

Looma

Layout Plan 2

Background Report

May 2008

Date endorsed by WAPC



Amendments

Amendment 2 - September 2012

Amendment 3 - September 2012

Amendment 4 - June 2013

Amendment 7 - February 2015

Amendment 9 - August 2015

Amendment 11 - November 2015

Amendment 12 - June 2016

Amendment 13 - July 2016

Amendment 14 - October 2016

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SUMMARY

The Looma Community Layout Plan No.1 (CLP1) was prepared in 2003. Since that time a range of developments have proceeded at Looma, including construction of a new office building. Australian Bureau of Statistics record a 37% increase in the population of Looma during the period 2001 – 2006.

Old and New Looma have steadily developed with generally a high regard to CLP1. It is standard practice to review Community Layout Plans every 5 years. In 2007 the Looma CLP1 was reviewed and CLP2 prepared to supersede it. Changes made to the Looma CLP1 and included in CLP2 are as follows:

1. Issue individual lot numbers for all existing buildings and uses.
2. Range of detail changes to lot configuration to improve practical implementation.
3. Deletion of house lots 67, 68 and 69 as they are would be expensive to service, subject to flooding and unlikely to ever be developed.
4. Lot 6 changed from 'existing residential' to 'open space/park' to reflect existing situation.
5. Lot 52 changed from 'community' to 'open space / park' to reflect existing situation.
6. Lots 75, 76, 77, 78 and 79 redesigned to improve access and servicing.
7. Works undertaken (demolition and building) since 2003 are shown on the plan.
8. Proposed Multi-Function Police Facility shown on Lot 38 and houses to be built for police shown on Lots 39a, 39b and 39c.
9. Future industrial lots suitable for a workshop shown on lots close to the sewage ponds (Lots 108 and 109).
10. All drinking water bores are shown on separate lots as 'public utility'.

DEVELOPMENT AT LOOMA

This Community Layout Plan includes the following development and works.

Within the next year

1. Lots 75 to 79 to be fully serviced.
2. Multi-Function Police Facility to be built.

Within the next 5 years

1. New drinking water source for Old Looma to be identified and developed.
2. Existing drinking water bores at Old Looma to be shut-down
3. Public Drinking Water Source Protection Area to be established for Old and New Looma water sources.
4. Lots 84 to 107 to be fully serviced.
5. Lot 75 to be transferred from the Aboriginal Lands Trust to Looma Community Inc.

Within the next 10 years

1. Old Looma workshop to be shutdown and relocated.

1. BACKGROUND

Looma CLP1 includes a comprehensive summary of the environmental, cultural, social and historical background of Looma. However, the basics are outlined below. For easy reference, CLP1 is at appendix 1.

History

Looma was established in 1970. The community land holding was excised from Liveringa Station. New and Old Looma are part of the same community. The name 'Looma' is Walmajarri for 'blue tongue lizard'.

Language

The three main language groups at Looma are Nyikina, Mangala and Walmajarri. English is widely spoken.

Location

Looma is in the West Kimberley, located approximately 130km east of Derby on the Myroodah-Luluigai Road, close to the Fitzroy River. Camballin and Jarlmadangah Burru are the nearest towns, approximately 20km and 50km by road, respectively, from Looma.

Administration

Looma is administered by Looma Community Incorporated (Looma CI). Looma CI has an executive that is a council of 12 representative headed by a Chairperson and a vice Chairperson. The administration of Looma CI is run by a community administrator with a range of staff coordinating a range of programs.

Camballin

Camballin is town about 7km from the Looma turn-off by road. It has a population of about 40 people. Looma and Camballin share a range of functions and services, including electricity, airstrip and social services.

Most people living at Camballin are employed either at Looma (education, health, administration and technical service personnel) or at Liveringa Pastoral Company.

Looma CI owns a number of properties at Camballin.

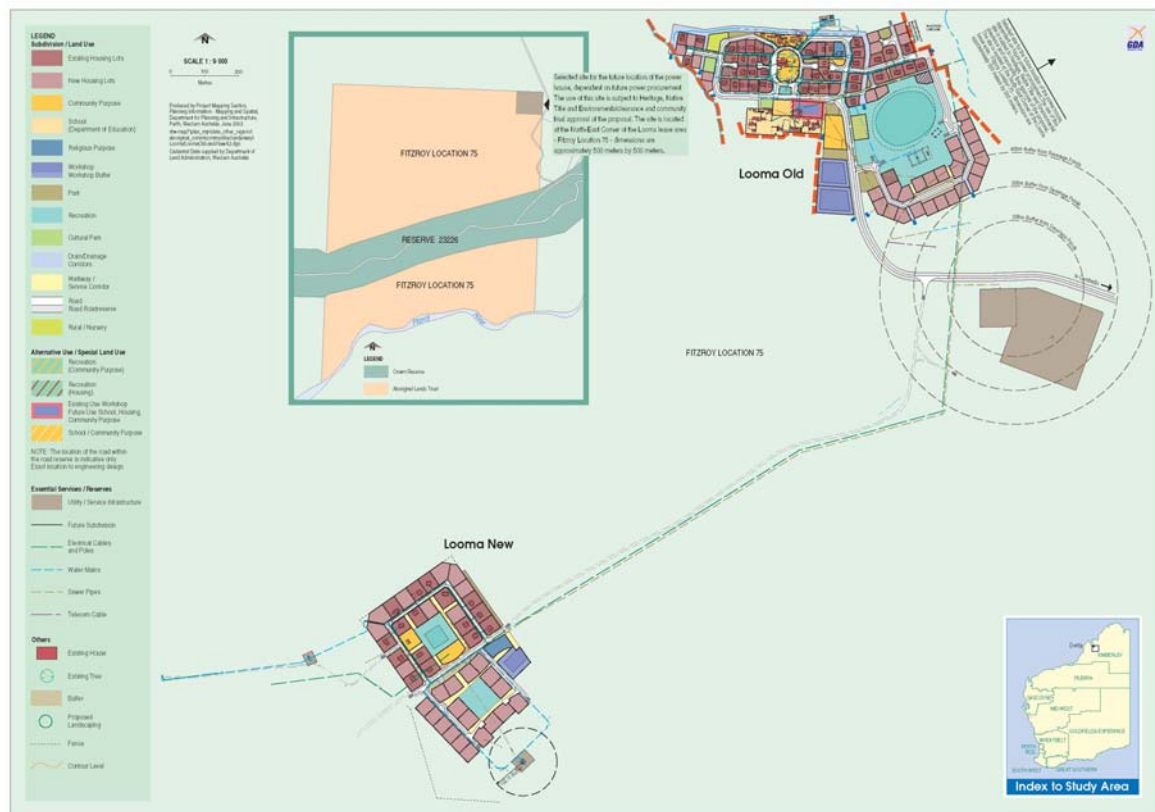
Climate

Looma has a climate that is typical of the inland the West Kimberley region: dry mild winters and hot wet summers.

Community Layout Plan No.1

The Looma CLP1 was prepared by the Nicole Barthomeuf in 2003, on behalf of the Shire of Derby-West Kimberley, Department for Planning & Infrastructure and Looma Community Inc.

CLP1 was endorsed by the community in January 2003. The Shire of Derby-West Kimberley and the Western Australian Planning Commission endorsed the CLP1 in 2003.



Planning for Aboriginal Communities
Looma Old and Looma New

Drawing 1/3

2. EXISTING SITUATION

Land Tenure

New Looma, Old Looma and all supporting infrastructure (sewerage ponds, rubbish tip, cemetery, power house, water bores) are all on fee simple Lot 75, held by the Aboriginal Lands Trust (ALT).

Lot 75 was granted to the ALT in 1975 “...to be used and held solely in trust for the use or benefit of Aboriginal Inhabitants”.

Looma do not hold a lease or other form of direct tenure over the land.

Horizon Power has a lease over 4.2642ha of the northeast corner of Lot 75 for 30 years. Horizon Power has a sub-lease to EDL NGD (WA) Pty Ltd, the operators of the power station.

Looma Community Inc. own four fee simple lots at Camballin, as follows:

- Lot 1 Durack Street. 1239m². One house.
- Lot 3 Durack Street. 1012m². One house.
- Lot 42 Camballin Road. 1012m². One house.
- Lot 85 Durack Street. 3.1513ha. Caravan Park.

Native Title

Looma is within the Nyikina Mangala native title claim. The Nyikina Mangala people have registered a native title claim with the National Native Title Tribunal. The Claim has not been determined.

There is a Nyikina Mangala Working Group that responds to matters regarding the Claim. The Claim and Working Group are administered by the Kimberley Land Council.

Population

When CLP1 was prepared in 2003 it assumed an existing permanent population of 380 people (269 in Old Looma and 100 to 130 in New Looma) and set a maximum design population of 500 people.

Department of Housing and Works (DHW) record 400 people living in 63 houses at Looma.

The 2001 Australian Bureau of Statistics (ABS) population statistics record 285 people permanently living at Looma. The 2006 Australian Bureau of Statistics (ABS) population statistics record 391 people permanently living at Looma. This represents a 37% population increase during the period 2001 to 2006. Given population estimates at the time of preparing CLP1, it may be that the 2001 census data did not accurately record the total population of Looma.

Never-the-less, if population growth at Looma continues at this high rate the population growth will be almost exponential. If population growth continues at a much-reduced rate, say 10%, the population in 5 years time would be 629 people.

To plan for population growth at Looma the design population of CLP2 is 600 people.

Access & Dedicated Roads

Looma has all-weather road access to a range of towns, including Derby, Fitzroy Crossing, Jarlmadangah Burru and Camballin.

Water Supply

CLP1 identifies three production bore sites within the community living area.

The community drinking water is separately sourced and reticulated for New and Old Looma.

Global Groundwater prepared a drinking water source report as part of the review of CLP1 (see Appendix 1) with the following characteristics:

Old Looma

The drinking water bores (1/73, 2/73, 1/74, 1/86 and 1/87) are located on Lot 57, just to the north of Ngaliwanyan Street. In summary, the Report finds as follows:

- Watertable is about 15m below the ground level.
- Superficial sediments are sand, silt and/or clay and between 0.3m to 5m thick.
- Bore yield is sufficient to service a population of up to 6000 people at Old Looma.
- Bore 1/86 is the only bore with an annular seal. Bores without annular seals have a high contamination risk.
- Risk of groundwater contamination is “relatively high” because the bores are located close to contamination sources.
- A new drinking water source should be secured for Old Looma, and the existing bores shutdown for drinking water purposes.

New Looma

The drinking water bores (1/93 and 2/93) are located on Lot 51 and 52, west of New Looma with the following characteristics:

- Watertable is 8m to 16m below the ground level.
- Superficial sediments are sand, silt and/or clay is less than 1m thick.
- Risk of groundwater contamination is “relatively high” because of the shallow depth and sandy soils.
- The existing drinking water source is acceptable, but must be protected adequately from potential contamination sources.

General

All bores used for drinking water should be protected by a 500m-radius buffer.

CLP1 shows a 50m radius buffer around the water supply bores. Based on advice from Global Groundwater, this appears to be very inadequate.

Electricity Supply

Horizon Power has a 20-year agreement with Energy Developments Limited (EDL) for the development and operation of the Looma Power Station.

The Looma Power Station is located in the northeast corner of Fitzroy Location 75, addressing Myroodah-Luluigui Road. The Aboriginal Lands Trust leases the land to Horizon Power (30 year lease).

The Looma Power Station is fuelled by Diesel. Fuel is taken to the power station via road tankers.

There are 7 engine generator modules, with a total capacity of 1036kW. The power station is capable of being upgraded to meet the growing needs of the community.

The Economic Regulation Authority (ERA) Licence for the Power Station includes supply to Camballin and Liveringa Station homestead.

Looma is not a gazetted township like Camballin, but a community on a single land title (Lot 75) the distribution system at Looma is the responsibility of the Department for Housing & Works, as the Horizon Power is responsible for distribution only to the land title boundary.

Wastewater

Old and New Looma are both connected to a reticulated sewerage system.

The existing sewerage ponds have a maximum capacity of ? people under current conditions. If an additional evaporative pond was established capacity could be increased to 800 people.

To ensure that sufficient distance is maintained between sensitive uses (residential, community uses, etc) and the sewerage ponds a 250m perimeter buffer from the sewer ponds enclosure fence is proposed.

Stormwater Drainage

Looma is not subject to significant flood impacts. The road network essentially defines the drainage system. The CLP1 road network is generally sound and has been respected by new development.

Road Layout

The CLP1 road network is generally sound and has been respected by new development. But, there are two parts of the road network where the road is planned to go through existing buildings.

Amendment 9 insert. August 2015.

In June 2015 consultants Water Technology completed the 'Looma Flood Hazard Assessment Report'. That report identified land that is subject to flood hazard, and includes recommended mitigation options (including minimum finished floor levels). This report is available from the Department of Planning on request.

Community and Social Services

School

Looma Remote Community School (Looma RCS) services Looma and Camballin with classes from kindergarten to Year 12.

Looma RCS originally started in 1982 as an annex of Camballin Special Aboriginal School. Camballin School officially closed at the end of 1983 when all Aboriginal students were relocated. Looma RCS was officially opened on November 14, 1986. In 1998 the school became a District High School.

As of 2003, Looma has been reclassified as a Remote Community School. Teaching personnel at Looma RCS live at Camballin.

There are approximately 90 students enrolled at the school. The existing infrastructure at the school is enough to handle approximately 120 students. Site expansion is not expected in the foreseeable future.

There is approximately 15 to 20 permanent staff at the school. All school teachers and other non-resident staff live at Camballin. GROH (Government Regional Officer Housing) maintains 10 houses at Camballin for staff accommodation (Lots 76, 77, 88, 39, 90, 2, 27, 28, 29 and 25).

Clinic

Looma clinic is run by WA Country Health. The clinic services Looma, Camballin and Liveringa.

There is 2 permanent staff at the clinic. There is a small residential unit at the rear of the clinic, but the staff live at Camballin. WA Country Health owns 2 houses at Camballin for staff accommodation (both on Lot 78 Camballin Road).

Shop

Looma CI own and operate the community store. Although the primary focus of the shop is Looma, it is an important facility used by people from Camballin and Liveringa.

Workshop

Looma CI own and operate the workshop. The workshop is a vehicle maintenance operation, but it also sells diesel and petrol. Although the primary focus of the workshop is Looma, it is an important facility used by people from Camballin and Liveringa.

Office

Looma CI office is the administrative centre of the community, providing a range of services.

Non-resident staff working in the office, workshop and shop live in housing provided by Looma CI at Camballin (Lots 1, 3 Durack Street and Lot 42 Camballin Road).

Housing - Looma

There are currently 63 houses in Looma community, equating to an estimated 6 people per dwelling. DHW has programmed the construction of 17 additional houses in 2007/08. This will bring the total number of dwellings up to 80, reducing the estimated number of people per dwelling to 5.

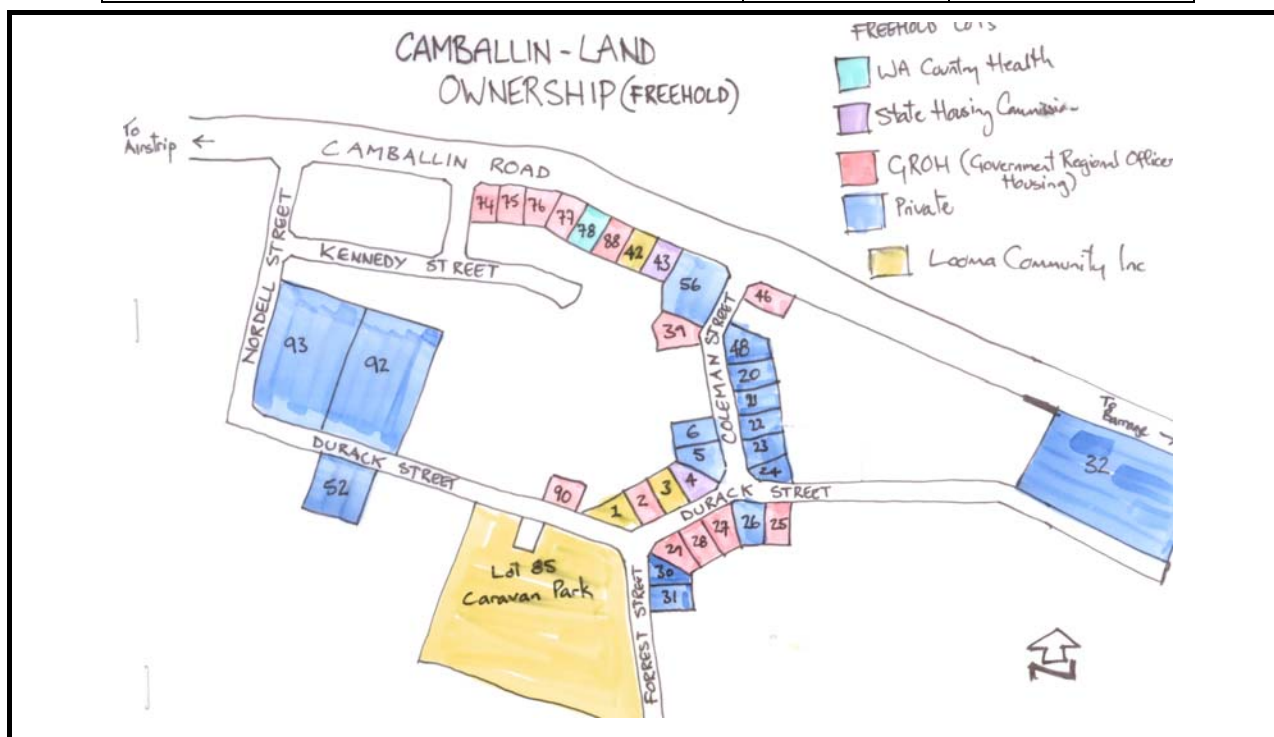
All existing serviced house lots at Old Looma will be used in the 2007/08 house building program. The only opportunity to expand the number of vacant serviced house lots at Old Looma is to develop the new road and residential area south of the oval, as proposed in CLP1.

Housing - Camballin

In terms of housing provision for Looma it is essential to consider the situation at Camballin, as all service and professional staff that work at Looma live at Camballin, including: health workers, teachers, administrators and trades staff.

There are 31 freehold lots at Camballin suitable for residential use. There are 27 houses at Camballin. It appears that there are sufficient existing serviced freehold lots available at Camballin to service up to 18 additional houses based on R20 density (1 house per 500m²). Failing an unexpected real estate boom at Camballin, this would appear to be sufficient to meet the needs of Looma and other existing businesses in the district.

Organisation	No. of Lots	No. of Houses
Country Health WA	1	2
GROH (Government Regional Officer Housing)	13	10
Homeswest (State Housing Commission)	2	2
Private	12	9
Looma Community Inc	3	3
TOTAL	31	27



Rubbish Disposal

The existing Looma rubbish tip is well located south of the sewerage ponds. There is adequate capacity for future expansion.

Culturally Sensitive Areas

The process of preparing the CLP1 in 2003 included thorough assessment and mapping of culturally sensitive areas in and around Old Looma, New Looma and the adjacent lands.

The land immediately to the east and west of the existing development at Old Looma was identified at that time as a culturally sensitive “no-go” area.

There are a number of Aboriginal heritage sites on Lot 75; some of these are registered under the Aboriginal Heritage Act 1972. It is understood that there may be important places and sites that are not registered.

The Department of Indigenous Affairs *Register of Aboriginal Sites* records a number of heritage sites on and adjacent to Lot 75. The on-line *Register of Aboriginal Sites* records at least 9 sites on or possibly on Lot 75 that have access status as ‘closed’. The heritage sites are not accurately identified, but shown as land parcels of approximately 100ha area. Several of these are reasonably close to the New and Old Looma settlements.

Heritage status is not indicated on the CLP2 maps because the recorded sites are shown as expansive areas. Due to the potential sensitivity of definitive identification the recorded sites are not shown on the CLP2 maps.

No additional culturally sensitive places, including “no-go” areas, were identified during preparation of CLP3.

Air Strip

Looma does not have an airstrip. The nearest available all-weather airstrip is the Camballin Airstrip, immediately west of the town adjacent to Camballin Road. The Camballin Airstrip services pastoralists, Camballin and Aboriginal communities, including Looma.

There is no data available to determine the frequency and volume of flights using the Camballin Airstrip. But, the community and Shire indicate that the strip is used for the direct benefit of Looma community residents at least weekly with period of much higher use, such as school holidays and the wet season.

It appears that the Camballin airstrip is wholly within Lot 243, being Liveringa Station. However, the exact location and ownership of the airstrip should be confirmed by a licensed surveyor.

The Camballin airstrip is maintained by the Shire of Derby-West Kimberley.

Multi Function Police Facility

At the time of preparing this CLP Looma was selected as a community suitable for a future Multi-Function Police Facility (MFPPF). The establishment of MFPPFs in remote Aboriginal communities was a key recommendation of the 2002 Gordon Inquiry (*“Putting the picture together - Inquiry into Response by Government Agencies to Complaints of Family Violence and Child Abuse in Aboriginal Communities”*).

The development characteristics required for a successful MFPS are:

- Minimum land area no less than 4000m².
- Positioned close to, but not within, the community (ideally between 400m and 800m from the community proper).
- Positioned in a place with high natural surveillance (eg. major road turn-off).

Three houses need to be built to house the MFPS staff. The staff houses need to be located reasonably close to the MFPS, ideally no further than 200m.

3. REGIONAL TOWN PLANNING

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.3:

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

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

Shire of 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 township. Looma, Camballin and surrounds are not subject to the town planning scheme.

Shire of Derby-West Kimberley Local Interim Development Order

The Shire of Derby-West Kimberley does not have a current local Interim Development Order (LIDO) that affects Looma, Camballin and surrounds.

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 Looma. The proposed Strategy is some way off completion.

5. COMMUNITY ASPIRATIONS

Providing a sufficient standard of living for the current population of Looma 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.

There is an understanding that development of Looma is something that has taken time, and will continue to happen over many years.

The main aspirations noted are:

1. Shutdown existing workshop at Old Looma and develop a new workshop at Old Looma
2. Develop a workshop at New Looma
3. ~~Transfer Lot 75 from the Aboriginal Lands Trust to Looma Community Inc.~~ 4/12/2007
4. Develop new house lots south of the oval at Old Looma
5. Develop new house lots on the southeast side of Police Camp Road at New Looma
6. Develop a new church at New Looma
7. Have better water quality and better water reticulation.

6. DEVELOPMENT PROJECTS & REQUIRED IMPROVEMENTS

Design Summary

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

The general design principles of the plan are:

1. Maintain adequate separation between incompatible uses.
2. Plan for future growth by developing new residential lots.
3. Allocate land for a range of land uses that may be needed in the future.

The Looma CLP2 shows all proposed improvements to the community.

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

Houses

Assuming continued population growth at Looma, the community may need to accommodate in excess of an additional 100 permanent residents over the next 5 to 10 years.

Based on a household of 5 people per dwelling, this means more than an additional 20 houses may be needed at Looma over the next 5 to 10 years.

There are more than 53 vacant house lots planned for in CLP1. Developing the new housing area south of the oval at Old Looma is a clear development and growth priority for Looma.

Workshop

The existing workshop at Old Looma is poorly positioned, abutting the school and adjacent to the main housing area.

As identified in CLP1, a priority aspiration of Looma is the development of new workshops at New and Old Looma, and the closure of the existing workshop. When this occurs, the existing workshop will be required to be assessed for contamination and, if found to be contaminated, remediated in accordance with the *Contaminated Sites Act 2003*.

Community and Social Services

Community and social services at Looma have kept pace with the demands of the community. There is no aspiration or demand for any dramatic increase in community or social services. However, in reviewing the plan it was apparent that some improvement to lot configuration and orientation could be made with the visitor's accommodation land in the central part of the community living area.

Building a new church at New Looma remains an aspiration, as identified when CLP1 was prepared.

If the existing workshop site is cleared and remediated this site could be used for community purposes.

Drinking Water

The drinking water bores at Old Looma are located close to potential sources of contamination. The drinking water report prepared by Global Groundwater confirms that the Old Looma drinking water source is at risk of becoming contaminated.

The decommissioning of the existing Old Looma drinking water bores and the development of a new drinking water source area further away from the townsite is recommended. The actual area is not mapped as this must be the subject of further investigation by a hydrogeologist.

The 'no-go' area advice and confirmation from the community and the number of recorded heritage sites indicate that any hydrogeological investigation needs to incorporate close consultation and discussion with the traditional owners and Looma Community Inc to ensure that a pragmatic drilling site recommendation is formed.

Consideration should also be given to the establishment of a Public Drinking Water Source Protection Area (PDWSPA) for Looma.

~~Land Title~~

~~An aspiration of the Looma community is to have the Lot 75 transferred from the Aboriginal Lands Trust to Looma Community Inc.~~

~~The aspiration of the Looma community appears to accord with the Aboriginal Land Trust 'Transfer of ALT Land' Policy and is supported as a recommendation CLP2.~~

4/12/2007

Culturally Sensitive Areas

The land immediately to the east and west of the existing development at Old Looma is identified as a culturally sensitive "no-go" area. No additional culturally sensitive places, including "no-go" areas, were identified during preparation of Community Layout Plans No.1.

Heritage sites, both registered and unregistered, are not indicated on the CLP2 maps due to the potential sensitivity of doing so.

Air Strip

Camballin Airstrip appears to adequately meet the needs that Looma has for air services.

However, it would be best for all parties (Shire, pastoralist and communities) if the ownership and responsibility over the airstrip was clear and easily understood.

At present, the airstrip is part of the Liveringa pastoral lease and is maintained by the Shire. This means that public use of the airstrip could be rightfully denied by the pastoralist and that the Shire could reasonably cease all maintenance works.

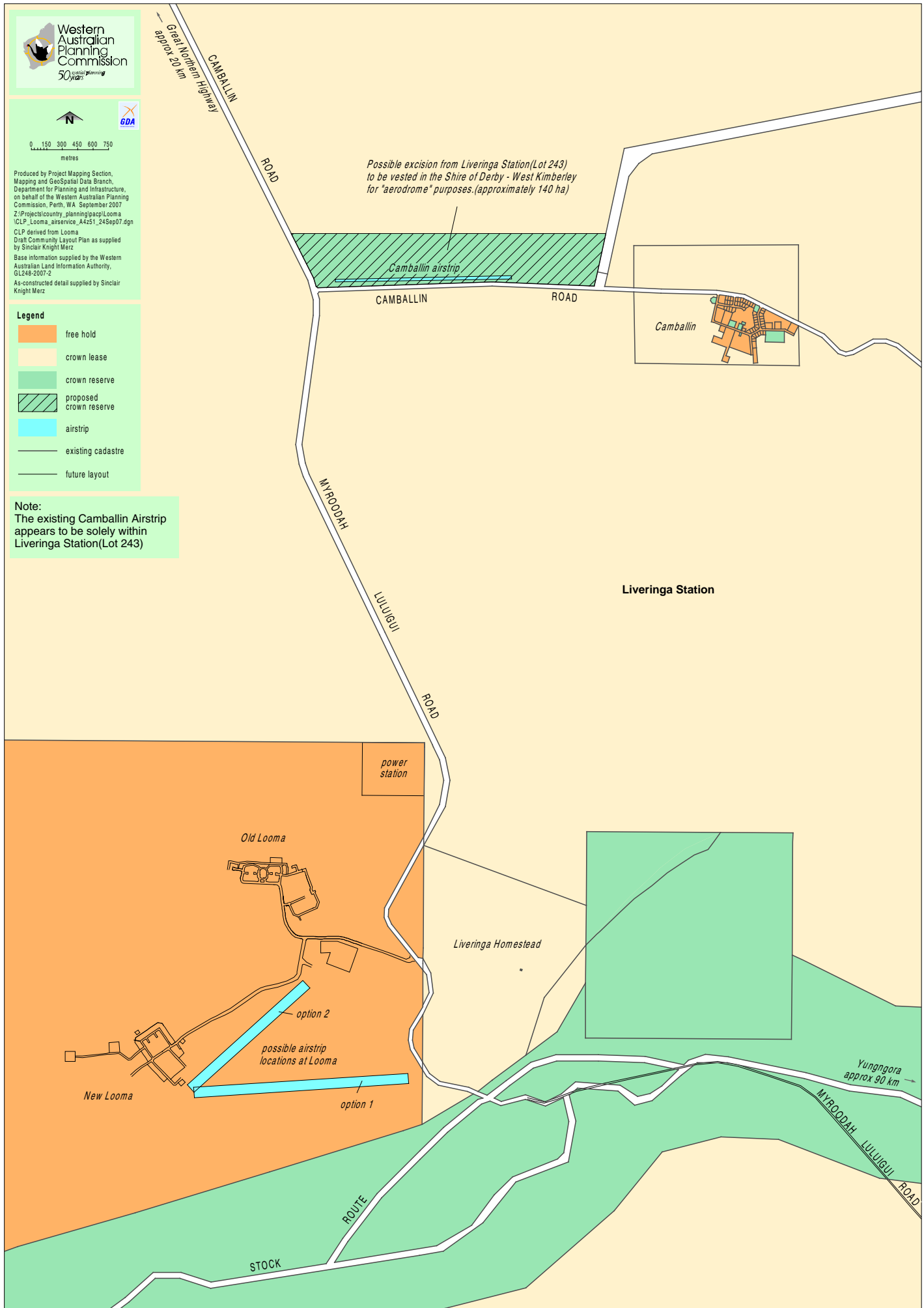
~~To ensure that the existing airstrip is maintained and upgraded for the benefit of all users it is recommended that it be excised from the pastoral lease and created as a crown reserve vested in the Shire of Derby - West Kimberley for the purposes of 'aerodrome'.~~ SEE SHIRE RESOLUTION 26/03/2008

A possible 140ha crown reserve lot based on the existing Camballin Airstrip location is shown on the 'Looma and Surrounds Air Services Infrastructure' plan (over page).

If circumstances determine that the Camballin Airstrip is no longer available to the Looma community 2 options for possible airstrips on Lot 75 were identified by community members. The options are shown on the 'Looma and Surrounds Air Services Infrastructure' plan (over page).

Multi Function Police Facility

Lot 38 has been confirmed as a suitable site for a future Multi-Function Police Facility (MFPF). In association, Lots 29a, 39b and 39c are adjacent to MFPF and are set aside for staff housing. It is shown on the CLP2 as 'community purposes' land use areas.



7. DESIGN PRICIPLES AND LAND USES

Residential

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

CLP3 plans for:

- 28 new house lots on the undeveloped land south of the oval at Old Looma.
 - 6 existing house lots addressing Rockhole, Bungleman and Honeymoon Streets at New Looma.
 - 2 existing house lots at the corner of Rockhole and Bungleman Street that are on exposed rock shelf that may complicate house construction.
 - 18 new house lots on the undeveloped land southeast of Police Camp Road at New Looma.
 - 3 new house lots behind the proposed multi-function police station.
-

Business / Commercial

The plan shows all existing and proposed shops and other non-industrial commercial uses as "*business/commercial*".

CLP3 plans for:

- 1 existing lot where the store is.
 - 1 existing lot where the recently built office is.
-

Industrial

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

CLP3 plans for:

- A new workshop site at Old Looma.
 - A new recreational workshop site at New Looma.
-

Open Space / Recreation

The plan shows existing and proposed sports facilities and community open space (playground, basketball court, football oval and so on) as "*open space / recreation*".

CLP3 plans for:

- Existing football oval.
 - Small parks near the existing houses.
 - Central park at New Looma.
-

Community Purposes

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

CLP3 plans for:

- *Multi-purpose centre (sport and recreation) adjacent to the new office of Lulgardi Drive.*
- *Existing cemetery.*
- *Existing school with expansion capacity to use the existing workshop lot.*
- *Proposed Multi-function Police Station south of the new office on Lulgardi Drive.*
- *New church at new Looma.*

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 [Community name] 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. Because the electricity service puts both and [Community name] on the same network they must have one set of numbers with no duplication.

CLP3 shows:

Lot numbers for all existing and proposed uses and buildings.

- *All land uses and infrastructure to have a lot number.*
- *New street names as selected by the community. Not all streets were named at completion of CLP2.*

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.

CLP3 plans for:

- *All bores are shown as public utility.*

Pedestrian Access

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

CLP3 plans for:

- *Walkways where existing well used tracks exist that are not used by vehicles.*
-

Open Space / Bush

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

CLP3 shows:

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

No-go Areas

Land immediately to the north of the existing development at [Community name] identified as a culturally sensitive area on [Community name] Community Layout Plan No.1 is to remain in place.

CLP3 shows:

- *Land immediately east and west of Old Looma as a culturally sensitive "no-go" area.*
-

7. DEVELOPMENT PROCESS

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).

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 Looma; 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 Looma CI about the change and why it is needed.
 2. Looma Community Inc 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 CLP and give new copies to Looma and the Shire.
-

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.

8. PLANS

- 1. Looma Community layout Plan No.2 – Context and Surrounds**
- 2. Looma Community layout Plan No.2 – Old Looma**
- 3. Looma Community layout Plan No.2 – New Looma**
- 4. Looma Community layout Plan No.2 – land Ownership and Location**

9. ENDORSEMENTS

Looma Community Inc Endorsement

Looma Community Inc:
PO Box 902
Derby WA 6728

The Looma Community Inc hereby adopts the **Looma Community Layout Plan No.2** (October 2007) as a guide for the location of future developments within its boundaries. The CLP plans to improve the community's built environment and the resident's living standards.

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 4 Day of December 2007

Adopted by the Looma Community Inc:

(Please sign above name)

Council

Seal

MICHELLE SKINNER

KAREN NELLIE SKINNER

Michelle Skinner

K. N. Skinner

Chairperson

(Please print and sign name)

Councillor

(Please print and sign name)



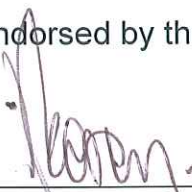
Shire of Derby-West Kimberley Endorsement

Shire of Derby-West Kimberley
PO Box 94
Broome WA 6725

The Shire of Derby-West Kimberley hereby adopts the **Looma Community Layout Plan No.2** (October 2007) as a guide for the location of future developments within its boundaries. The CLP plans to improve the community's built environment and the resident's living standards.

The 26th Day of March 2007/8


Endorsed by the Shire of Derby-West Kimberley Council:



John Pearson

CEO

(Please print and sign name)



Elsie Archer JP8831
President -

As delegated authority to grant planning approval for development that complies with the Community Layout Plan and with the Shire Councils resolution and adoption.

Council
Seal



Western Australian Planning Commission Endorsement

Western Australian Planning Commission
469 Wellington St
Perth WA 6000



The Shire of Western Australian Planning Commission hereby adopts the **Looma Community Layout Plan No.2** (October 2007) as a guide for the location of future developments within its boundaries. The CLP plans to improve the community's built environment and the resident's living standards.

The 27 Day of May 2008

Signed for and on behalf of the Western Australian Planning Commission

An officer of the Commission duly authorised by the Commission pursuant to the Planning and Development Act 2005 for that purpose in the presence of

Witness

03 JUN 2008 Date



CONSULTATION SUMMARY

Preparation of this Community Layout Plan is the result of consultation with the community representatives and a range of agencies, authorities, and non-government organisations May 2006 to September 2007. This has included discussions and informal meetings too numerous to note.

Meeting were held with Looma CI on the following dates:

- 9 June 2006
- 30 August 2006
- 21 May 2007
- 26 June 2007
- 10 September 2007

Prior to finalisation, the CLP was referred to the following agencies and authorities for review and comment:

- Shire of Derby-West Kimberley
- Parsons Brinkerhoff
- Department of Indigenous Affairs / Aboriginal Lands Trust
- Department for Housing & Works
- Department of Education, Training & Employment
- Infrastructure Coordination Centre - Derby
- Department of Water
- Country Health WA
- WA Police Service
- Horizon Power
- Department for Planning & Infrastructure – Aviation & Passenger Transport Policy
- Department for Planning & Infrastructure – State Land Services
- Pastoral Lands Board

AMENDMENTS

Looma community layout plan No.2 – Old Looma - living area

Amendment No. 2 Version 3

Date : 30 April 2012

WAPC : 27th May 2008

Proponent : Department of
Housing

Endorsed
Requires : Yes
Endorsement

Reason for the Amendment

The Department of Housing proposes to build a number of houses at Looma. To achieve that objective some house sites have been selected that do not comply with the Layout Plan, but are viable in terms of efficient use of existing essential and municipal services. Based on the results of a completed Aboriginal Heritage Survey, some existing SL lots are now considered unsuitable for residential development and have been deleted, with corresponding adjustments being made to the "no-go" areas.

Development Intention	Changes required to CLP
1. SL lot 21	Change from Rural to Residential. Change to SL lots 301 & 302.
2. SL lot 75 to lot 79	Remove SL lots 75 to 79. Show as no-go area.
3. SL lot 24	Remove SL lot 24. Show as no-go area.
4. Road	Remove road between SL lots 74 and 81, add a new SL lot (SL lot 300).

Approved:

Looma Community Incorporated

x. Andrea Green

please sign and print name


62 abv
Date 01/05/12 2012

Shire of Derby-West Kimberley

Date / / 2012

please sign and print name

Western Australian Planning Commission


please sign and print name

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

Date 12/9/12 2012

RESOLVED & RECORDED IN MINUTES
OF THE STATUTORY PLANNING
COMMITTEE MEETING

11 SEP 2012

Looma Layout Plan 2

Amendment 3

Plan Date : 4 December 2007 WAPC Endorsed : 27 May 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 Looma Layout Plan 2.

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 Looma Layout Plan 2.

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.

Looma Layout Plan 2 Proposed Amendment 4

Proponent	: Department of Planning
Date	: 19 June 2013

Reason for the Amendment

On 26 April 2012 an Aboriginal Heritage Survey (AHS) was undertaken at Looma by representatives selected by the Nyikina and Mangala Native Title Claim Group in partnership with the Kimberley Land Council (KLC). The AHS was requested by the Department of Housing to identify any heritage issues that may arise with respect the development of land identified as SL-lots on the Looma Layout Plan 2. That AHS recommended amendments to the Layout Plan, namely: realignment and extension of a no-go exclusion boundary, and; removal of all SL-lots and SL-roads on the affected land.

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

Subject Land		Changes required to CLP
1.	SL-lots 84, 86, 87, 88, 89, 105, 106, 107	Add no-go exclusion boundary to the western boundary of SL-lots 89, 105, 106 and 107, converging with the overhead electricity network alignment, as shown on the Aboriginal Heritage Survey. Delete SL-lots 84,86,87,88, 89, 105, 106 and 107 and the extent of Second Street that addresses those SL-lots.
2.	Street names - various	Update street names to match the existing street signs at Looma : Madjulla Street; Mudgoodah Street; Marduwadah Street; Gumtree Close, and; Chihuahua Court.

Endorsement:

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

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	<div style="text-align: right;">19 June 2013</div> Determination date
	<div style="text-align: right;"> Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1 </div> Authorisation 26/06/2013 name & date

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent : Department of Housing (DoH)

Date : 12 May 2014

Reason for the Amendment

DoH proposes to build a number of houses in Looma. To achieve this objective, housing sites have been selected that do not comply with the current Layout Plan, but are viable in terms of efficient use of existing essential and municipal services.

The following changes are required to Looma Layout Plan No.2:

Issue / Proposal		Changes required to CLP
1.	Create new SL-road	Create new SL-road off Lungura Drive to the south of SL-lot 65. To be named "First Street".
2.	Create new residential SL-lots	Create SL-lots 110 (with vehicle access from Chihuahua Court), 111-112 (with vehicle access from proposed new SL-road) and 113-115 (with vehicle access from a proposed extension to Chihuahua Court).
3.	Waterway to the west of proposed SL-lots 110 and 111	Remove portion of waterway to allow for SL-lots 110, 111 and 117
4.	Create new commercial SL-lot	Create SL-lot 116
5.	Create new open space SL-lot	Create SL-lot 117 to the south of SL-lots 70-73 and proposed SL-lot 110, and between SL-lots 70 and 71
6.	Change of land use	Change land use of proposed SL-lots 110-114 from 'Recreation' to 'Residential'. Change land use of proposed SL-lot 115 from 'Open Space' to 'Residential'. Change land use of portion of land directly to the south of SL-lot 65 from 'Recreation' to 'Road Reserve' Change land use of proposed SL-lot 116 from 'Recreation' to 'Commercial' Change land use of proposed SL-lot 117 from 'Recreation' to 'Open Space' Change land use of SL-lots 301 and 302 from 'Rural' to 'Residential'
7.	Extension of SL-road	Extend SL-road Chihuahua Court to provide vehicle access to proposed SL-lots 113-115.
8.	South-east portion of the Living Area	Amalgamate SL-lots 83, 90-93, 97, 99-104, Second Street, southern portion of SL-lot 82 and a portion of open space to the south to create SL-lot 800. Land use of proposed SL-lot 800 to become 'Residential'. Portion of land between proposed SL-lot 800 and Wamulukurra Jikurr Street to become SL-lot 801

Endorsements:

Looma Community Incorporated <i>Brian Pindrin</i> please sign and print name	<i>BRIAN PINDRIN</i> BENEDICTA PINDRIN Date: 22 MAY 2014
Nyikina Mangala please sign and print name	Date:
Shire of Derby-West Kimberley <i>Stephen Gash</i> please sign and print name	<i>STEPHEN GASH - CEO</i> Date: 18/12/14
Western Australian Planning Commission please sign and print name	<i>[Signature]</i> Date: 16/02/2015

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent	: Department of Planning
Date	: 18 August 2015

Reason for the Amendment

In June 2015 consultants Water Technology completed the 'Looma Flood Hazard Assessment Report' on behalf of the Department of Planning. The 'Looma Flood Hazard Assessment Report' recommends a range of amendments to the Looma Layout Plan 2 (LP2), including modifying SL-lots, changing land uses and specifying minimum finished floor levels that differ from those specified in the LP2 report. The LP report is required to be amended to match the flood study.

Issue / Proposal		Changes required to CLP
1.	SL-lot 800 (portion subject to flood risk)	Amend the western boundary of SL-lot 800. The area of land that is now situated outside of SL-lot 800 to be classified as 'Open Space'.
2.	SL-lot 109 (subject to flood risk)	Delete SL-lot 109 and amalgamate this area of land into surrounding residual 'Open Space' land use SL-lot.
3.	The extent of waterways to the east and west of the settlement are not properly shown on the Layout Plan.	Modify the existing 'waterway' feature by showing the extent of waterways to the east and west of the settlement at the 1 in 100 years AEP depth stream flow at greater than 1 metre depth as per the 'Looma Flood Hazard Assessment Report (June 2015)'.
4.	Add minimum finished floor levels	Delete the existing text from section 2.8 'Stormwater Drainage' of the report and add reference to the 'Looma Flood Hazard Assessment Report (June 2015)'.
5.	'Open Space' land use SL-lot at the intersection of Lungura Drive and Myroodah-Luluigui Road.	Subdivide 'Open Space' land use SL-lot at the intersection of Lungura Drive and Myroodah-Luluigui Road to create SL-lot 904. SL-lot 904 to be classified as 'Open Space'.
6.	'Open Space' land use SL-lot to the south of SL-lot 903.	Subdivide 'Open Space' land use SL-lot to the south of SL-lot 903 to create SL-lot 905. SL-lot 905 to be classified as 'Open Space'.

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>Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1</p> <p>Determination date</p>
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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, Department of Environment & Conservation, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer & Employment Protection and Department of Water.

Looma Layout Plan No. 2**Amendment No. 11****Proponent** : Department of Housing (DoH)**Date** : 19 November 2015**Reason for the Amendment**

DoH have requested that changes be made to the Looma Layout Plan 2 (LP2) for the purpose of providing an SL-lot for additional residential development and realigning SL-lot boundaries to enable effective provision of services infrastructure.

Land Identification		Amendment description
1.	SL-lots 52 and 303 and Pedestrian Access Way (PAW) abutting the northern boundary of these SL-lots.	Realign eastern and northern boundaries of SL-lot 52. Realign the western boundary of SL-lot 303. Realign the southern boundary of the PAW that abuts the northern boundary of SL-lots 52 and 303.
2.	SL-lot 73	Realign the northern and eastern boundaries of SL-lot 73 to bring them into alignment with the existing fenceline.

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*.

**RECOMMENDATION
APPROVED**
19 NOV 2015

Planning Manager - Aboriginal Communities
Determination date

Other Information:

This Layout Plan does not constitute development approval.

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

Classify SL-lot to the south of the road
'residential'.

Classify SL-lot 26 'residential' and
subdivide to create 3 SL-lots

Looma Layout Plan No.2

Amendment No.12

Proponent	Department of Housing (DoH)
Date	05 November 2015

Reason for the Amendment

The DoH have proposed a number of changes at New Looma in order to create additional SL-lots for the purpose of providing adequate SL-lots for residential development under the 2016-18 National Partnership Agreement on Remote Indigenous Housing (NPAIH) Program. These changes include subdivision of land to create SL-lots that are classified as 'Residential', the creation of a new SL-road reserve and the creation of a large SL-lot to be classified for the purpose of 'Future Residential'.

The Department of Housing propose to make the following changes at Looma.

Subject Land		Changes required to GLP
1.	It is proposed to amalgamate and subdivide SL-lots 29, 30 and a portion of the adjoining area of open space to create SL-lots for residential purposes.	Amalgamate and subdivide SL-lots 29, 30 and a portion of the adjoining area of open space to create SL-lots 58-63. Classify these SL-lots as 'Residential'. 59
2.	It is proposed to subdivide a portion of the area classified as 'Open Space' directly to the east of SL-lots 1-6 to create additional SL-lots for residential purposes and an SL-road reserve.	Subdivide a portion of the area classified as 'Open Space' directly to the east of SL-lots 1-5 to create SL-lots 64-66 to be classified 'Residential', SL-road reserve Third Street and SL-lot 67 to be classified 'Residential' and identified for the purpose of 'Future Residential'.
3.	It is proposed to extend SL-road reserve First Street for the purpose of providing access to new residential SL-lots.	Extend SL-road reserve First Street to the south.
4.	It is proposed to subdivide SL-lots 5 and 6 for the purpose of creating an additional SL-lot to be used for residential purposes.	Amalgamate and subdivide the western portion of SL-lot 5 and the eastern portion of SL-lot 6 to create SL-lot 55. Classify as 'Residential'.
5.	It is proposed to delete SL-road reserve Tenth Street for the purpose of configuring land more appropriately.	Delete SL-road reserve Tenth Street.

Endorsements: Classify SL-lot 404 'Commercial'

Looma Community Incorporated

B. Wedge - Person

please sign and print name *B. Wedge*

Date: 01-12-2015

Nyilina Mangala

please sign and print name *Nyilina Mangala*

Date: 28/7/16

Shire of Derby-West Kimberley

please sign and print name

Western Australian Planning Commission

please sign and print name

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 Environment & Conservation, Aboriginal Cultural Materials Committee, Environmental Protection Authority, Department of Consumer & Employment Protection and Department of Water.

classify SL-lot to the south of the area
'residential'.

classify SL-lot 28 'residential' and
subdivide to create 3 SL-lots.

Looma Layout Plan No.2

Amendment No.12

Proponent	: Department of Housing (DoH)
Date	: 06 November 2015

Reason for the Amendment

The DoH have proposed a number of changes at New Looma in order to create additional SL-lots for the purpose of providing adequate SL-lots for residential development under the 2016-18 National Partnership Agreement on Remote Indigenous Housing (NPAHIH) Program. These changes include subdivision of land to create SL-lots that are classified as 'Residential', the creation of a new SL-road reserve and the creation of a large SL-lot to be classified for the purpose of 'Future Residential'.

The Department of Housing propose to make the following changes at Looma.

Subject Land		Changes required to CLP
1.	It is proposed to amalgamate and subdivide SL-lots 29, 30 and a portion of the adjoining area of open space to create SL-lots for residential purposes.	Amalgamate and subdivide SL-lots 29, 30 and a portion of the adjoining area of open space to create SL-lots 46-53. Classify these SL-lots as 'Residential'. 39
2.	It is proposed to subdivide a portion of the area classified as 'Open Space' directly to the east of SL-lots 1-5 to create additional SL-lots for residential purposes and an SL-road reserve.	Subdivide a portion of the area classified as 'Open Space' directly to the east of SL-lots 1-5 to create SL-lots 64-68 to be classified 'Residential', SL-road reserve Third Street and SL-lot 67 to be classified 'Residential' and identified for the purpose of 'Future Residential'.
3.	It is proposed to extend SL-road reserve First Street for the purpose of providing access to new residential SL-lots.	Extend SL-road reserve First Street to the south.
4.	It is proposed to subdivide SL-lots 5 and 6 for the purpose of creating an additional SL-lot to be used for residential purposes.	Amalgamate and subdivide the western portion of SL-lot 5 and the eastern portion of SL-lot 6 to create SL-lot 55. Classify as 'Residential'.
5.	It is proposed to delete SL-road reserve Tenth Street for the purpose of configuring land more appropriately.	Delete SL-road reserve Tenth Street.

Endorsements: Classify SL-lot 904 'Commercial'

Looma Community Incorporated	
please sign and print name <i>BENEDICTA PINDAN</i>	Date: 01-12-2015
Nylkina Mangala	
please sign and print name	Date:
Shire of Derby-West Kimberley	
please sign and print name <i>Stephen Gash</i> STEPHEN GASH CEO	Date: 12-3-2016
Western Australian Planning Commission	
please sign and print name	Date:

Other Information:

This Layout Plan does not constitute development approval.

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

Refer to previous page for
other endorsement signatures

Proponent	: Department of Planning
Date	: 07 July 2016

Reason for the Amendment

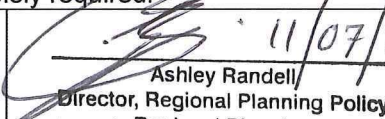
A number of houses have been constructed in Looma by the Housing Authority under the National Partnership Agreement on Remote Indigenous Housing (NPARIH) Program. Following this housing construction in New Looma, adequate space for three additional SL-lots is available for residential purposes. Looma has a longstanding housing overcrowding issue and the creation of such SL-lots will help to alleviate this issue.

Further changes to the Looma Layout Plan 2 (LP2) will ensure that the layout plan accords with existing development

	Land Identification	Amendment description
1.	SL-lot 901 and associated wastewater pond exclusion boundary	Amend the boundaries of SL-lot 901 to match existing fencelines. Amend wastewater pond exclusion boundary to ensure that it provides a 500 metre exclusion area based on the amended boundaries of SL-lot 901.
2.	SL-lot 37 Old Looma	Change the land use classification of SL-lot 37 Old Looma from 'Commercial' to 'Community'.
3.	SL-lots 3 and 4 New Looma	Amalgamate and subdivide SL-lots 3 and 4 New Looma to create SL-lot 55 New Looma.
4.	SL-lots 23 and 24 New Looma	Amalgamate and subdivide SL-lots 23 and 24 New Looma to create SL-lot 56 New Looma. Change land use classification of a portion of the newly created SL-lot from 'Pedestrian Access Way' to 'Residential'.
5.	SL-lots 18 and 19 New Looma	Amalgamate and subdivide SL-lots 18 and 19 New Looma to create SL-lot 57 New Looma. Change land use classification of a portion of the newly created SL-lot from 'Pedestrian Access Way' to 'Residential'.
6.	Existing SL-lot classified 'Public Utility' on SL-road reserve Wamulukurra Jikurr Street	Re-number to SL-lot 802 and spatially upgrade.

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 Randell Director, Regional Planning Policy Regional Planning PN: 15151 Determination date
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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, Department of Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

Proponent	: Department of Planning
Date	: 10 October 2016


Reason for the Amendment

Following community consultation carried out at Looma between the Department of Planning and Looma Community Inc. it is proposed to reconfigure SL-lots to ensure consistency with existing development.

Land Identification		Amendment description
1.	SL-lot 45 and adjoining Pedestrian Access Way (PAW)	Amalgamate and subdivide SL-lot 45 and adjacent PAW to create 2 SL-lots, 45 and 145, to match existing development. Re-classify the portion currently classified 'PAW' to 'Residential'.
2.	SL-lot 43	Subdivide SL-lot 43 to create 2 SL-lots, 43 and 143.

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 Randell Director, Regional Planning Policy Regional Planning PN: 15151 10/10/2016 Date
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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, Department of Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.