into age cohorts, was not available to the planning team, nor did the Community have such information readily available.

The community members have close affiliations with other centres and settlements in the region. These include:

- Bayulu Community
- Fitzroy Crossing
- Halls Creek
- Wangkatjunga

Notes

- The Community Housing and Infrastructure Needs Survey 2001 [CHINS] has been done by ABS but the data is not yet available in a form that is useful to this exercise.
- Previous ABS census data is out of date and not recommended for use.
- The 1997 completed EHNCC Environmental Health Needs Survey does not provide more detailed insight into the actual break up in the population nor for the issue of determining a realistic population and future growth projections.
- In 1991/92 at the time of a previous planning project a total population of 65 were identified with a potential future population of 100.

2.7 Design Population

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

- The community is based around a small family oriented group.
- There is insufficient land to enable large Enterprises to be undertaken.
- There are no community-based services available apart from the Kindy service.
- The numbers of visitors is expected to remain in the same order as previously.
- There is a core group of 50 people at Ngumpan with an estimated usual population of 60.

With allowances for growth and some expansion of the community over the next 5 years plus the influx of visitors, on a regular basis, a Design Population of 80 is recommended.

Additional housing, infrastructure and facilities will be needed for any substantial increase in the population beyond this figure. Some indicative areas for expansion are shown on the Layout Plan should there be a need to bring on new land for subdivision within the community.

2.8 Other Centres

Associated population centres provide an element of uncertainty in the forward planning of Ngumpan. This is as a result of the high mobility and changing status of these associated population centres. This includes the following places:

- Fitzroy Crossing
- Bayulu
- Wangkatjunga
- Fitzroy Valley Outstations
- Surrounding Cattle Stations

The following notes are provided for discussion purposes:

- The population in many of these other centres are mobile and some spend large amounts of time away from their place for various climatic, social, cultural, economic, health, education, and recreation reasons – including visits to Ngumpan.
- Understanding the roles and importance of outstations is considered to be a central part of the process of understanding the workings and needs of the regional population.
- If outstations and major communities are considered independently of each other then the infrastructure and social needs profiles combined for a region will be largely incorrect.
- Outstations perform a vital part in the life of community people – more than merely *an alternative place to live*. Outstations are part of the residency profile of community people. They are part of their home base.

In addition there are a number of other groups who have expressed interest in setting up residential areas away from Fitzroy Crossing.

In the past, all outstations including Ngumpan in the early days relied on support and help of Marra Worra Worra Resource Centre [MWW] in Fitzroy Crossing. Broad level services, support, and resources are available from the Resource Centre on a project-by-project basis. This is considerably different to the early days of support offered by MWW.

2.9 Regional Plans

The ATSIC Regional Plan confirms the relative status of Ngumpan in the region. Ongoing support is assumed to be part of the Regional Strategy for ATSIC.

2.10 Housing

There are currently 12 Community dwellings at Ngumpan – 2 of which have been turned into alternative uses. The houses have been variously designed and constructed by a wide range of companies over the last 15 years. The makeup of these dwellings is summarised as follows:

- Family houses 10

Most of the houses built over the last 15 years have been designed in close consultation with the Community and incorporate design features such as large bedrooms, external covered living areas and appropriate fixtures. There is a mixture of three and four bedroom places.

2.10.1 Air conditioners

More and more people are purchasing air conditioners and installing them through windows or other openings. Often these air conditioners provide little more than refrigerated air blown over people who sit in its path. This is highly inefficient and very costly. An energy management and climate control strategy developed with community people to deal with this in the long term, is highly recommended.

2.10.2 Living Areas

The external areas around the house are key parts of the family domestic arrangements and most of the dwellings have useful external areas. The inclusion of fencing as part of funding arrangements is seen as a very positive benefit.

Extensive external space and verandas are provided for wind and wet weather protection as requested by the Community.

2.11 Buildings and Facilities

In addition to the existing dwellings the community has a number of other buildings and facilities, installed at various times over the last 15 years.

These include the following:

- **Store/Clinic/Office – less than 5 years old**

This facility offers potential for each of these uses [Office, Store and Clinic] from which the following services could operate:

- Community support services – including Centrelink and CDEP
- Outside communication – mail etc.
- Community store - for basic food and other needs
- Holding point for RFDS medical kit. (The Community receives minimal health visits from Community Health.)

It is envisaged that these services would operate within the current facility if they were reactivated.

- **Day-care Centre or "Kindy Centre"**

This was originally built as a House but was converted about 3 years ago. Organised playgroup and pre-school type activities operate from this centre, operated out of Fitzroy Crossing on a visiting arrangement with the community. The Centre is not fenced at the moment and we strongly recommend that a "child-proof" fence be erected for, primarily, safety reasons.

This is also used as a Family Place in which community meals are prepared especially for the kids and women. This place has also been used for meetings. The original use for this building was as a House.

- **Homemaker Centre**

This was originally built as a House but was converted about 3 years ago. This facility provides a space from which local personnel can offer a central source of cooked meals for community members.

- **Playground**

The main playground in the Community is located across the road from the Store in the Central park area.

- **Recreation**

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

- An open area known as the Oval - to the North of the main access/entry road towards the hills. To be upgraded as an Oval
- Basketball Court in the park area – still under construction.
- Playgrounds

- **Public Phone**

The Community has Telstra system installed enabling phone, fax, and data lines to be connected to the houses and other facilities in the community. Previously the Community has requested two public phones but only one has been installed.

The prevailing weather and environment in which public phones are located results in many operational problems. The frequency of phone failure is high and this often results in frustration being vented on the fabric of the phone and its shelter.

- **Basketball Court**

This partially completed facility has been in the Community for 1 year with limited additional infrastructure. The court is well used and a very popular venue for youth activities.

- **Vehicle Compound**

A vehicle compound is located adjacent to the store to enable all Community vehicles and equipment to be secured at the end of work requirements.

- **"Fuel Tank"**

There is an above ground fuel storage tank in the Workshop area. There is no licensing of this facility and there is no fuel spillage protection. We recommend this facility be upgraded and licensed as required by the Dept. of Mines.

NGUMPAN COMMUNITY LAYOUT PLAN – REPORT – DRAFT

- **Workshops**

There is one “Workshop” building in the Community. This has been retained in its current area and remains as a Workshop area

- **Old Camp**

The old camp has almost disappeared from sight, however the older members of the community refer to the area with affection and some recognition of this area and the people involved in the initial move to Ngumpan is seen as being a positive initiative.

2.12 Existing Essential Engineering Services

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

No	Service	Status	Notes
1	Access Road	The Grt. Northern Highway is the major Northern road through the Kimberly. It is sealed and offers all weather access to Halls Creek. The access from the Highway to the Community is via the Wangkatjungka Road – a distance of approximately 1km.	Access to Fitzroy Crossing is limited when there is flooding associated with the Fitzroy and Margaret Rivers. The Wangkatjungka Road is a formed gravel road regularly graded and maintained. It is accessible all year round.
2	Internal Roads	The internal roads are unformed gravel tracks established by clearing the local vegetation.	Some road humps have been installed but these are more for storm-water drainage control than for vehicle control.
3	Drainage	Storm-water drainage through the community is a major issue and causes inundation and local flooding.	Some local effort at controlling storm-water runoff has been made on the high side of the community. Additional work is recommended to further alleviate this problem.
4	Sewerage	All sewerage disposal is by means of Septic Tanks. Some serious problems have been experienced over the last 5 years with the Septic Tanks. A long term management strategy is needed for Septics	Some upgrading of Plumbing, Solar HWS and Drainage was taking place at the time of the second visit. This work was seen as an interim measure while some other longer term management and maintenance arrangements are negotiated.
5	Water	A system of bores, electric pumps and an overhead storage tank provide the main components of the Water Supply system.	Regular maintenance is carried out by KRSP under the terms of the RAESP contract
6	Power Supply	An “outside” powerhouse incorporates three variable sized generators which are operated and managed by community members.	Regular maintenance is carried out by KRSP under the terms of the RAESP contract. The issue of fuel security has been a problem in the past.
7	Telecommunications	Telstra has an Optical Fibre cable passing along the Grt. Northern Highway and this has been extended into Ngumpan for use by the community.	It would appear that the Store is built across the actual Telstra Cable.
8	Refuse disposal site	The current site is located in close proximity to the Creek that passes within 200 m of the actual Ngumpan Settlement.	The tip is in poor condition. It is recommended that a new site be found away from the creek.
9	Burial Area	The main burial area is located approximately 3km south east from Ngumpan	Access is via the track that passes the Workshops. Permission needs to be obtained prior to accessing this area.
10	Gravel Pit	Limited resources for road making and suitable for rammed earth walls are available within 5km from the community	Access and Permission are required

2.13 Economic Activities

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

There is however a lack of income producing projects that have sole benefit to Ngumpan residents. It is recommended that a regional economic activity strategy be developed for smaller communities including Ngumpan.

The members go hunting for "bushtucker" and obtain a "killer" on a regular basis, as a means to topping up their nutrition base.

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

- CDEP payments and
- Centrelink payments – pensions etc

From time to time, artefacts and paintings are done by some members of the community to earn supplementary income.

Some members have in the past been key members of the Pastoral industry and have a long history of employment. However this work is generally seasonal and the older community members no longer participate.

Through the CDEP scheme based and managed at Marra Worra Worra community members have the opportunity to register and carry out specific projects within their community. There are a limited number of positions available on the CDEP but many projects in the community constitute approved activities. This includes Municipal Services, Community Services, infrastructure construction maintenance and operation, economic activities and housing related activities.

Long-term economic independence could only be possible through a strategy of self-reliance and services support from elsewhere.

While this is a stated objective of the group it appears as though it is a long-term vision that needs serious planning, resources and commitment if it is to begin to be achieved.

A Regional Approach with a community focus is seen as a more appropriate strategy than an individual community approach.

3. Planning Issues

During the consultation phase of this project, a number of important planning issues were raised either directly or indirectly as a result of questions, priorities, aspirations or recommendations from Community representatives and Community members.

The particular issues raised can be grouped loosely under the following headings:

- Constraints on development
- Size of the Community
- General planning issue
- Future planning issues

The community has considered a range of issues relevant to updating their plan through the presentation of the issues or Ideas Plan, which was left with the Community for consideration.

In addition a range of questions were presented to the CRO to obtain feedback.

3.1 Constraints to Development

The constraints on development applicable to community groups of this type typically involve the following categories of issues:

- Physical
- Essential Services
- Cultural Matters
- Economic
- Sustainability
- Other

Some of the points related to these have already been raised in the report.

3.1.1 Physical

There are a number of physical constraints to development most notably

- The creek and Western Boundary of the excision
- Great Northern Highway to the North
- Cultural area and open space to the East and Southeast - Beyond the Community to the east a range of hills are prevalent – including the Ngumpun Cliffs. These are well away from the community but permission is needed and care to be taken, if access is made into this area. These are classified as no go areas on the CLP.
- Rocky ground and rise to the Southwest

- **Roads and Services**

The existing roads and services within the settlement area limit the potential to use some areas.

- **Surface Run off**

Better drainage is needed to stop the inundation of the community during the wet season.

- **Water Courses**

Watercourses cut off access to areas. There are a number around Ngumpun itself and also more significantly between Ngumpun and Fitzroy Crossing.

It should be noted that a weighting is not provided on the relative importance of one point over the others. It is recommended that these be raised with the community ¹³

group at some future time because the ranking can change as new points and issues become relevant and others may resolve themselves or be dealt with so that they are no longer a constraint.

3.1.2 Essential Services

• Internal Roads

Road surfaces are dusty and are a potential health hazard. Limiting access to areas where dust becomes an issue is recommended. However, heavy vehicle access to the Store and Powerhouse re-fuelling have no alternative and require passing through the settlement area. The dust problem will continue to exist with the proposed road layout unless surfacing is improved.

• Drainage

Low lying relatively flat land in the west and south of the community cannot be drained without major drainage infrastructure. Therefore development into these areas has been restricted.

• Waste Water

The condition of Septic tanks and their age require regular maintenance and operational monitoring.

• Water

The Water Supply has been assessed as adequate for the current population. However sterilisation is an issue that needs further consideration.

• Power Supply

The power supply is considered adequate for the time being but upgrading is recommended in the future.

• Refuse Disposal Site

As previously noted the Refuse area needs to be replaced and relocated.

• Air Field

The closest airfields for emergency evacuation are located at Western Metals Cadjebut Mine site and at Christmas Creek Station. The station strip is in *average* condition and is unsealed. In addition access to Christmas Creek is limited in the Wet season. The sealed Mine-site Strip is therefore considered the most likely for any emergency purposes. Negotiations for the use of this airfield in cases of emergency are recommended.

3.1.3 Cultural

a) No Go Areas

The areas to the East and Southeast of the community including the distant hills as well as areas to the far southwest of the Workshop are the areas identified at this stage.

3.1.4 Economic

a) Activities

The small range of economic activities currently carried out at Ngumpun and the perceived lack of involvement in regional economic activities may limit future sustainability. Some form of regional economic cooperation and initiatives are needed.

b) Resources

The group is reliant on government funding and grants for its welfare and ongoing operations and maintenance.

3.1.5 Sustainability

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

a) Self Reliance

A group like this needs to increase its self-reliance and ability to operate without significant input by others.

b) Native Title

Recognition of Native Title is an important step in future sustainability. The formal process of gaining native title rights is proceeding on lands away from Ngumpan such as the Tjurabalan Agreement. Further claims are expected to be negotiated and settled involving some Ngumpan residents within the region.

c) Land Tenure

The lack of land tenure – apart from ALT vesting- is seen as an impediment in the future unless the group can organise themselves to be the management entity for the land with guaranteed access to resources.

d) Administrative Organisation

To receive sufficient external resources and manage its own affairs in the future, in its own right, it is required to maintain a registered administrative CRO either under State or Federal legislation. The Ngumpan Aboriginal Corporation was registered in 1987/1988 under federal legislation. However the group recognise that it is unlikely for them to receive significant future funding and they have aligned themselves with Marra Worra Worra A.C. for their future resource and Infrastructure negotiations and service delivery. Such a strategy is supported as a viable approach for the future.

3.2 Size of the Community

The current size of the group is estimated at a design population of 80. The current infrastructure is seen as being sufficient to cater for such a population. It is considered likely that the design population will remain within this estimate for the next 5 years.

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

Future growth of the community group therefore depends upon the ability of the group to retain control of their vision and objectives for their place. In reality the executive accept that the place will grow as more children are born but this will be monitored over the coming planning period

3.3 General Planning Issues

3.3.1 Remote Location – Access and Emergency Procedures

Ngumpan is located remote from Fitzroy Crossing and is frequently isolated by the flooding of the Fitzroy River. This has significant implications on the planning for the future and needs to be considered in relation to the following:

- Emergency Access and Evacuation
- Airstrip standard and lighting
- Storage at Powerhouse for fuel
- Storage for food and provisions [eg at the Store]

- Reliable and effective Communications
- Emergency procedures
- Effective and appropriate accommodation and shelter

3.3.2 Land inundation and flood level

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

The community has been threatened by stormwater inundation a number of times and therefore it is recommended that appropriate earth works be constructed around the community.

3.3.3 Local Environment – Location of Rubbish Tip

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

We therefore recommend that the current rubbish disposal site be moved away from the creek and to a more suitable site away from the prevailing winds.

3.3.4 Size of new blocks

The size of blocks in the current townsite are relatively large as determined in the earlier planning project [1991/92] and are generally 1000m². It is important to consider two issues when thinking about new block sizes:

- How close should houses be to each other.
- How much land do people want to look after around their houses?
- What other options are people considering?

Within this current project these large block sizes have been retained, in accordance with community requirements.

Fences do not have to be located on the same line as the actual boundary of the block. However, if such a practice were to be actioned there would be space between fence lines and this would result in public space being left over. There is a difference between public areas and private areas. Public areas are places where anyone can go at any time. Private areas are places where people need a right to enter. In a town situation the community normally maintains public areas as a whole and private areas are maintained by individual resident families. Such an alternative would require special funding for the operation and maintenance of a range of different type of public space. There is no guarantee that such funds could be secured.

It is recommended as a general guideline that wherever possible fencing follow block boundaries.

3.3.5 Buffer Zones

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

- | | |
|-----------------------------------|------|
| • Sewerage Treatment Plants | 500m |
| • Solid Waste Disposal Sites | 500m |
| • Sewerage Pumping Stations | 50m |
| • Power Generation Plants | 200m |
| • Chlorine Water Treatment Plants | 100m |
| • Dangerous Goods Storage | 100m |
| • Industrial Areas | 100m |

3.3.6 Mixing heavy equipment/trucks with residential areas [housing]

It is considered important to stop trucks passing through residential areas and community areas, wherever possible. Large vehicles cause many problems for the safety, and amenity of the community. In Ngumpan's case the Store, Workshop and the Powerhouse require trucks to pass through or into the community area. Such a situation will require careful monitoring to ensure that safety is not compromised.

A number of options could be considered including:

- Always supervise the access of heavy vehicles when they enter the community.
- Make sure trucks/heavy equipment access the Powerhouse and Fuel storage at the southern end of the community away from the residential and community areas. At the same time install signs and directions at the entries to these areas.
- Restrict access to certain areas where there are children and families. Provide for a turn around behind the Telstra Tower for the store to get supplies delivered away from the public areas.
- Create turnarounds for the powerhouse away from the residential development so that the trucks move away from the areas of potential conflict.

The CLP developed by the planning team has taken into account this issue and has recommended that the main entry be changed. This will limit the opportunity for large trucks to pass through the community living area.

The consideration of these issues has been included in the formulation of the Draft Plan.

3.3.7 No go areas

At this stage we have been advised of 1 main "No Go" area away from the main living area but in close proximity to the main Wangkatjungka access road. This has been identified on the Layout Plan. No Go areas need to be clearly marked on the Layout Plan that is hung in the Office where visitors can see it, in order to prevent inadvertent entry into these areas.

3.3.8 Industrial Area

Three small industrial areas are nominated on the plan. This is at the specific request of the community to enable family based development arrangements and preferences to be followed. The current fuel storage is outside of the proposed Industrial sites and it is recommended that this be moved as soon as possible and included inside a locked yard with appropriate spillage control devices installed.

3.3.9 Location of Sewerage Treatment Ponds

At some time in the future it is recommended that sewerage treatment ponds be constructed with a common effluent drain system to alleviate the ongoing failure of ground disposal of wastewater through septic tank/leach drain systems.

3.3.10 Location of Power-house

The current location of the powerhouse is considered problematic when additional houses and residents arrive. The noise while acceptable at the present could become unacceptable as the system is improved and the size of generators is increased.

Accordingly an alternative site has been nominated to the southwest of the community. When and if such a strategy is implemented then the exact location will need to be further discussed with community members.

4. Future Development Aspirations

The community group members have a number of aspirations for their place. These are listed below in no special or prioritised order. The prioritising needs to be done at some future time with the members.

4.1 Physical Development

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

- Better housing and living conditions for everyone
- Economic development (and activities for the young people)
- New Office facility – separate to the Store
- Cultural Recreation Space and Oval – not necessarily AFL size
- Construct Recreation Centre
- Get water and soil tested to determine what, if any, additives are needed for growing produce.
- Youth Centre
- Upgrade access roads
- Good Sewerage System
- Better site drainage in and around community
- New ways to generate income and identity

4.2 Economic Activities

The economic status of the community is unlikely to be increased under the current welfare regime. The community see their future in terms of being more self reliant but linked to other groups and organisations.

- Regional economic strategy
- Community doing its own building etc
- Restart child/day-care
- Youth Centre
- Large meeting sheds in the middle area where everyone can meet
- New office and store
- More jobs for young people
- Cattle
- Tourism
- Arts and Crafts

4.3 Culture

Culture remains a strong commitment of community members. The younger people do stay out at Ngumpan for various lengths of time and the number of children is a significant proportion of the total core population. High expectations are therefore to:

- Maintain Culture
- Manage the land – especially the Country

4.4 Administration

A small group like Ngumpan is not in a position to sustain a stand-alone administration. However it is important that these services are provided at an appropriate level to the Ngumpan residents.

- Build better relationship with Regional groups.
- Link with the Cultural Health Service in Fitzroy Crossing
- Training for Council and Senior members of community

4.5 Essential Services

4.5.1 Internal Roads

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

Parking areas should be considered to the Southwest of the proposed office site for public parking.

4.5.2 Sewerage

Construction of an appropriate sewerage Disposal system at some future time is recommended so that the deteriorating Septic Tank and Leach Drain systems can be replaced.

4.5.3 Water

Any new water reticulation mains should be laid in the correct alignments within road reserves and along lot boundaries.

4.5.4 Transport

There is no regular bus or transport service to, or around, the community. Access to smaller places close to Ngumpan and Fitzroy Crossing is difficult without adequate transport. The future of these places depends very much on the ability of the people to access transport to the regional centres for food, services, cultural activities and recreational purposes. The organisation does have a Community Vehicle but this is not always available to the community Members.

4.5.5 Services Extensions

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

4.6 Community

Some of the CRO priorities for their people include the following points:

- More access to Transport
- Better literacy
- More work/activities for young people
- Community to better control what goes on in their place

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

5. Community Layout Plan Notes

The existing layout of serviced lots and access routes is generally retained largely as built and existing. Some existing in-ground services dictate that some areas cannot be developed unless funding is made available to move them into more appropriate corridors. This particularly applies to Telstra Cables [including an Optic Fibre supply cable] and an underground TV cable

This reality, combined with the location of existing roads and houses, has resulted in a number of existing details being incorporated into the CLP layout.

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

Other areas have had "roads" diverted to reduce the potential conflict between community areas and vehicles.

The CLP has incorporated specific ideas and needs of the community. Wherever possible existing land uses, patterns and requirements have been retained. To this end a number of changes to the previous plan have been recommended and endorsed by the community.

The following key explanations are provided to assist in the discussion and consideration of the Community Layout Plan:

- Constraints
- Burial Ground
- Open Space
- Ring Road
- Cul de Sac
- Rural Purposes
- Oval
- Workshops and Fuel Facility
- Future Residential Expansion – New housing areas
- Telstra Services and Facility
- Rubbish Disposal Tip
- Camping Area
- Turn Arounds
- Fencing

5.1 Constraints

Development within Ngumpan like many other communities is constrained by geographical, physical, cultural and land tenure considerations. Where appropriate the Community Layout Plan identifies these constraints.

5.1.1 Low Areas

The general community area is subject to inundation, which at times builds up around the community and passes through the Community. The surrounding areas are unpredictable in their Wet Season habits, with the local Creek's activities and moods dictating what happens in surrounding areas.

Some formal drainage is recommended on the perimeter of the Community and through the central areas. This is best located within road reserves if possible and on the high area to the north of the community.

5.1.2 Cultural Considerations

The cultural areas are well away from the main living area. No special arrangements need to be made in terms of the community layout plan other than to indicate in which direction these areas are located.

5.1.3 Land Tenure

The Community is located on an excision from Christmas Creek Pastoral Station Lease towards its Northern boundary. The Station therefore surrounds the community. The excision is vested in the ALT and all land management responsibilities technically are their responsibility.

5.1.4 Sewerage Treatment Ponds

There are no sewerage treatment ponds in Ngumpán. Suitable locations for the Ponds are extremely limited by the size and location of the community area. This places a severe limitation on the potential to develop land within the community area. Such infrastructure may need to be located outside of the current lease.

5.2 Burial Ground

There is no formally registered Cemetery within the community area. However there is a designated Burial ground to the Southwest of the community. It is recommended that some formal recognition be given to this area set aside by the community for burial purposes. Proposed development in the community area does not impact upon this ground. It is understood that this burial area lies outside of the Excision area. This is an issue for the future.

5.3 Open space

There area number of areas set aside for "Recreation". The intention of this description is to ensure there are sufficient areas for a range of recreational pursuits. This includes the following types of recreation:

- Small Playgrounds
- Small Buffers between roads and other infrastructure
- Natural Bush left natural for future enjoyment
- Larger formal recreation areas [e.g. Ovals Basketball Court etc.]

Recreation covers a range of intentions, which includes the desire by some residents to limit development in some areas by leaving it as "Bush".

All Recreation areas need to be maintained and allowances need to be made in Operational Budgets for the materials, labour and equipment to do the work.

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

5.4 Ring Road

The existing Ring road is on the inside of the houses. This has been relocated to the far side of the houses to reinstate the preferred layout of the community established back in 1987. Comments from community members included the concern about safety and the need for extra house blocks on the other side of the road, where the services are located.

The ring road has been modified to create a safe community space around the Store/Office and Homemaker's/proposed Clinic. Originally the Office was to be located in this area but community members decided that an Office should be close to the front of the community to stop visitors coming into the community living area.

5.5 Cul de Sac

Cul de sacs eventuated from the desire and decisions of the CRO to maintain limited access to some areas that currently have a small number of houses or facilities. No additional cul de sacs have been created but existing ones have been formally recognised and planned. The access to the Water Tanks also accesses the "camping area" – to the Northwest of the tanks - used for cultural purposes.

A number of connector roads have been included to facilitate future access into areas that might be made available for development.

5.6 Rural Purposes

Some areas on the Plan have no formal notation as to its purpose. These are intended for "Rural Use" or "Future Community Use". This refers to the range of ideas for which an area might be used but it was not possible to determine a specific use at this time. These areas may also be not suitable for development for the following reasons for example:

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

Care therefore needs to be taken if at some future time these areas are being considered for development.

The area to the west of the proposed office site is left *white* because there are Telstra optic fibre cable services under this area and this cable is very expensive so no development or even tree planting should be done without having a Telstra person present.

5.7 Oval

The location for a future oval is in an area within the buffer of the Water Tanks. The Council's proposal here was to gradually introduce fill to this area so that in time the oval and associated facilities could be constructed.

The CRO considered it unnecessary to consider the need for these to be shifted.

5.8 Workshops and Fuel Facility

The fuel storage area, across the track from the Workshop, is unlikely to be shifted in the short term and has accordingly been retained including a turning circle for the delivery of fuel. However it is recommended that this substandard arrangement be replaced and relocated as a priority project. A location within the Industrial Sites and Workshops has been proposed.

5.9 Future Residential – New Housing Areas

Subsequent to discussions and consultations with local community members and representatives a number of locations have been identified for Future Housing or future development. This includes the far side of the ring road where power is available but other services would need to be extended.

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

5.10 Telstra Services and Facility

Telstra already have a communications facility in the community. The cost of relocation is prohibitive so the location could not be changed. It is constructed opposite the current Store as shown on the layout plan. The area set aside on

the plan represents the actual location of the Tower but does not include the underground Optic Fibre Cable that enters the Community near the Northern gate and passes diagonally across open space to the Tower. A Public Phone is installed adjacent to one of the houses and it is intended that this remain in its current location.

5.11 Rubbish Disposal Tip

Access to the existing Rubbish Disposal site is via the track that leaves from the northern sector of the community towards the old settlement site. This current site is fenced but needs regular maintenance to ensure it is kept in top operational order.

The current site is close to the large creek that passes the community. It is therefore recommended that the site be changed at some future time to minimise the potential for pollution.

5.12 Camping Area

The old community area around the old Bores to the north of the Tank has been retained as a recreation area. However the area immediately to the North of the Tank is proposed as a formal camping area for the use of campers when they come for Cultural and recreational activities.

This area has been previously used for this purpose and the proposed use is in keeping with community aspirations. The provision of ablution facilities and water have been requested for this area.

5.13 Turn-Arounds

Two Turn-Arounds are proposed on the plan. These are for the purpose of enabling heavy supply vehicles to do a complete turn around without having to Back-up or proceed through residential areas.

The two specific locations are as follows:

- To the south of the Store around the Telstra Facility
- Around the Powerhouse.

No specific road is shown on the plan however the white colour represents Rural use and not for general development.

5.14 Fencing

There are a number of fences around existing properties where the fence does not follow the property boundary. This is generally the case because people follow the orientation of the house and locate the fence so many metres away from the wall line, providing sufficient space for them to manage. In the case of Ngumpán the houses are oriented variably and do not follow street alignments. The result is that when the roads are sealed some fences will need to be relocated.

6. Conclusions And Recommendations

6.1 General

It is recommended that the community collect as much information, material and plans about their place as possible to maintain their own database. This should include details of any plans, services or programs the various regional agencies have for Ngumpun. The support of Marra Worra Worra is recommended in this activity.

6.2 Status of Community Representative Organisation (CRO)

It is important to recognise that the Ngumpun A.C is the official community representative organisation for the locality. Accordingly any development proposals within its boundaries need to have a recognised and accepted approvals process. This would apply to all agencies and individuals seeking to carry out development works within the Community.

However it is also recognised that the CRO has linked with Marra Worra Worra to provide some support services for which it is unable to secure sufficient funding.

6.3 Future Management

For the community to have some guaranteed ongoing viability as a group the issues of future management need to be resolved. This is partly related to many of the points already raised but is summarised in this section under 2 parts:

- Community Management Issues
- Infrastructure Operations and Management

There is good reason to support increased regional management structures as a principle when one is confronted by the realities of communities such as Ngumpun.

a) Community Management Issues

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

b) Infrastructure Operations and Management

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

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

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

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

Ngumpan is recognised as being a Major Community and is included on the RAESP schedule of communities eligible for essential services maintenance and capital works. However the operational – day-to-day activities and tasks also need to be managed in order to get the optimum performance from the infrastructure.

6.4 Management of Ongoing Planning Processes

The Ngumpan CRO needs to support a Regional initiative to co-ordinate and manage future planning processes for an on behalf of the group. This will require resources to be provided to continue with the tasks of maintaining and managing the planning activities that come with the CLP. The logical location for this support is within Marra Worra Worra [MWW] who already provides a range of professional support services to Ngumpan. The Derby West Kimberley Shire also has some interest, as it is the Responsible Authority for administering Planning services within the Shire Boundary.

The CRO [supported by MWW] therefore has local responsibilities that need to link into the Shire's statutory processes. The Shire is keen to assist in this regard.

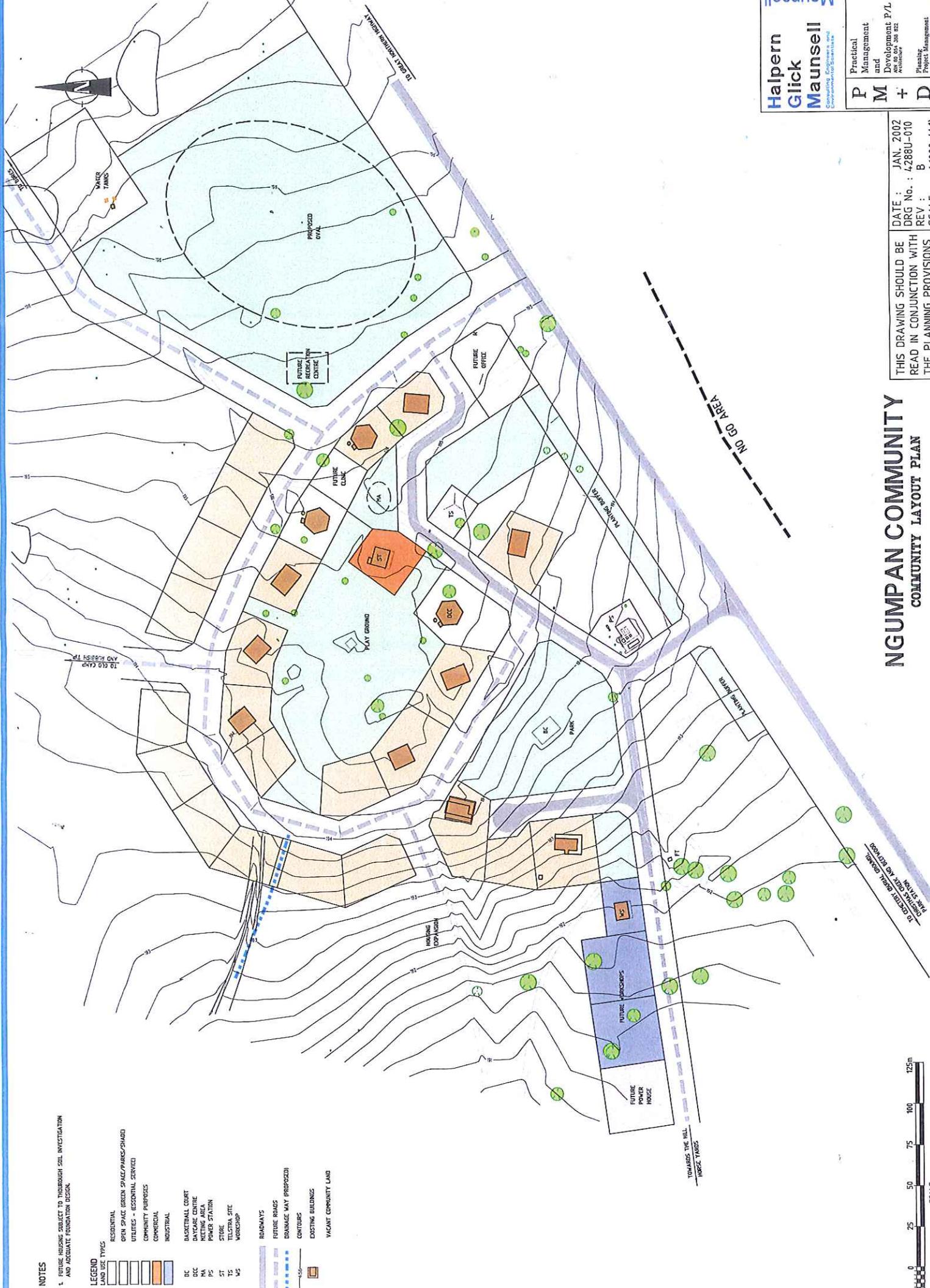
B Ngumpun Layout Plan

NOTES

1. FUTURE HOUSING SUBJECT TO THOROUGH SOIL INVESTIGATION AND APPROPRIATE FOUNDATION DESIGN.

LEGEND

	RESIDENTIAL
	OPEN SPACE (GREEN SPACES/PARKS/SANDB)
	UTILITIES - ESSENTIAL SERVICE
	COMMUNITY PURPOSES
	COMMERCIAL
	INDUSTRIAL
	BASKETBALL COURT
	DAYCARE CENTRE
	MEETING AREA
	POWER STATION
	STORE
	CINEMA SITE
	WORKSHOP
	ROADWAYS
	FUTURE ROADS
	DRAINAGE WAY PROPOSED
	CONTOURS
	EXISTING BUILDINGS
	VACANT COMMUNITY LAND



**NGUMPAN COMMUNITY
COMMUNITY LAYOUT PLAN**

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE PLANNING PROVISIONS

DATE : JAN. 2002
 DRG No. : 4288U-010
 REV : B
 SCALE : 1:1000 (A1)

**Halpern
Glick
Maunsell**
 Consulting Engineers and
 Environmental Scientists

P M + D
 Practical Management and Development P/L
 401 00 004 JIB 822
 Planning Project Management

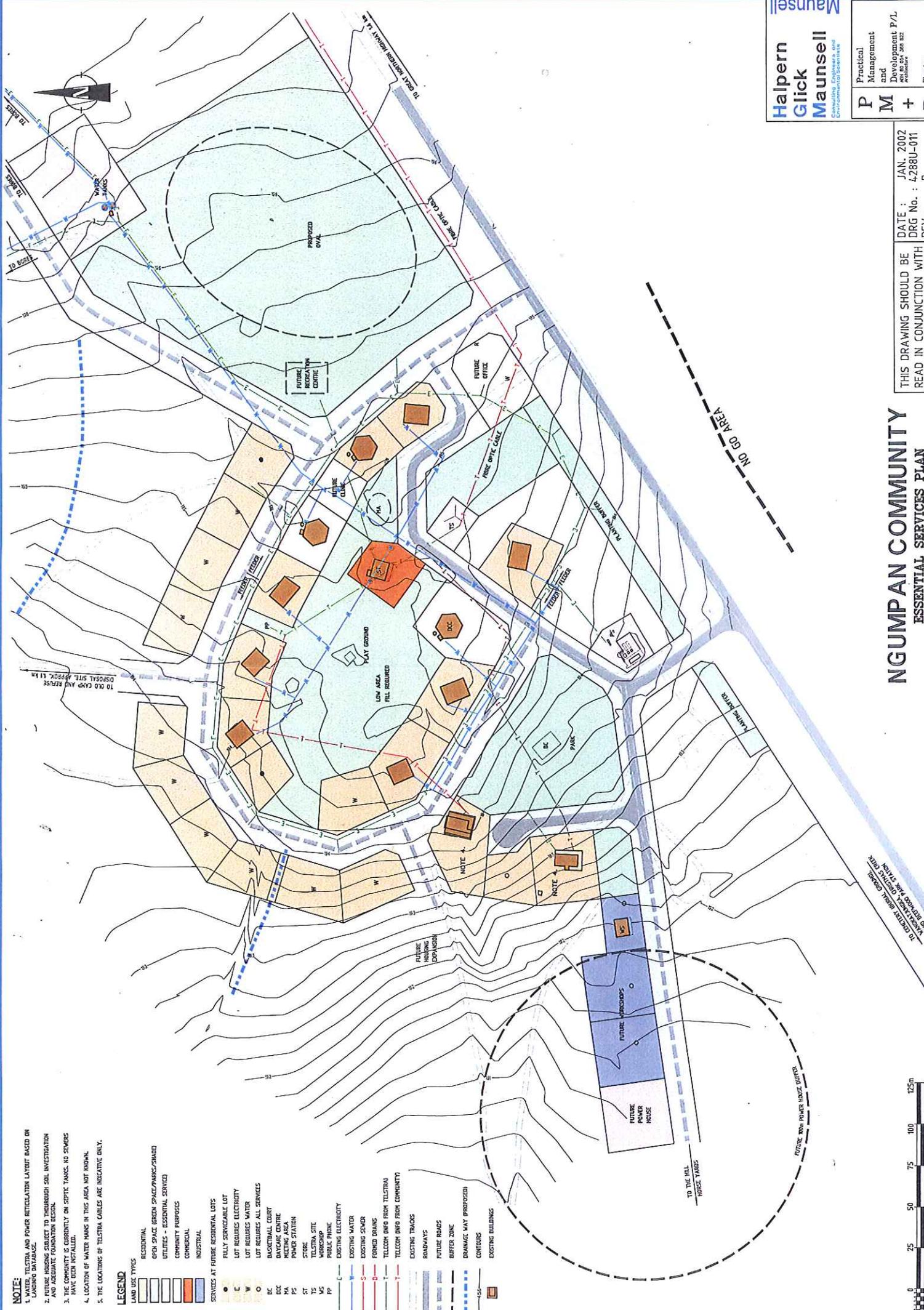


C Ngumpan Existing Services Plan

- NOTE:**
1. WATER, TELSTRA AND POWER RETICULATION LAYOUT BASED ON LANDING DATABASE.
 2. FUTURE HOUSING SUBJECT TO THOROUGH SOIL INVESTIGATION AND ADEQUATE FOUNDATION DESIGN.
 3. THE COMMUNITY IS CURRENTLY ON SEPTIC TANKS, NO SEWERS HAVE BEEN INSTALLED.
 4. LOCATION OF WATER MAINS IN THIS AREA NOT KNOWN.
 5. THE LOCATION OF TELSTRA CABLES ARE INDICATIVE ONLY.

LEGEND

- LAND USE TYPES**
- RESIDENTIAL
 - OPEN SPACE (GREEN SPACES/PARKS/SHARED UTILITIES - ESSENTIAL SERVICE)
 - COMMUNITY PURPOSES
 - COMMERCIAL
 - INDUSTRIAL
- SERVICES AT FUTURE RESIDENTIAL LOTS**
- FULLY SERVICABLE LOT
 - LOT REQUIRES ELECTRICITY
 - LOT REQUIRES WATER
 - LOT REQUIRES ALL SERVICES
 - BC BACKSIGHTAL COURT
 - DC DAYCARE CENTRE
 - PA POWER STATION
 - ST STORE
 - TE TELSTRA SITE
 - WS WORKSHOP
 - PP PUBLIC PHONE
- EXISTING UTILITY**
- EXISTING ELECTRICITY
 - EXISTING WATER
 - EXISTING SEWER
 - FORDS DRAIN
 - TELLOW DRG FROM COMMUNITY
- EXISTING TRACINGS**
- ROADWAYS
 - FUTURE ROADS
 - BUFFER ZONE
 - DRAINAGE WAY (PROPOSED)
 - CONTOURS
 - EXISTING BUILDINGS



Halpern Glick Maunsell
 Consulting Engineers and Environmental Scientists
 Practical Management and Development P/L
 4th Floor, 304 St
 Andrew Street
 Perth
 Western Australia
 Project Management
P M + D

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE ISSUED REPORT

DATE : JAN. 2002
 DRG No. : 4288U-011
 REV : B
 SCALE : 1:1000 (A1)

**NGUMPAN COMMUNITY
 ESSENTIAL SERVICES PLAN**



D Glossary of Terms and Abbreviations

GLOSSARY OF TERMS

Term	Description	Notes
AAD	Aboriginal Affairs Department	W A State Agency. Prior to 2002
DIA	Department of Indigenous Affairs	W A State Agency. 2002 onwards
ALT	Aboriginal Lands Trust	Land vesting entity for the majority of land reserved for the purpose of Aboriginal community use.
ATSIC	Aboriginal and Torres Strait Islander Commission	Federal Agency – Key funding source for Aboriginal communities in W A.
BRACS	Broadcasting in Remote Aboriginal Communities Services	The key ATSIC funding program to assist with establishing equitable communication (radio and TV) in remote communities.
CDEP	Community Development and Employment Program	The key employment and small project program funded by ATSIC
CHIP	Community Housing and Infrastructure Program	The key ATSIC (state and regional) housing and infrastructure funding source.
CLP(s)	Community Layout Plan(s)	A CLP generally consists of a plan showing the physical layout of a community as well as a set of written provisions and an accompanying report.
CRO	Community Representative Organisation	The main representative organisation in a community often called the Council. These are usually registered under the Federal legislation but many are registered under WA State legislation.
EHNCC	Environmental Health Needs Coordinating Committee	A committee of the W A Heads of Agency Inter Government Working Group on Aboriginal Affairs, charged with establishing and quantifying the needs of communities. Includes Federal and State agencies.
EHNS	Environmental Health Needs Survey	WA Needs Survey carried out in 1997 sponsored by EHNCC.
GPS	Global Positioning System	A tool used for establishing the location of a remotely located place by means of satellite technology.

NGUMPAN COMMUNITY LAYOUT PLAN – REPORT – *DRAFT*

E Schedule of Contacts

The following people were contacted and participated as part of the process.

- Community Representatives – including Jodie Bell [Marra Worra Worra]
- Shire of Derby West Kimberley
- Department of Indigenous Affairs
- SKM – Land Info
- KAH – Mr Tom Allen [Manage CHIP Program]

In addition the following organisations were provided with Newsletters and were given the opportunity of contributing to the CLP Development process:

REGIONAL MANAGER ATSIC PO BOX 613 BROOME WA 6725	REGIONAL MANAGER ATSIC 329 CLARENDON ST DERBY WA 6725
REGIONAL MANAGER ATSIC 14a THROSSEL ST KUNUNURRA WA 6725	DEPT OF INDIGENOUS AFFAIRS PO BOX BROOME WA 6725
MR G VENTRISS DEPT OF INDIGENOUS AFFAIRS PO BOX 458 DERBY WA 6725	LOCAL AREA CO-ORDINATOR DEPT OF INDIGENOUS AFFAIRS PO BOX FITZROY CROSSING WA
LOCAL AREA CO-ORDINATOR DEPT OF INDIGENOUS AFFAIRS PO BOX HALLS CREEK WA	LOCAL AREA COORDINATOR DEPT OF INDIGENOUS AFFAIRS PO BOX KUNUNURRA WA 6743
MR MIKE COLLINS ABORIGINAL LANDS TRUST PO BOX 7770 CLOISTERS SQUARE WA 6850	KIMBERLEY REGIONAL MANAGER DEPT OF FAMILY AND CHILDREN SERVICES
PAUL BROWN OFFICE OF ABORIGINAL HEALTH STIRLING ST PERTH WA 6849	Mr Ian Smith Kimberley Community Health Services DERBY WA 6728
Regional Manager Community Health HEALTH DEPT OF WA KUNUNURRA WA 6430	Inspector John Gibson Police Department – Aboriginal Relations, Hill St PERTH WA 6000
Director Kimberley Land Council PO BOX 377 DERBY WA 6728	Director Kimberley Land Council PO BOX 2145 BROOME WA 6725
Kimberley Land Council PO BOX 157 FITZROY CROSSING WA 6765	Kimberley Land Council PO BOX 245 HALLS CREEK WA 6770

NGUMPAN COMMUNITY LAYOUT PLAN – REPORT – DRAFT

EDWA [MR L ANDREWS] PO BOX 2142 BROOME WA 6725	DISTRICT OFFICER EDWA KUNUNURRA WA6430
CEO PO BOX BROOME WA 6725	CEO PO BOX 198 LEEDERVILLE WA 6903
BISHOP OF BROOME PO BOX 76 BROOME WA 6725	DIRECTOR KIMBERLEY ABORIGINAL MEDICAL SERVICES BROOME
JODIE BELL MARRA WORRA WORRA FITZROY CROSSING	ARUWARRI A.C. DERBY
DEPARTMENT OF PLANNING ABORIGINAL PROJECTS 469 WELLINGTON ST PERTH WA 6000 Attn: Ms Cath. Meaghan	DIRECTOR WAMA Perth WA
MR PETER RANDERSON (RAESP) OVE ARUP PO BOX 629 WEST PERTH WA 6872	MANAGER - PLANNING TELSTRA – PLANNING KIMBERLEY DIVISION
SHIRE OF DERBY WEST KIMBERLEY DERBY WA Attn: Nicole Barhomeleuf	SHIRE OF WYNDHAM EAST KIMBERLEY KUNUNURRA WA Attn: Ms Ainslie Hobson
SHIRE OF HALLS CREEK HALLS CREEK Attn: Ms Ainslie Hobson	Kimberley Regional Service Providers BROOME WA Attn: Mr Rob Imber

F QUESTIONS RAISED AT *Issues Plan* STAGE

The following Information and Questions were provided for the use of the community representative organisation [CRO or Council] to be read in conjunction with the *Town Plan* left with the community at each visit.

There are five stages to the project:

- Preliminary Visit for Detailed Consultation and background research – Ideas Plan left in Community
- Second Visit for Follow-up Consultations and receive comments from Ideas Plan and Questions
- Third Visit for Follow-up feedback and approval to issue Draft CLP for sending to all agencies
- Receive feedback and make changes to the Draft CLP – send it out to all communities and agencies
- Fourth Visit for Follow-up feedback and approval of revised CLP so it can be issued as a Final CLP

A number of Questions are put forward for consideration by the Community organisation and its members – this will help to get the most out of the CLP planning process. The questions are grouped under headings

Land

- Culture
- Housing
- Essential Services
- New Projects
- Heritage Protection
- Access
- Other Issues

No.	Stage	Questions	Information
1.	.1 LAND	<ul style="list-style-type: none"> • What land tenure exists at the community and in the surrounding area • Are there any Native Title claims over the community area • Does the land flood at any time 	Other information like the plants of the area and any uses for them eg Landscaping Does the ground drain well What are the soils like
2.	CULTURE	<ul style="list-style-type: none"> • Are there any areas of Cultural Importance in the area to be protected against future development • How best can a plan represent the Traditional Beliefs and life of the community 	Are there Trees or other features in the landscape that need to be protected.
3.	HOUSING	<ul style="list-style-type: none"> • .What housing is provided – how many and where? • What do people think about the housing • What needs to be done to the housing to make it better 	Does the housing get maintained. Is there an MSP project. Who does the maintenance on the housing
4.	ESSENTIAL SERVICES	<ul style="list-style-type: none"> • Are there any problems with the Power, Water Sewerage, Internal Roads, Communications, Airstrip, Cemetery, Rubbish Tip etc 	Where do these services need to be extended if the community is to grow
5	NEW PROJECTS	<ul style="list-style-type: none"> • What new projects are planned in the coming years • Are there any Enterprises planned that might need space in the future • Are there any other projects that might need space in the future 	This could include Housing, Services, Office, Workshops, Store, enterprises etc.
6	HERITAGE PROTECTION	<ul style="list-style-type: none"> • Are there any buildings or sites from the history of the community that could be assessed or protected for future protection and upgrading 	Many old Station or mission buildings hold significance for people and could form the basis of future uses for Tourism etc.
7	.2 ACCESS	<ul style="list-style-type: none"> • What problems are experienced with the Main Access road or airstrip into the community 	Does the community have an alternative form of access if one gets cut off eg an all-weather Airstrip
8	OTHER ISSUES	<ul style="list-style-type: none"> • Are there any areas in the community that can be used for new Housing, and other projects in the future 	Are there any problems with development at the present?

Notes

Other information requested relates to the following:

- What controls do people want to place on development in their community and who needs to manage this?
- What role does the Shire have in the process and what could it have
- How should this be managed?
- A significant level of involvement is expected from the community in the project.
- These questions are only preliminary. If there is any other information you wish to have included then please feel free to contact us.

G GLOSSARY OF TERMS AND ABBREVIATIONS

GLOSSARY OF TERMS

Term	Description	Notes
AAD	Aboriginal Affairs Department	W A State Agency. Prior to 2002
DIA	Department of Indigenous Affairs	W A State Agency. 2002 onwards
ALT	Aboriginal Lands Trust	Land vesting entity for the majority of land reserved for the purpose of Aboriginal community use.
ATSIC	Aboriginal and Torres Strait Islander Commission	Federal Agency – Key funding source for Aboriginal communities in W A.
BRACS	Broadcasting in Remote Aboriginal Communities Services	The key ATSIC funding program to assist with establishing equitable communication (radio and TV) in remote communities.
CDEP	Community Development and Employment Program	The key employment and small project program funded by ATSIC
CHIP	Community Housing and Infrastructure Program	The key ATSIC (state and regional) housing and infrastructure funding source.
CLP(s)	Community Layout Plan(s)	A CLP generally consists of a plan showing the physical layout of a community as well as a set of written provisions and an accompanying report.
CRO	Community Representative Organisation	The main representative organisation in a community often called the Council. These are usually registered under the Federal legislation but many are registered under WA State legislation.
EHNCC	Environmental Health Needs Coordinating Committee	A committee of the W A Heads of Agency Inter Government Working Group on Aboriginal Affairs, charged with establishing and quantifying the needs of communities. Includes Federal and State agencies.
EHNS	Environmental Health Needs Survey	WA Needs Survey carried out in 1997 sponsored by EHNCC.
GPS	Global Positioning System	A tool used for establishing the location of a remotely located place by means of satellite technology.

H REFERENCES

The following resources have been used during the course of this CLP Development work:

- Environmental Health Needs of Aboriginal Communities in WA – The 1997 Survey and its Findings
- 1997, DIA, *AIMS Community Information – Ngumpun*.
- Personal Communications – KRSP Broome regarding Services

AMENDMENTS

Ngumpan Layout Plan 1

Amendment 1

Plan Date : 31 January 2002 **WAPC Endorsed** : 4 May 2004
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 Ngumpan 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 Ngumpan 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

Date 12/9/2012

RESOLVED & RECORDED IN MINUTES
OF THE STATUTORY PLANNING
COMMITTEE MEETING

11 SEP 2012

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.

**Ngumpan Layout Plan No.1
Amendment No.2**

Proponent	: Ngumpan Aboriginal Corporation / Department of Housing (DoH)
Date	: 11 November 2013

Reason for the Amendment

DoH propose to refurbish a number of houses at Ngumpan. To achieve that objective some house sites have been selected that do not comply with the Layout Plan and Amendments are required. The Ngumpan Aboriginal Corporation have also requested that 'Commercial' Land Use was created.

The following Amendments are proposed at Ngumpan:

	Issue / Proposal	Changes required to CLP
1.	SL-lot 30	To be SL-lot 31
2.	SL-lot 31	To be SL-lot 30
3.	SL-lot 55	Include SL-lot 55 (Commercial) to be further master planned in future.

Endorsements:

Ngumpan Aboriginal Corporation:

please sign and print name

Date:

Traditional Owners:

Best endeavours made.

please sign and print name

Date:

Shire of Derby-West Kimberley:

please sign and print name

GARY MARTIN

Date: *9/12/13*

Western Australian Planning Commission

please sign and print name

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

Date: *17/12/2013*

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.

Ngumpan Layout Plan No. 1

Amendment No. 3

Proponent : Department of Planning

Date : 10 August 2016

Reason for the Amendment

A Drinking Water Source Protection Plan (DWSPP) has been prepared for the Ngumpan community including the identification of a Priority 1 (P1) Drinking Water Source Protection Area.

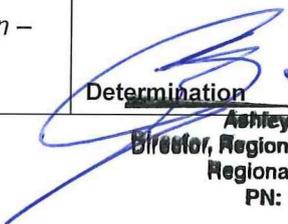
The P1 area is located off the current community Recommended Settlement Zone on Lot 74 Christmas Creek – Beefwood Park Road, which is a Pastoral Lease. Although this is not on the same reserve held by the Aboriginal Lands Trust, it will not change any current land ownership arrangements. Most importantly, it is a critical component of Layout Plans to protect safe drinking water for community members from harmful land uses.

Land Identification		Amendment description
1.	Lot 74, PL 3114/1257	Extend the Recommended Settlement Zone to show the P1 Area as detailed in the Ngumpan DWSPP (June 2016) as land use category "Drinking Water Source Protection Area".

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.*

Determination  10/08/2016 date

Ashley Randell
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.

Ngumpan Layout Plan No. 1

Amendment No. 4

Proponent : Kurungal Council Incorporated
Date : 14 July 2017

Reason for the Amendment

The existing Layout Plan for Ngumpan is required to be amended to accurately portray what is on the ground within the community.

Initiated by the Kurungal Council Inc., Amendment 4 to Ngumpan Layout Plan 1 (LP1) proposes to amend the current LP1 map-set to include the community cemetery to the west of the settlement. Amendment 1 will formally identify the cemetery and allow for a more coordinated approach to managing burials within Ngumpan.

Amendment 4 also proposes include a new SL-lot within current SL-lot 5 to reflect the existing arts centre in the community.

Land Identification		Amendment description
1.	SL-lot 51	Spatially upgrade SL-lot 51 to match the cemetery position as reflected on the air photo from approximately 20x35m to 80x100m.
2.	Fourth Street	Spatially upgrade Fourth Street to match its location as depicted on the air photo.
3.	SL-lot 5	Create new 'Community' SL-lot 60 for the community arts centre as depicted on the 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 <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 Ashley Randall 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.

Proponent : Department of Planning, Lands and Heritage
Date : 29 January 2018

Reason for the Amendment

Department of Planning, Lands and Heritage (DPLH) have reviewed the Ngumpan Layout Plan 1 (LP1). As a result of this review a number of minor changes have been proposed to ensure that LP1 is up-to-date and accurate.

The DPLH propose to make the following changes at Ngumpan.

Land Identification		Amendment description
1.	SL-road Eighth Street	Create SL-road Eighth Street extending east from SL-road Third Street to match the location and extent of the existing track.
2.	SL-road First Street	Realign SL-road First Street to match the location and extent of the existing track.
3.	SL-road Second Street	Realign SL-road Second Street to match the location and extent of the existing track.
4.	SL-road Seventh Street	Create SL-road Seventh Street extending north from SL-road Third Street to match the location and extent of the existing track.
5.	SL-road Third Street	Delete portion of SL-road Third Street west of the northern boundary of newly created SL-lot 70. Realign SL-road Third Street to match the location and extent of the existing track.
6.	SL-lot 1	Realign the boundaries of SL-lot 1 to match existing development and to align with adjoining SL-road reserves. Land use to remain 'commercial'.
7.	SL-lot 2	Realign the boundaries of SL-lot 2 to match existing development and to align with SL-road Second Street. Land use to remain 'residential'.
8.	SL-lot 3	Realign the boundaries of SL-lot 3 to match the location and extent of the existing development. Land use to remain 'residential'.

Land Identification		Amendment description
9.	SL-lot 5	Realign the boundaries of SL-lot 5 to align with SL-roads First and Third Streets. Land use to remain 'recreation'.
10.	SL-lot 6	Realign the boundaries of SL-lot to match the location and extent of existing development (water tanks). Land use to remain 'public utility'.
11.	SL-lot 10	Realign the boundaries of SL-lot 10 to align with the newly aligned SL-road reserves First Street and Sixth Street. Land use to remain 'recreation'.
12.	SL-lots 11 and 27	Realign the boundaries of SL-lots 11 and 27 to align with the newly aligned SL-road reserve First Street and newly aligned basketball court on SL-lot 10. Land uses to remain 'residential' (SL-lot 27) and 'commercial' (SL-lot 11).
13.	SL-lots 23 and 25	Realign the boundaries of SL-lots 23 and 25 to match the location and extent of existing development and to align with the boundaries of the newly aligned SL-road First Street. Land use to remain 'residential'.
14.	SL-lots 30 and 31	Realign the boundaries of SL-lots 30 and 31 to align with the newly aligned SL-road First Street. Land use to remain 'residential'.
15.	SL-lots 32 and 33	Realign the boundaries of SL-lots 32 and 33 to match the location and extent of existing development and to align with SL-road First and Sixth Streets. Land use to remain 'residential'.
16.	SL-lot 60	Realign SL-lot 60 to match the location and extent of the existing track at SL-road Third Street. Land use to remain 'community'.
17.	SL-lots 14, 16, 18, 20, 22, 24, 26 and 28. Portion of un-named SL-road situated between SL-lots 20 and 22	Amalgamate SL-lots 14, 16, 18, 20, 22, 24, 26 and 28 and the portion of SL-road between SL-lots 20 and 22 to create SL-lot 70. Land use to remain 'residential'.
18.	SL-lots 38 and 39	Realign the boundaries of SL-lots 38 and 39 to match the location and extent of existing development.

Land Identification		Amendment description
19.	SL-lots 8, 42 and 43	<p>Realign the boundaries of SL-lots 8, 42 and 43 to match the location and extent of existing development.</p> <p>Land uses to remain 'public utility' (SL-lot 42), 'residential' (SL-lot 8) and 'recreation' (SL-lot 43).</p>

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>Aynley Randell Director, Regional Planning Policy date Regional Planning PN: 15151</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.