

# Imintji

## Layout Plan 1

### Background Report

February 2010

Date endorsed by WAPC



### Amendments

Amendment 1 - April 2013

Amendment 2 - August 2014

Amendment 3 - March 2017

Amendment 4 - December 2017



Department of  
Planning



Western  
Australian  
Planning  
Commission

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## CONTACTS & CONSULTATION

### Community Contacts

Corporation	Imintji Aboriginal Corporation
Chairperson	Mr Eric Wilson
Community Manager	Winun Ngari Aboriginal Corporation
Telephone	9191 7471
Fax	9191 7975
Email	-
Postal Address	Gibb River Road LEOPOLD WA 6765



## Useful Contacts

<b>Department of Indigenous Affairs &amp; Aboriginal Lands Trust</b> Sandra Krupa 9235 8753 <a href="mailto:sandra.krupa@dia.wa.gov.au">sandra.krupa@dia.wa.gov.au</a>
<b>Shire of Derby - West Kimberley</b> Noel Meyers, Shire Planner 9191 0999 <a href="mailto:planner@sdwk.wa.gov.au">planner@sdwk.wa.gov.au</a>
<b>Department of Housing and Works</b> Dave Kelly 9222 8114 <a href="mailto:david.kelly@dhw.wa.gov.au">david.kelly@dhw.wa.gov.au</a>
<b>Department of Planning - Town Planning</b> Ashley Randell, A/Team Leader 9264 7685 <a href="mailto:Ashley.Randell@dpi.wa.gov.au">Ashley.Randell@dpi.wa.gov.au</a>
<b>Sinclair Knight Merz – Survey Information</b> Adrian Day 9268 4542 <a href="mailto:aday@skm.com.au">aday@skm.com.au</a>
<b>Parsons Brinckerhoff - Essential Services Program</b> Tony Barton 9192 6257 <a href="mailto:tbarton@pb.com.au">tbarton@pb.com.au</a>
<b>Kimberley Regional Service Providers (KRSP)</b> Rob Imber 9192 1641 <a href="mailto:robi@krsp.com.au">robi@krsp.com.au</a>
<b>WA Country Health Service</b> Tanya Adare 9194 1616 <a href="mailto:tanya.adair@health.wa.gov.au">tanya.adair@health.wa.gov.au</a>
<b>Department of Water</b> Nigel Mantle 6364 6883 <a href="mailto:nigel.mantle@water.wa.gov.au">nigel.mantle@water.wa.gov.au</a>
<b>Department of Education</b> Peter Pustkuchen 9264 4439 <a href="mailto:peter.pustkuchen@eddept.wa.edu.au">peter.pustkuchen@eddept.wa.edu.au</a>
<b>Indigenous Coordinating Centre - Derby</b> Dennis O'Meagher 9193 2600
<b>Emama Nguda Resource Agency</b> John Brahim 9193 600 <a href="mailto:housing.emamanguda@bigpond.com">housing.emamanguda@bigpond.com</a>
<b>Winun Ngari Resource Agency</b> Jim Gorey 9191 1877 <a href="mailto:wnacadministrator@bigpond.com">wnacadministrator@bigpond.com</a>
<b>Imintji Project Officer &amp; TAFE Instructor</b> Kevin Ross 9191 7040

# EXECUTIVE SUMMARY

## Preamble

An Imintji Community Design Report document was prepared in 1997 under the auspices of the National Aboriginal Health Strategy. Since that time, and the part implementation of the report's housing, water supply, roads and drainage work initiatives, the community have established the following facilities and activities:

- workshop
- home and community care building (HACC)
- children's play area
- wilderness camp

The Imintji community have remained fairly stable since the first planning document was prepared in 1997. Over that 10 year period quality housing provision and maintenance remains the most significant planning issue for the community. Like similar communities along the Gibb River Road the Imintji community is highly transient with considerable population fluctuations experienced throughout the year from visiting family members. In 2006 the Imintji Plan was reviewed and CLP No.1 prepared to supersede it. Changes made to the Imintji 1997 Plan and included in this CLP No.1 are as follows:

1. Future upgrade and or replacement of existing housing at Lots 2, 5, 7, 8, 10, 11, 12, 13, 14, 15, 33
2. Future new housing at Lots 1, 6, 16, 17, 18, 19, 22, 23, 24, 34, 35, 36
3. Future new visitor staff housing at Lots 27, 28, 29
4. Future community visitor camping at Lot 45
5. Relocation of power station and associated fuel storage at Lot 39
6. Relocate tip site to far western community boundary at Lot 46
7. Future covered sport & play facilities in open-space/recreation area at Lot 37
8. Seal all roads with planted swale drainage channels
9. Upgrade and or replace the roadhouse, community store, workshop and fuel storage facilities with additional art gallery & studio in Lots 38 & 42
10. Future community based eco-camp facility east of new power station as Lot 43
11. Remove clinic facility partially on Lot 8 with new education & health facilities on Lots 30, 31, 32.
12. Designated buffers around the main drinking water bore, chlorine water treatment, tip site, fuel storage & power station facilities
13. No Go areas designated around cultural sites
14. Revegetation throughout community
15. Visitor Carpark facility as Lot 40 adjacent to Office Lot 25
16. Issue individual lot numbers for all existing buildings and uses.

## **Development at Imintji**

This Community Layout Plan includes the following development and works subject to available funding and bilateral agreements and service provisions for the Imintji community.

### **Within the next year**

1. Relocate tip facility at Lot 46
2. 50m, 85m, 200m & 500m radius buffers around chlorine treatment, fuel storage, power station, the main drinking water bore and tip site facilities respectively
3. Request the adjustment of the boundary between Lot 16 and Part Lot 24 so that community bore and Kimberley Wilderness Adventures sub-lease are included on Crown Reserve.

### **Within the next 5 years**

1. Upgrade and or replace the roadhouse, community store & workshop facilities with additional art gallery & studio
2. Future new housing at Lots 1, 6, 16
3. Future covered sport & play facilities in open-space/recreation area at Lot 37
4. Future community based eco-camp facility at Lot 43
5. Revegetation throughout community
6. Carpark facility on Lot 40 adjacent to Office Lot 25
7. Future upgrade and or replacement of existing housing at Lots 2, 5, 7, 8, 10, 11, 12, 13, 14, 15, 33
8. Relocate and upgrade Genset power station & fuel storage at Lot 39
9. Future visitor camping at Lot 45
10. Seal internal roads
11. Further investigation into potential sites for future airstrip.

### **Within the next 10+ years**

1. Future new housing at Lots 17, 18, 19, 22, 23, 24, 34, 35, 36
2. Future new visitor staff housing at Lots 27, 28, 29
3. Remove clinic facility with new education & health facilities on Lots 30, 31, 32.

# 1. BACKGROUND

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## History

Imintji – meaning *‘the place to sit down’*<sup>1</sup> in Ngarinyin language was first proposed as a community settlement area, as such, by senior law man and community leader Jack Dale in the early 1950’s. It had become a central ‘tablelands’ outstation made up of many family members working at the nearby Mount Hart, Mount House and Mount Barnett Pastoral Stations, also developing into an important stop-over place and roadhouse facility alongside the Gibb River Road in the 1960’s. The road was initially constructed as a bullock and donkey track in the early years of the 20<sup>th</sup> century to a serviced ‘beef’ road in the 1960’s used primarily to transport cattle from Gibb River Station to Derby. Earlier, family camps had been established down alongside Sadlers Creek near the current Gibb River Road crossing.

Today, the Gibb River Road traverses through some 700 kilometres of the central Kimberley Plateau from the King Sound at Derby to the Cambridge Gulf at Wyndham, providing an essential top-end travel route and access-way servicing many Aboriginal communities and pastoral land-uses of the central Kimberley. The road and its surrounding range landscapes and communities also contribute to one of the world’s most spectacular remote four wheel drive travel corridors. It has and will continue to ‘open up’ the central Kimberley Plateau area, and indeed the Imintji community to further development and of course to the many benefits and detriments of tourism, and tourism related activities.

The Imintji community are well placed to benefit from the areas’ expanding tourism popularity and has already established a sub-lease land arrangement with Kimberley Wilderness Adventures using a portion of their eastern land alongside the creek for an eco-tourism type camp facility. Further joint ventures seem very possible with the proposed airstrip and heli-pad facility close to the reserve, as well as the potential redevelopment of the community store and road-house facility.

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## Language

The two main language groups at Imintji are Ngarinyin and Bunuba. English is widely spoken.

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## Location

The Imintji community is located some 227kms east from Derby along the Gibb River Road with its land holding comprised of 400 Ha in total area. The Imintji community reserve lies within the greater ancient Devonian limestone reef of the King Leopold Ranges (Miluwindi), and is located on the northern face and lower drainage flats of the smaller southern Precipice Range. These lower lands of alluvial clays, sands and exposed remnant granite tors are well draining and covered predominantly with open bloodwood/white gum woodland vegetation types. Water drains predominantly in a northerly and north easterly direction towards Sadler Spring and its tributaries running close to the community’s eastern boundary.

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<sup>1</sup> Personal Communication with Jack Dale in Derby town, 13/06/06.

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## **Climate**

Imintji has a climate that is typical of the inland the West Kimberley region: dry mild winters and hot wet summers. There are typically four climatic periods throughout the year:

**Dry** – established by last week of May through to mid May to mid-August with trade wind flows from S-E, E-S-E;

**Hot Dry** – mid August through to mid September with temperatures of 37-38 degrees, to very hot in late September, October through to end of November with isolated showers;

**Wet** – showers active throughout December with daily showers in January and February, through to mid March;

**Hot Dry** – drying out period from March to late May

Annual rainfall of 959 mm with little cyclonic winds due to inland location although heavy and extreme rainfall impacts during the Wet season. Refer Appendix for further climatic data summaries.

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## **Governance**

The Imintji Aboriginal Corporation is registered under the Aboriginal Corporations Act 1976 is governed by a constitution and elected community committee. The Winun Ngari Aboriginal Corporation has accepted on behalf of the Imintji Aboriginal Corporation to undertake the roles to support governance issues and to report to the Office of the Registrar of Aboriginal Corporations (ORAC).

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## **Community Layout Planning To Date**

An Imintji Community Design Report was prepared by NBC Aboriginal Corporation in 1997 under the auspices of the National Aboriginal Health Strategy. Since that time, there has been partial implementation of the report's housing upgrade, water supply, landscaping, roads and drainage work initiatives.

## 2. EXISTING SITUATION

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### Land Tenure

Located some 227kms east from Derby along the Gibb River Road the Imintji Aboriginal Community land holding is comprised of 400 Ha in total area. The current land tenure status is Lot 16 on Deposited Plan 188265 being Crown reserve 40571 and contained in LR3065-611 for the purpose of "Use and benefit of Aboriginal Inhabitants". The Aboriginal Lands Trust (ALT) holds a Management Order over the reserve with powers to lease. The ALT has granted a 99 year lease (J399279) to the Imintji Aboriginal Incorporation expiring on 29-06-2087. The Imintji Aboriginal Incorporation has subleased (J399280) a portion to Kimberley Wilderness Adventures Pty Ltd for a term of 5 years commencing on 01-08-2004.

The principal land holdings at Imintji are the following Crown Land Titles:

- Deposited Plan 188265
- Contained in LR3065-611
- Numalgun Location 16 Reserve 40571  
*Approximately 400ha*  
Crown Land with ALT holding a Management Order over the reserve.

It should be noted that from when CLP1 was commenced to the finalisation and endorsement of CLP1, Landgate has undertaken an upgrading of their spatial cadastral database. This often results in minor cadastral adjustments, based on increased accuracy of geospatial data. In the case of Imintji, the easternmost boundary of Lot 16 has shifted a small distance to the west as a result of Landgate's upgrading of their spatial database. This has implications for the sublease to Kimberley Wilderness Adventures, as the sublease boundary was based on the previous cadastre (which has now been overruled). As a result, the Kimberley Wilderness Adventure's sub-lease is partially located on Lot 16, with the remainder on the adjoining Mount House Pastoral Station. It is recommended that this situation be addressed through a formal adjustment to the cadastral boundary between Lot 16 and Part Lot 24. This is further discovered in Section 6 of this report.

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### Native Title

As advised by Landgate, as at 12/10/2007, there are no native title determination applications (registered/unregistered) or native title determinations that cover the Imintji Aboriginal Corporation's Reserve 40571.

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## **Access & Dedicated Roads**

Imintji is directly accessible from the predominantly unsealed Gibb River Road. A portion of that road is partially sealed along the settlement frontage of the community. Access along the Gibb River Road is restricted to 4WD vehicles during the Wet season and cut off to all traffic during heavy rainfall periods.

Dedicated roads within the community are unsealed and present severe dust problems in the Dry seasons. In the main they are too wide and poorly drained. Unauthorised public access into the community for use of the public phone, as well as from the Kimberley Wilderness Camp area needs to be curtailed.

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## **Population**

The Imintji community is defined as a 'Service Community or Town' according to the 1997 Environmental Health Needs Survey (EHNS, 1997). This is primarily due to its location and associated services offered at the road-house/community store on Gibb River Road with an estimated population of 45. The 1999 Community Housing and Infrastructure Needs Survey (CHINS) Map Consultancy Report estimated the community to be 50 persons or less. The Imintji community includes two major family groups – the Dales and the Wangundins comprising a current population of approximately sixty (60) persons.

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## **Housing**

There are currently fourteen (14) inhabited houses in the community including the roadhouse staff and office staff dwellings.

It is difficult to estimate the future community needs of new housing without the satisfactory upgrade of existing dwellings. Nonetheless the community have expressed an immediate need for three (3) new community member houses in accordance with the CLP. One new house is proposed by the Department of Housing and Works for 2008/09. In time, new housing will also be required for staff to service the proposed clinic and school facilities.

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## **Stormwater Drainage**

The existing drainage system at Imintji is surface or subsurface flow in a north-easterly direction to Sadlers Creek at the eastern most boundary of the community. Improvements need to be made with roadside grading, sealing and planted swales alongside the internal roadways.



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## **Road & Pedestrian Path Layout**

The internal road network needs rationalisation and improvements in a number of places. Current roads are too wide and require some form of traffic movement restriction say with the further use of rock or concrete bollards. All roads need to be sealed for safety and health reasons. The industrial traffic servicing the current power station needs to be kept out of the community, as does the visitor traffic to the office. Pedestrian movement throughout the community is good, although separate walkways linking open space and recreation areas would be an improvement.

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## **Community and Social Services**

**School** – Currently there are approximately nineteen (19) children from the ages of 2 to 16 who need educational services. The public school at Mt Barnett provides some assistance here. Further discussions need to be made with the Department of Education to identify real opportunities in improving educational facility for the Imintji community – especially for children from ages 0-8 years or pre-school and Years 1, 2, & 3. A future school could also service the adult education needs of the community to improve numeracy and literacy competency levels for pre-apprenticeship training schemes.

**Clinic** – A nurse visits once a week from Mt Barnett. A Doctor is available from Mt Barnett. The existing Clinic facility on Lot 8 is proposed to be upgraded to Lot 31.

**Home and Community Care (HACC)** – this facility was developed when the elder community member needs were greater. There are plans for this program to increase with younger community members and to include a training program in association with the community management and staffing of the new roadhouse and store facility.

**Place of Worship** - none

**Police Station** - none

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## **Electricity Supply**

The power supply for Imintji is generated from the Genset Power House located opposite the community's office. Electricity is generated on-site by a manual change over arrangement of three generators – 45 kW; 70 kW and 100 kW. As of June 2006 the use of the generators were as follows:

45 kW – 8,993 hrs

70 kW – 18,992 hrs (meter not working)

100 kW – 4,130 hrs

Where 25,000 hrs is considered maximum use.

The power network is considered adequate for the current power demands of the Community with improvements proposed by the Department of Housing and Works for a fuel storage upgrade in 2006/07; and a Gen-set upgrade in 2008/09.

The powerlines in the community are Iodine/7475 conductor and Iodine/Mars Chlorine types.

Refer Appendix for RAESP Essential Services – Asset Condition Report by Kimberley Regional Service Providers, 2006/07 with particular note that the power station, gensets, fencing and compound are in good order. Reticulation is good, although the load needs to be balanced across phases. The location of the power station and its proximity to the community is currently unsatisfactory. The community has identified an alternative site for the power station and associated fuel storage facilities satisfying the necessary buffer requirements – now indicated on the CLP.

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## **Wastewater**

Imintji is not connected to a reticulated sewerage system. Wastewater is disposed of on-site in septic tank systems. The community disposes of wastewater via septic tanks. These systems are poorly maintained and have affected the ground water quality of the western bore field.

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## **Water Supply**

The Imintji drinking water source is currently drawn from a bore (95/1) located in the north-eastern corner of the property. The water is stored for gravity feed in a hill-top tank west of the settlement area. Other bores are located in the southern eastern corner (95/2) and the soiled - disused bore south of Lot 2. The water was treated via a gas chlorinated system but has been turned off. The RAESP Essential Services – Asset Condition Report by Kimberley Regional Service Providers note that the bores, reticulation compound and fencing is good. Bore 1/86 switchboard is in need of upgrading, also bore has no telemetry and can only be run in manual. Bore 1/95 operates via Elpro telemetry. The chlorinator was turned off by request from community and needs an upgrade. Water manually treated by KRSP EST. The bore buffer requirements have been accommodated with the CLP. Further investigations need to be undertaken by Parsons Brinckerhoff concerning the community's current and future water quality and quantity needs. As noted in the attached report from Global Groundwater (December 2007) the community's groundwater is shallow and contaminants at the surface therefore have potential to rapidly enter groundwater (p.2). This is of major concern given the proximity of Bore 1/95 to the nearby Kimberley Wilderness Adventures Camp where on-site sewage treatment occurs.

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## **Rubbish Disposal**

The existing Imintji rubbish tip is located approximately 1km west of the main settlement area. It is owned by Imintji and maintained by the Municipal Services provider Centre for Appropriate Technology (CAT). Its current location is considered to be too close to sensitive land uses such as residential, and it is therefore recommended that a new tip facility be established.

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## **Air Strip**

Imintji currently does not have an airstrip. In 2002, ATSIC announced a grant to the Centre for Appropriate Technology (CAT) in Derby to project manage a contract for the design of an airstrip at Imintji. The proposed airstrip would be run by the Royal Flying Doctor Service as well as being made available to Broome Helicopters for tourism related facilities.

The detailed airstrip designs and specifications prepared by CAT were based on the airstrip being located at a site parallel and to the immediate north of the Gibb River Road, with the easternmost point of the airstrip being only 200m from the community's roadhouse. This site was selected prior to the preparation of CLP1, with no town planning input being obtained in the site selection process.

The site for the proposed airstrip is considered inappropriate for the following reasons:

- It is located outside Crown Reserve 40571, on the Mount Hardy pastoral station. Although the station manager has given tacit approval to the establishment of an airstrip on the site, the station manager stated that the excision of a portion of land for the airstrip will not be supported. As such, the construction of the airstrip on land without secure and appropriate tenure may result in management and legal issues.
- A portion of the proposed airstrip encroaches into the cadastral boundary of the Gibb River Road, a gazetted Road Reserve.
- The site for the proposed airstrip is not suitably separated from incompatible land uses, and therefore poses a safety risk to community members and vehicles on Gibb River Road.
- The Shire of Derby - West Kimberley has stated that development of the airstrip should only be progressed upon clearer policy direction regarding the future of remote airstrips, and once a recurrent source of funding has been secured.

The further progression of this project has been stalled for a number of years, with a lack of funding for the actual construction of the airstrip and the issue of which agency will have ongoing responsibility for management/maintenance of the facility understood to be unresolved.

In light of this, the airstrip has not been included on the CLP map set. Town planning input should be obtained if further investigations are undertaken to identify alternative sites for the airstrip.

## **Mechanical Workshop**

Mechanical services are provided by the 'Over the Range' Mechanical business adjacent to the community store and roadhouse. Improvements to this facility are proposed in Lot 42 to include an area for the relocation of the roadhouse fuel storage. The community has its own new workshop facility with a substantial shed (140 square metres) and fenced compound. This facility is well kept and in good condition. The community wishes to adapt the existing power station shed into a workshop store and general staff facility.

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## **Outstations**

There are two main outstations associated with the Imintji community being Tirralintji and Yulmbu. Community relations and connections also exist at nearby communities including Mt Barnett.

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## **Culturally Sensitive Areas**

Areas identified by community as culturally sensitive "no-go" areas have been identified and managed in the CLP. No sites are known to have Aboriginal Heritage Act 1972 Heritage of WA Act 1990 status.

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### 3. REGIONAL TOWN PLANNING

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#### Region Plans

No Region Plans.

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#### State Planning Policies

State Planning Policies are prepared and adopted by the WAPC under statutory procedures set out in section 26 of the *Planning and Development Act 2005*.

The WAPC and local governments must have 'due regard' to the provisions of statements of planning policy when preparing or amending town planning schemes and when making decisions on planning matters. The State Administrative Tribunal is also required to take account of statements of planning policy when determining appeals.

The following SPPs were given due regard in the preparation of CLP No.1:

- SPP 3 Urban Growth and Management
- SPP3.2 Planning for Aboriginal Communities
- SPP2.7 Public Drinking Water Source

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#### Land Use Buffers for Aboriginal Communities

In 2007 consultants Arup prepared the '*Land Use Buffers for Aboriginal Communities*' report on behalf of the Department for Planning & Infrastructure (DPI). The report defines minimum separation distance buffers specifically suited to the range. Scale and type of infrastructure typical of remote Aboriginal communities. All buffers specified in this CLP are based on that report.

### 4. LOCAL TOWN PLANNING

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#### Shire Derby West Kimberley Town Planning Scheme No.5

The Shire of Derby-West Kimberley Town Planning Scheme No.5 does not include land beyond the immediate surrounds of Derby town.

#### Shire of Derby-West Kimberley Local Planning Strategy

The Shire of Derby-West Kimberley has commenced preparation of a Local Planning Strategy over the full extent of the Shire area, including Imintji. The proposed Strategy is some way off completion.

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## **5. COMMUNITY ASPIRATIONS**

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Providing sufficient standard of living for the current population of Imintji and future residents is dependent on maintaining and improving the existing facilities and making sure that there is the right mix of housing and other uses. Currently the existing housing conditions throughout the community are sub standard and are in an extremely poor state of repair. In some instances houses have been temporarily abandoned for health and safety reasons.

There is nonetheless an understanding that the development of Imintji is something that has taken time, and will happen over many years – although a housing upgrade programme is urgent.

The ideas for improvements to the facilities noted by the Imintji Aboriginal Corporation when developing the Community Layout Plan are listed below.

- 1.** Existing housing upgrades
- 2.** Relocated tip site
- 3.** New road house, community store, gallery & workshop facility
- 4.** New relocated power station and fuel storage facilities; and upgraded water supply service
- 5.** Existing road upgrade – regrading, drainage and sealing



## **6. DEVELOPMENT PROJECTS & REQUIRED IMPROVEMENTS**

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### **Design Summary**

The future plans for Imintji are based on visits to the community and advice from relevant government agencies and resource centres, including the Remote Area Essential Services Program (RAESP) managers Parson Brinkerhoff, surveyors Sinclair Knight Merz, Shire of Derby – West Kimberley, Aboriginal Lands Trust, Main Roads WA, and the Departments for Housing & Works, Environment, Water, Education and Indigenous Affairs.

The general design principles of the plan are:

1. Maintain adequate separation between incompatible uses (eg. Move powerhouse away from houses).
2. Define a road network that is suitable for all uses, including water, electricity, and other services.
3. Plan for future growth by developing new residential lots.
4. Allocate land for a range of land uses that may be needed in the future.

The Imintji Community Layout Plan No.1 shows all proposed improvements to Imintji. The Plans are included in Section 9 of this report.

The following provides a brief explanation of the design principles and required improvements that are shown on the plan.

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### **Land Tenure**

Improvements & Recommendations: It is recommended that Imintji Aboriginal Incorporation make a request to State Land Services for the boundary between Lot 16 and Part Lot 24 (Mount House Pastoral Station) to be adjusted, so that the bore and the Kimberley Wilderness Adventures sub-lease are located on the Crown Reserve. This will effectively return Lot 16 to its former extent, prior to Landgate's updating of their spatial cadastral database. The recommended cadastral adjustment is depicted on the "Land Ownership" map.

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### **Access and Dedicated Roads**

Improvements & Recommendations: Seal entire community frontage of Gibb River Road.

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### **Road Layout**

Improvements & Recommendations: Reduce width of roads, grade, drain and seal with new access road to new power station and community tourist camping facility.

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## **New Power**

Improvements & Recommendations: Provide upgraded power station, and fuel storage facilities to east of community proper.

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## **Rubbish Disposal**

**Improvements & Recommendations:** Relocate tip site away from floodway and sensitive land uses.

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## **Airstrip**

**Improvements & Recommendations:** Locate and develop new emergency all weather airstrip near to community to satisfy CASA standards.

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## **Drinking Water**

**Improvements & Recommendations:** Upgrade services following further recommendations from Parsons Brinckerhoff and Global Groundwater.

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## **Clinic & Education**

Improvements & Recommendations: Provide new integrated clinic, health and education facilities.

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## **Waste Water**

Improvements & Recommendations: Monitor current septic tank systems. New development should explore other sustainable disposal systems that reduce power and water needs.

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## **Culturally Sensitive Areas**

**Improvements & Recommendations:** Identified and mapped sites and areas to be suitably protected and managed.

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## 7. DESIGN PRINCIPLES AND LAND USES

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### Residential

The plan shows the existing houses as "*existing residential*" and required houses as "*future residential*".

#### **CLP1 plans for:**

- ***14 vacant house lots. Three new houses are proposed by the CLP in the mid-long term.***
- 

### Visitor Camping

The plan shows lots allocated for community-related visitor camping areas. This will help manage additional residential needs of the community during high visitation periods.

#### **CLP1 plans for:**

- ***One Visitor Camping Lots at Lot 45.***
- 

### Business and Commercial

The plan shows all existing and proposed commercial and other non-industrial commercial uses as "*Business and Commercial*".

#### **CLP1 plans for:**

- ***Future new roadhouse/store/workshop/gallery and a future tourist camping area to the west, and existing Kimberley Wilderness area to the east.***
- 

### Industrial

The plan shows all existing and proposed industrial uses as "*industrial*".

#### **CLP1 plans for:**

- ***Existing workshop, and future workshop (reused power station building) facilities on Lots 3 & 4.***
- 

### Open Space / Recreation

The plan shows existing and proposed recreation, sports and community open space facilities as "*open space / recreation*".

#### **CLP1 plans for:**

- ***Future covered sports facility (eg hard surface basketball court) on Lot 37, and improvements to existing children's play area near Lot 13.***
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## Community Purposes

The plan shows existing community type uses as "*community purposes*".

### ***CLP1 plans for:***

- ***Existing community office, existing HACCC facility & leisure centre, future roadhouse/store/workshop/gallery, future clinic, school & related office, and a future tourist camping area.***

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## Lot Numbering and Street Names

Numbering the lots so that they match the existing house numbers and naming the streets, including proposed new streets is an important part of providing services to every house and building. Because the existing land tenure and ownership arrangements at Imintji do not always match the location of buildings and roads the lots and numbers on the CLP are defined as "future layout and lot number".

To easily and efficiently service each lot with water and electricity each lot needs a separate lot number.

### ***CLP1 shows:***

- ***Lot numbers for all existing and proposed uses and buildings.***

---

## Public Utility

A "public utility" is anything that provides an essential physical service to the community, things such as water bores, sewerage ponds, power station, and so on.

### ***CLP1 plans for:***

- ***Relocated tip site and power station and fuel storage facilities, office parking area near community entrance and existing topsoil and gravel pits.***

---

## Pedestrian Access

Walkways where cars will not be allowed are shown as "*pedestrian access*".

### ***CLP1 plans for:***

- ***Existing pedestrian access from Lots 12 to 16.***

---

## Open Space / Bush

The areas of the community that are not intended to be used for any specific purpose are shown on the plan as "*open space / bush*".

### ***CLP1 shows:***

- ***Lands not intended to be used for any specific purpose are shown on the plan as "open space / bush".***

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### **No-go Areas**

Cultural sites have identified on the CLP and are identified as “Community” use.

#### ***CLP1 shows:***

- ***Lands surrounding the two identified cultural sites are identified as “No-Go Areas”.***
-

## 8. DEVELOPMENT PROCESS

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Community Layout Plans are a plan for future growth and development. Even though a CLP is prepared with consultation with a range of relevant government authorities and agencies, it does not constitute development approval.

Prior to commencing development a range of consents, approvals, licenses and clearances may be required.

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 (DEC), Aboriginal Cultural Materials Committee (ACMC), Environmental Protection Authority (EPA), Department of Consumer & Employment Protection (DOCEP) and Department of Water (DoW).

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### Changes to the Plan

Things always change, and over time it may be necessary to change the plan too. If a development is proposed that does not fit in with the plan, the plan can be changed. However, before the plan is changed, people need to think about things like:

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

If the plan needs to be changed, this is how it should happen:

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

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### Reviewing the Plan

It is recommended that the plan be reviewed every 5 years.

The Community Layout Plan should be reviewed if there are any environmental health changes noted during monitoring of the impacts of surrounding land uses.

## **10. ENDORSEMENTS**

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Imintji Aboriginal Corporation Endorsement

## Imintji Community Layout Plan No.1

Imintji Aboriginal Corporation  
Gibb River Road  
Leopold WA 6765

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The Imintji Aboriginal Corporation hereby adopts the **Imintji Community Layout Plan No.1** \_\_\_\_\_ as a guide for future developments within its boundaries.

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

The 25<sup>th</sup> ..... Day of AUGUST ..... 2008

Adopted by the Imintji Aboriginal Corporation:

Eric Wilson

\_\_\_\_\_

Eric Wilson

\_\_\_\_\_

Chairperson  
[Please print and sign name]

Staff [if required]  
[Please print and sign name]

Cherylene Wungundin

CHERYLENE WUNGUNDIN

Councillor

Councillor

David Bradman

DAVID BRADMAN

Councillor

Councillor

Shire of Derby – West Kimberley Endorsement

## Imintji Community Layout Plan No.1

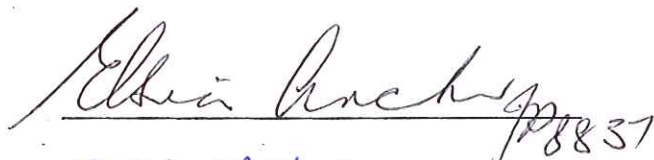
Shire of Derby – West Kimberley  
PO Box 94  
Derby WA 6728

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The Shire of Derby - West Kimberley hereby adopts the **Imintji Community Layout Plan No.1** - MAY 2008 as a basis for future growth and development within Imintji community.

The 26<sup>th</sup> Day of NOVEMBER 2009

Endorsed by the Shire of Derby – West Kimberley:

  
EUSIA ARCHER

Shire President  
(Please print and sign name)

  
SHANE BURGE

CEO  
(Please print and sign name)

Council  
Seal



Western Australian Planning Commission Endorsement

## Imintji Community Layout Plan No.1

Western Australian Planning Commission  
469 Wellington St  
Perth WA 6000

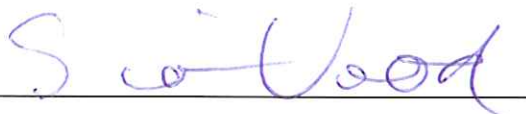
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The Western Australian Planning Commission hereby endorses the **Imintji Community Layout Plan No.1** (January 2010) as a guide for development to ensure proper and orderly planning within the community area

The 2<sup>ND</sup> Day of FEBRUARY 2010

Signed for and on behalf of the Western Australian Planning Commission

  
\_\_\_\_\_

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

 Thomas Della Vedova Witness

- 9 FEB 2010 Date

## **APPENDIX, REFERENCES & INFORMATION**

Australian Bureau of Statistics (ABS), 2001. 1999 Community Housing and Infrastructure Needs Survey (CHINS) Map Consultancy Report.

RAESP Remote Area Essential Services – Asset Condition Report by Kimberley Regional Service Providers, prepared for Parsons Brinckerhoff, 2006/07

Preliminary Comment on Imintji Water Supply and Source Protection Plan. Prepared by Global Groundwater, 12 December, 2007.

# CONSULTATION SUMMARY

Preparation of this Community Layout Plan is the result of consultation with the community representatives and a range of agencies, authorities, non-government organisations from March, 2006 to November, 2007. This has included discussions and informal meetings and conversations too numerous to note, including Jack Dale (Imintji Elder); Paul Bashaw (Planning Consultant); Sandra Krupa (DIA); Nadelle Brooks (KRSP); Jim Gorey (Winun Ngari Resource Agency); Kevin Ross (CDEP/TAFE Derby & Winun Ngari); Tony Barton & Sergio Soares (Parsons Brinkerhoff); Catherine Fethers (Tourism WA); Debbie Clifford (DPI); Geoffrey London (DHW); Hugh Barnett (DIA); Cath Meaghan, Ashley Randell & Grant Warner (DPI); John Simcock (Airportech); Gavin Edwards (Bureau of Metrology Port Headland); Phil Cox (KWA).

Formal meetings held during this process are listed below.

<b>Organisation</b>	<b>Date</b>
<b>Imintji Aboriginal Corporation</b>	
Visit 1	11 <sup>th</sup> -17 <sup>th</sup> June, 2006
Visit 2	30 <sup>th</sup> June – 3 <sup>rd</sup> July, 2007
Visit 3	19 <sup>th</sup> -21 <sup>st</sup> November, 2007
<b>Department of Indigenous Affairs - ALT</b>	
Phil Palmer, Derby	12 <sup>th</sup> – 13 <sup>th</sup> June, 2006
<b>Shire of Derby – West Kimberley</b>	
Noel Meyers; Nick Alford, Ken O'Donnell	12 <sup>th</sup> June, 2006 & 15 <sup>th</sup> November, 2007
<b>Department for Housing &amp; Works</b>	
David Kelly	3 <sup>rd</sup> May, 2006
<b>Department of Education, Training &amp; Employment</b>	
Peter Pustkuchen	TBA
<b>Indigenous Coordinating Centres</b>	
Dennis O'Meagher - Derby	16 <sup>th</sup> June, 2006
Colin Kenworthy - Broome	17 <sup>th</sup> June, 2006
<b>Country Health WA – Jurrugk Health Service - Derby Aboriginal Health Service (DAHS)</b>	
Jo Ludeman	16 <sup>th</sup> June, 2006
<b>Parsons Brinkerhoff</b>	
Tony Barton	5 <sup>th</sup> May, 2006
<b>Centre For Appropriate Technology - Derby</b>	
Leigh Collins, Mike Mullens	16 <sup>th</sup> June, 2006
<b>Winun Ngari Resource Agency</b>	
Jim Gorey, CEO	16 <sup>th</sup> June, 2006, 30 <sup>th</sup> June, 2007 & 16 <sup>th</sup> +19 <sup>th</sup> November, 2007
<b>Emama Nguda</b>	
John Brahim, Ray Davies	16 <sup>th</sup> June, 2006
<b>Kimberely Regional Services Provider (KRSP)</b>	
Rob Imber & Glen Avery	16 <sup>th</sup> June, 2006

## AMENDMENTS

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## Imintji Layout Plan 1

### Amendment 1

**Plan Date** : 25 August 2008      **WAPC Endorsed** : 2 February 2008  
**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 Imintji 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 Imintji 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.

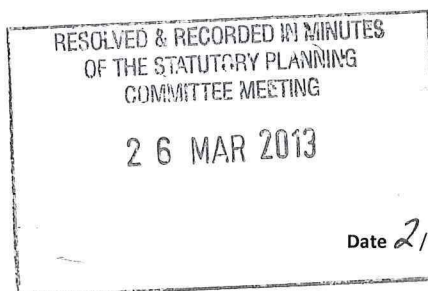
### Approved

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



### 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.



**Imintji Layout Plan 1**  
**Amendment 2**

Proponent: Imintji Aboriginal Corporation
Date:

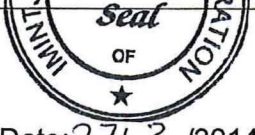
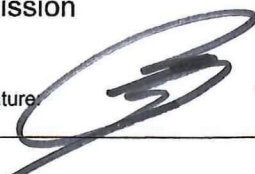
**Reason for the Amendment**

Imintji proposes to change the land use categories and Settlement Layout lots (SL-lots) to three separate land parcels within the Imintji Layout Plan 1, to enable the community to use the affected areas for tourism purposes. Three separate proposed developments and required changes to the Layout Plan include:

1. An intention to develop a tourist camping ground on well positioned land to the west of the living area, as a way of building income earning potential and providing much needed quality commercial visitor accommodation for people travelling the Gibb River Road. The identified area has good site characteristics, can be connected to existing power and water supplies, and is at an optimum distance from residential areas to provide proximity but also required separation. The area identified for the tourist camping ground covers SL-lots 56 and 57 shown as Open Space on the Layout Plan and also contains SL-lot 39 which is Public Utility land for a proposed future power station. The future power station site can be better located to make way for the current tourism plans. It is proposed that the identified area be shown Commercial on the Layout Plan. Fourth Street and Fifth Street will be internal to the camping ground development and will no longer need to be shown on the Layout Plan. Shown as Area A on the attached.
2. An intention to expand the size of SL-lot 25, so that the enlarged lot shown as Area B on the attached can contain infrastructure and facilities associated with the production and sale of art and craft. The existing lot contains the community office which is incorporated into these plans. The types of uses that will be carried out on the new lot will include art display premises, covered seating, parking and landscaping. It is proposed that the existing commercial land use category that applies to the existing lot, extends over the full extent of the new SL-lot.
3. An intention to provide overnight visitor accommodation on SL-lot 21 shown as Area C on the attached. The overnight accommodation will be small scale and predominantly for Government and services trades workers who currently do not have this option in the area. New accommodation will have the effect of improving services to Imintji and other communities on the Gibb River and Tablelands Roads. It is proposed that the existing community land use category be amended to commercial.

Subject Land	Changes required to Layout Plan
SL-Lots 39, 56, 57 and SL-roads Fourth Street and Fifth Street.	Create a new SL-lot that is an amalgamation of SL-lots 39, 56 and 57, Fourth Street and Fifth Street. To be shown as 'Commercial'. To be shown as SL-lot 100.
SL-Lot 25 and portion of SL-lot 55.	Create a new SL-lot that is an amalgamation of SL-lot 25 and a portion of SL-lot 55. To be shown as 'Commercial'. To be shown as SL-lot 101.
SL-Lot 21	Change the SL-lot 21 land use category from 'community' to 'Commercial'.

#### Endorsements

Imintji Aboriginal Corporation <i>LANE BEDFORD</i> Name: <i>EDNA DALE</i> Signature: <i>Edna Dale</i>		 Date: <i>27/3</i> /2014
Wanjina Wunggurr Prescribed Body Corporate Name: Signature:		Date: / /2014
Shire of Derby West Kimberley <i>CEO</i> Name: <i>STEPHEN GASH</i> Signature: <i>Stephen Gash</i>		Date: <i>16/7</i> /2014
Western Australian Planning Commission Name: <u>Ashley Randell</u> Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1		Signature:  Date: <i>13/08</i> /2014

#### 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 Parks and Wildlife, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer and Employment Protection and Department of Water.

**ADDENDUM**

In its consideration of Amendment 2, the Western Australian Planning Commission resolved to require the following additional modifications to the Imintji Layout Plan No.1, to support the intent of Amendment 2 specifically, and more broadly to improve the effectiveness of the information presented on the LP.

<b>Subject Land</b>	<b>Changes required to Layout Plan</b>
Third Street.	Delete Third Street and
Second Street	Extend to address SL-lot 41, matching location of existing track.
SL-Lot 59	Create a new SL-lot that is bounded by SL-lots 3, 38, 41 and Second Street (location of existing Telstra compound). To be shown as 'Public Utility'. To be shown as SL-lot 102.
SL-lot 59 & 58	Show creek as 'Waterway' land use category.
SL-lots 38, 41 and 42	Change area and extent to match existing land uses, deletion of Third Street and extension of Second Street.



## Imintji Layout Plan No. 1

### Amendment No. 3

**Proponent** : Department of Planning

**Date** : 16 March 2017

#### Reason for the Amendment

The Department of Planning proposes to make changes to the Imintji Layout Plan 1 to include data from the recent Drinking Water Source Protection Plan (February 2017) undertaken to show a Priority 1 and a portion of a Priority 2 Drinking Water Source Protection Area.

Land Identification		Amendment description
1.	SL-lots 49 and 59 and Lot 16 Crown Reserve 40571	Include the Priority 1 and a portion of the Priority 2 Drinking Water Source Protection Area in Layout Plan 1.  Change the land use from 'Open Space' and 'Visitor Camping' to 'Drinking Water Source Protection Area' as per the Priority 1 and Priority 2 areas documented in the Imintji Water Source Protection Plan (February 2017) for a portion of Lot 16 Crown Reserve 40571 within the current recommended settlement zone.

#### 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 date

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.

**Imintji Layout Plan No. 1****Amendment No. 4****Proponent : Department of Planning, Lands and Heritage****Date : 19 December 2017****Reason for the Amendment**


In December 2017 Department of Water completed the 'Imintji Flood Study Report' on behalf of the Department of Planning, Lands and Heritage. That report includes a range of recommendations and findings that require amendment to the Imintji Layout Plan 1. In addition, a range of minor amendments to the Imintji Layout Plan 1 have been undertaken to improve accuracy and validity of the data illustrated on the map-set.

Land Identification		Amendment description
1.	SL-lot 59	Subdivide portion of SL-lot 59 addressing Second Street to ensure that bore 1/86 is on an exclusive SL-lot.  To be shown as SL-lot 110 for 'public utility' purposes.
2.	SL-lot 59	Subdivide portion of SL-lot 59 to ensure that bore 2/95 is on an exclusive SL-lot.  To be shown as SL-lot 111 for 'public utility' purposes.
3.	SL-lot 59	Subdivide portion of SL-lot 59 to ensure that bore IC01 is on an exclusive SL-lot.  To be shown as SL-lot 112 for 'public utility' purposes.
4.	SL-lot 44	Shift SL-lot 44 to match its true position as shown on the Aboriginal Lands Trust sub-lease to Kimberley Wilderness Adventures. The data previously used to show the location of the sub-lease was not accurate.
5.	Imintji Road	The true position as shown on the Aboriginal Lands Trust sub-lease to Kimberley Wilderness Adventures includes a portion of Imintji Road. That portion of Imintji Road is shown as SL-lot 44 to match the sub-lease.

Land Identification		Amendment description
6.	SL-lots 3 and 4	Re-alignment of the SL-lot boundary dividing SL-lots 3 and 4 to match the location of existing development. The re-aligned boundary is based on the location of the existing fence.  SL-lot 4 to be shown as 'public utility' to match existing land use (generator shed).
7.	Recommended Settlement Zone	Re-alignment of 'Recommended Settlement Zone' to match existing cadastre and Saddlers Creek.
8.	SL-lots 58 and 59	Show alignment of Saddlers Creek and its southern tributary, as shown on the Imintji Flood Study 2017.

#### 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>	 21/12/2017 Ashley Randell Director, Regional Planning Policy Determination PN: 15151
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#### 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.