

MIMILI

COMMUNITY STRUCTURE PLAN No.1
APY Lands, S.A.



MIMILI COMMUNITY STRUCTURE PLAN NO. 1

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REPORT LIMITATIONS

This Community Structure Plan has been developed in consultation with the Community and Land Holding Authority as a planning guide for future development within the Community. It is proposed to be updated on a five-yearly basis.

This Plan does not commit the State Government to the funding of infrastructure proposed. The funding of proposals will be subject to budgets and infrastructure planning processes.

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STRUCTURE PLAN REPORT

1.0 INTRODUCTION

1.1 Content and Purpose of the Community Structure Plan

The Mimili Community Structure Plan (Structure Plan) provides a framework within which development can proceed in an orderly and planned manner over the next 5 to 10 years.

The Structure Plan consists of the following:

- A plan depicting the physical layout of the community;
- The strategic direction, objectives and principles of development control;
- An explanation of the Structure Plan; and
- A background report on the preparation of the plan including an overview of the local and regional context.

The purpose of the Structure Plan is to:

- Establish a vision for the community and a guide to future growth and development;
- Provide a community focus for, and involvement in, the development process;
- Facilitate proper and orderly planning of the community to establish development requirements based on need within cultural, physical, environmental and economic opportunities and constraints;
- Provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services and infrastructure information; and
- Promote development that maximises health, safety and welfare outcomes for the community.

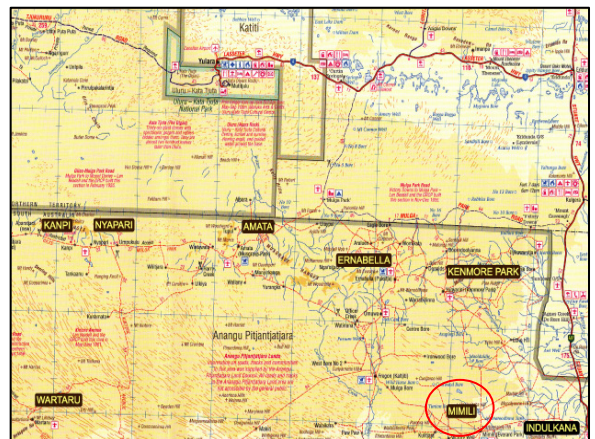
The structure plan provides the community with a document that forms the basis for co-ordination of future development. The Plan can be used to assess future development proposals by government agencies, builders, funding bodies and the community.

1.2 The Mimili Community

Mimili is an Anangu community on the Anangu Pitjantjatjara Yankunytjatjara (APY) Lands in the north west of South Australia. It lies approximately 645 km south of Alice Springs. It is located 70 km away from Indulkana community and approximately 125 km from Umuwa; the administrative centre of the APY Lands.

The Community is located at the base of the Everard Ranges.

The population of Mimili ranges between 250 and 300 people, including a number Piranpa (non-Aboriginal) people who work in the community to support Anangu. Community members have kinship ties over a large area of Central Australia and many people have ownership status to specific areas of land in the region around Mimili.



Location Plan [Source, Hema Desert Series]

2.0 METHODOLOGY

2.1 Background

Community Structure Plans were prepared for nine of the major communities within the Anangu Pitjantjatjara Yankunytjatjara Lands (APY Lands) in response to the need to establish a clear framework within which to accommodate development. Building works have, in the past, been initiated in some communities by State and Federal Government agencies without reference to clearly defined plans for the physical growth of the communities.

For the Anangu to be able to take responsibility for guiding the development of their communities and to protect places of cultural significance they need to have structure plans in place which are an expression of how they wish to see the physical development of their communities occurring.

Most of the funding for community facilities comes from a variety of sources outside the APY Lands. In the absence of adopted structure plans, some new facilities have been put in place without adequate input from community members and in locations which could be adversely affected by environmental conditions.

It is recognised that due to the remoteness and limited commercial opportunities within the APY Lands that outside funding to sustain the communities will be required for the foreseeable future. In addition, it is anticipated that local communities will continue to have only limited influence on the timing, scale, scope and funding of the infrastructure and development works being undertaken.

Furthermore, the high cost of providing and maintaining infrastructure in communities located great distances away from major urban centres, necessitates that existing infrastructure and facilities are well utilised.

As such, while it was essential to obtain input from the community members on the content of the structure plans, it was also important to seek out and include input from those agencies and authorities with responsibility for the current and future provision of services and infrastructure.

The plans give cause for questions to be asked about the sustainability of the communities, in particular with regard to underground water resources. At the present time there are concerns regarding the sustainability of water supplies in some communities. Ongoing investigations are required across the APY Lands for how to not only provide for future increases in population but also to accommodate current population levels over time.

Groundwater monitoring undertaken by the Department of Water, Land and Biodiversity Conservation at Mimili indicates an adequate supply of water from the existing bore field.

The structure plans have been prepared during a time of re-evaluation of past policies towards remote Indigenous communities and uncertainty in regards to future funding. The structure plans however provide a robust framework to accommodate physical changes reasonably expected to occur and allow for flexibility when future development pressures arise within the five to ten year life of the plans.

2.2 Tasks

The methodology followed for the preparation of the Community Structure Plans is summarised below:

- Investigation and research.
- Plan formulation and refinement through testing and review.
- Development of a preferred plan.

2.2.1 Stage 1: Preliminary Investigation

- Project Inception meeting with Planning SA and other stakeholders.
- Obtain relevant documents, demographic details, community contact details.
- Obtain base mapping, aerial photographs and format base plans.
- Site visit and undertake site inspection.
- Community consultation.
- Mapping of physical constraints, opportunities, infrastructure, housing, and community facilities.
- Documented meeting/s, interviews.

2.2.2 Stage 2: Structure Plan - Formulation

- Prepare draft Structure Plan.
- Site visit.
- Meeting with Community to present draft Structure Plan and receive comments.
- Copies of draft Structure Plan left to be distributed to school, art centre and placed on community notice boards.
- Meeting with client.
- Client and other stakeholders review structure plan, provide comment.

2.2.3 Stage 3: Draft Structure Plan - Review and Revision

- Comments received, modifications made to the Draft Structure Plan.
- Draft Report prepared.
- Site visit.
- Meeting with Community to present revised draft Structure Plan and Report and receive comments.
- Copies of revised Plan and draft Report left to be distributed, placed on Community notice boards.
- Meeting with client, provide copy of revised Structure Plan, draft Report for comments.

2.2.4 Stage 4: Structure Plan and Report - Finalization

- Comments received from stakeholders, modifications made to final Structure Plan, Report.
- Prepare final Structure Plan and Report.
- Site visit to address APY Executive meeting.
- Copies of Structure Plan and Report issued.

3.0 REGIONAL AND LOCAL CONTEXT

3.1 Land Tenure

Mimili is part of the Anangu Pitjantjatjara Yankunytjatjara Lands which are incorporated by the Pitjantjatjara Yankunytjatjara Land Rights Act in which the SA Parliament gave title to the APY Lands to Aboriginal people in 1981.

3.2 Anangu Pitjantjatjara Yankunytjatjara Executive Board

The Anangu Pitjantjatjara Yankunytjatjara Land Rights Act, 1981, provided for the vesting of title of the Anangu Pitjantjatjara Yankunytjatjara Lands to the people known as Anangu Pitjantjatjara Yankunytjatjara. The Executive Board of Anangu Pitjantjatjara Yankunytjatjara (APY) was constituted under this Act. The administrative centre of the APY Lands is at Umuwa near Pukatja.

The APY Executive Board oversees the activities of the various constituent groups serving the needs of the people on the APY Lands. It also helps shape policies regarding economic and social development. The Executive Board comprises elected members from across the APY Lands and they choose their own Chairperson.

Under the Act the functions of the Executive Board of Anangu Pitjantjatjara Yankunytjatjara are:

- to ascertain the wishes and opinions of traditional owners in relation to the management, use and control of the APY Lands and to seek, where practicable, to give effect to those wishes and opinions;
- to protect the interests of traditional owners in relation to the management, use and control of the APY Lands;
- to negotiate with persons desiring to use, occupy or gain access to any part of the APY Lands; and
- to administer land vested in Anangu Pitjantjatjaraku.

3.3 Community Management

Mimili is controlled and managed by a Community Council and supported by an administration staff member. The community has a corporate CDEP with members participating in a range of employment activities. It employs staff through CDEP projects including administration and maintenance work within the community.

3.4 Nganampa Health Council

Nganampa Health Council is an Aboriginal owned and controlled health organisation operating on the Anangu Pitjantjatjara Yankunytjatjara Lands in the far north west of South Australia. Across this area, Nganampa Health operates clinics, an aged care respite facility and assorted health related programs including aged care, sexual health, environmental health, health worker training, dental, women's health, male health, children's health and substance abuse prevention.

The main clinics are located at Iwantja (Indulkana), Mimili, Fregon, Pukatja (Ernabella), Amata, and Pipalyatjara while smaller clinics are located at Yunyarinyi (Kenmore Park), Nyapari and Watarru. The organisation has administration offices at Umuwa and Alice Springs.

3.5 Ngaanyatjarra Pitjantjatjara Yankunytjatjara Women's Council

The Ngaanyatjarra Pitjantjatjara Yankunytjatjara Women's Council (NPYWC) was formed in 1980. NPYWC has its administrative office in the main regional town of Alice Springs, Regional offices are located at Umuwa in SA and in Wingellina, WA.

The objectives of the organisation are:

- Provide a forum for Ngaanyatjarra, Pitjantjatjara and Yankunytjatjara women to discuss their concerns;
- Promote women's membership of and participation in community councils, ATSIC Regional Councils and other organisations;
- Help individual women achieve further training, education and employment;
- Assist in the establishment of appropriate health, education, cultural, artistic and social services;
- Promote and support the achievements and authority of women;
- Distribute information about issues of importance to women;
- Promote and encourage women's Law and Culture.

3.6 PY Media

PY Media is incorporated as the regional body to assist communities to develop their own community media centres. It has a regional office at Umuwa and offices in Alice Springs.

PY Media is known nationally as a leader in remote communications. Its achievements demonstrate innovative and appropriate technological solutions for Indigenous people living in remote Australia. PY Media manages a number of communication and media projects including:

- Provide services to communities on the APY Lands and NT communities.
- Radio: training, maintenance and upgrades.
- Video: training, maintenance and upgrades.
- IT: training, maintenance and upgrades.
- WaruTech: UHF, broadcast maintenance: TV and radio services.
- Channel 31: broadcast per day nationally on the Imparja footprint.
- Video Conferencing: installation, training and maintenance.
- Radio Vision project in all communities.

3.7 AP Services

Anangu Pitjantjatjara Services (AP Services) is based in Alice Springs and has an office and works depot at Umuwa. Umuwa is located approximately central to the major communities on the APY Lands.

AP Services is an independent organisation providing a range of services to Anangu Pitjantjatjara Yankunytjatjara. This involves project management and coordinating maintenance programs that support APY's responsibility as the land owner/land title holding body, particularly Anangu environmental health and safety. AP Services works very closely with Nganampa Health's UPK section.

AP Services has been responsible for: roadworks (including grading and realignment), housing repairs and maintenance, development and construction projects, construction inspection, waste management, homelands essential services, bore maintenance and alternative energy programs and other works related programs as they evolve.

4.0 HUMAN AND ECONOMIC ENVIRONMENT

This part of the report provides background information on the Mimili community. It includes details about its population, economic activities, the transport network and climate. This section is drawn from various reports and other sources.

The APY Lands are located in South Australia's most northern region. They are bordered by Western Australia to the west, Northern Territory border to the north and encompass the Great Victorian Desert to the northeast. It covers an area of 105,000 square kilometres, which is approximately 10.7% of the state's total area.

4.1 Community Demographics

The 2001 demographic profile for Mimili provides some context for understanding the demographics of the community. The following characteristics are noted:

4.1.1 Population

The actual 2007 population is difficult to fix given the transient lifestyle of many of the residents however it is understood that there are now close to 300 people living in the community.

Mimili community had a population of approximately 264 people in 2001. Of those people, 228 (86%) were Indigenous persons. The core population fluctuates with many residents being transient.

Using the 2001 census figures, the median age of Indigenous people in Mimili is 22 years while the median age for the state as a whole was 37 years. The gender ratio is expressed as the number of males per 100 females. The gender ratio for Indigenous people at Mimili is 101.8. This suggests a young population, with a balance in the population of males and females.

4.1.2 Household Status

Occupied private dwellings are used as the basis for analysis and a family is defined as two or more persons, one of whom is at least 15 years of age who are related by blood, marriage (registered or de facto) adoption, step or fostering and are usually resident in the same house.

In Mimili 66.7% of households were family households. The most common type of family is a couple with children (44%), followed by families without children (36%).

There are now 31 community occupied houses; accepting an Indigenous population of 250 this indicates an average household size of 8.1 persons per house.

At times residents may be waiting for accommodation, others might be visiting from affiliated homelands or communities, others might be travelling on lore or other culturally related activities. There may be occasional influxes of visitors during lore business and sporting events such as football carnivals. The population can increase significantly during such events. Similarly, when lore business and sporting events occur elsewhere in the APY Lands, attended by Mimili people, the population is temporarily reduced.

4.2 Historical Context

Mimili community is located on land that was previously used for pastoral activities. The community was established in the early 1970's after the land was returned to the Traditional Owners and in the late 1970's the first school was begun.

The land which the community occupies was previously used as part of the Everard Park Cattle Station. Many of the older members of the community worked on the station undertaking mustering, branding, droving and breaking horses in for gymkhanas and race meetings. This association with horses has continued and horses are kept by a number of people for recreation purposes.

4.3 Economic Context

4.3.1 Local Economy

Employment is provided at the school, health clinic, swimming pool and in community policing as well as CDEP employment activities associated with maintenance and administrative works. A number of community members also produce artworks to supplement their income.

4.3.2 District Community Facilities

Alice Springs in the Northern Territory is the nearest major town and supports a population of approximately 25,000 plus many more visitors during peak tourist periods. The town provides a wide range of education, health, administrative, commercial, sporting and cultural facilities.

There is a strong reliance on the regional facilities located in Alice Springs due to its proximity and accessibility and this arrangement seems likely to continue into the future.

4.4 Transport Network

Mimili is serviced regionally via a strategic freight and tourist road network using the Stuart Highway to connect to Alice Springs (485 km to the north). There is a 75 km unsealed road to the Stuart Highway. Road conditions to the other communities on the Lands vary from impassable after rains to very rough during dry periods.

Internal community roads are sealed and have concrete kerbs. Speed humps and large rocks at the edge of the roads have been put in place to help control vehicles.

4.5 Climate

Mimili has a dry climate with hot summers and mild winters. It has a similar climate to Marla which is 90 km to the south east on the Stuart Highway and where there is a weather station. The recorded annual average rainfall is 233 mm. While the average rainfall is higher during the warmer months of the year, there is also considerable variation from year to year.

January is the hottest month, with an average maximum temperature of 37°C. By contrast winters are mild, with July average maximum and minimum temperatures being 20°C and 5°C respectively. The wettest months are November to March, with February being the wettest month with an average rainfall of 31 mm.

5.0 EXISTING DEVELOPMENT

5.1 Housing

Existing residential development consists of 45 houses including attached dwellings. Fifteen of the houses are reserved for administration, store, health, education and essential services staff. The remaining 30 houses are occupied by Anangu.

With the Anangu population of Mimili being approximately 250 people this indicates a household density of approximately eight people per house, however it is reported that some houses accommodate extended family members and have over a dozen people residing in them for long periods.



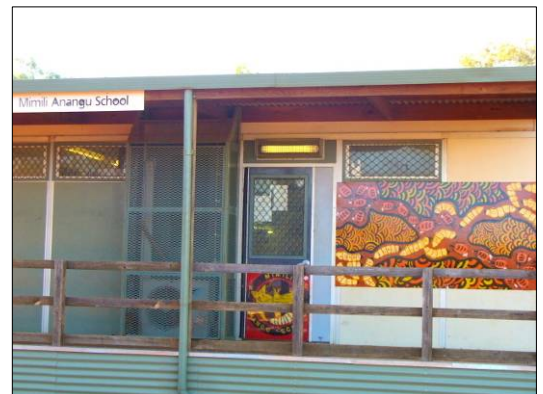
Typical new housing

Approximately 13 houses have been built in recent years. The remaining community houses are in a fair to poor condition. Community Council members have confirmed that many existing dwellings are overcrowded and there is a need for additional housing. A number of houses have been demolished in recently these serviced sites provide the opportunity for new dwellings to be established within the existing residential area.

House sites are mostly rectangular and have areas of approximately 900-1,200 m² with frontages of 35-40 m.

5.2 School

Mimili Anangu School has over 100 students. Curriculum areas are coordinated between Anangu schools and are based on standard South Australian curricula. The schools have a strong history of curriculum/policy development and documentation, aided by regular meetings of curriculum working parties. There is ongoing modification of standard curriculum documents to meet the needs of Anangu children.



Mimili School

No major new school facilities are proposed, however the existing basketball courts are to be relocated to the west to provide room for future development to occur. Some expansion of the existing recreation facilities are anticipated; a gymnasium and playground are proposed for the area between the swimming pool and the school buildings.

5.3 TAFE

Mimili TAFE is located near the eastern entrance to the community. Additions to the building were completed at the beginning of 2007. The TAFE is a modern well equipped facility which provides a range of tertiary courses for the students.



Mimili TAFE

5.4 Store

The Mimili store is a large relatively modern facility located close to the office on the north western edge of the community. The store has a range of fresh and frozen foods and also stocks clothing. Fuel bowsers are located in front of the building.



Mimili Store

5.5 Office

The office is located opposite the store and is also close to the school. With the eastward expansion of the community it is over 500 metres from the housing near the football oval. While the building has office rooms and a meeting room it is cramped and inefficiently laid out. A paved parking area is located opposite and informal parking area adjoins the building.



Mimili Office

5.6 Arts Centre

The stone arts centre building was originally the community office. The centre has in the past been the focus for the production of art and craft however currently there is no arts coordinator and the centre is closed. Some community members produce artworks at their homes.



Mimili Arts Centre

5.7 Health Clinic

The Mimili Health Clinic is located opposite the school, it is a modern facility operated by Nganampa Health Council. The Council is an Aboriginal owned and controlled health organisation operating on the Anangu Pitjantjatjara Yankunytjatjara Lands.

There is no aged care facility located at Mimili.



Mimili Clinic

5.8 Open Space and Recreation

A number of trees have been planted adjoining the houses and there is an ongoing landscaping programme in place. However there are large areas of public space and road verges that lack trees and other vegetation and as a result the community has a harsh appearance and suffers from dust problems. It is anticipated that the situation will improve as the landscaping becomes more established.

A 25 metre swimming pool with change rooms, toilets, showers and shaded grassed areas was opened in 2006; it is located within enclosed grounds immediately to the east of the school. A 'no school no pool' policy has been established and is achieving positive results. The pool is also used by other communities in the area including Iwantja and Yunyarinyi.

The old shop building, opposite the current store, is now used as an indoor youth centre.

Football and softball ovals are located on the eastern edge of the community; they are not grassed and there are no plans to reticulate the area. Basketball courts are located next to the school and have lighting. Children's play equipment has been provided on the access road to the office and store. It is proposed that the adjoining area will become a community park over time.

Additional playground equipment is located further east of the pool at the rear of a housing area. A vegetable/ bush tucker garden has been established to provide employment and a low cost supplement to the community's dietary needs.



Mimili Swimming Pool



Bushtucker Garden



The Youth Centre

5.9 Industrial

There is a garage and workshop located adjoining the TAFE building at the south east entry point to the community. At the rear of the building is a loading ramp. The vacant land to the north of the building is used for vehicle access and parking. A small CDEP workshop, which is also used to store building materials and equipment, is located to the south of the store and the youth centre. It has been suggested that this facility may be expanded to the west in future.



CDEP Workshop

5.10 Police Facilities

A Police post is centrally located at a site to the south of the swimming pool however there is no permanent police presence in the community. Police from Marla undertake patrols across the APY Lands and visit Mimili as required.



Mimili Police Post

5.11 Cultural Purpose Sites

The rocky Everard Ranges which surround Mimili are of strong cultural significance for the local people. They contain the site of the Maku or witchetty grub dreaming. The dreaming is very important to Anangu and is taught through story and dance.

Open air church services are held within a structure north of the store on the edge of the community. The Mimili cemetery is located approximately 400 metres north of the community.

When development is proposed further enquiries should be made with the Community Council and APY regarding the significance of the particular site.



Mimili open air Church

5.12 Visitor Camping Areas

Visitors for cultural and sporting events camp in an area on the southern boundary of the community on a site adjoining one of the access roads into the community. No power facilities are currently provided at this site, however it is proposed that ablution facilities would be provided in future. It is also proposed that ablution facilities would be provided at the southern edge of the football oval for players and visitors.

6.0 EXISTING INFRASTRUCTURE

6.1 Water Supply and Reticulation

Regular groundwater monitoring on the Lands is undertaken by the Department of Water, Land and Biodiversity Conservation. These investigations provide details of water bore production and have indicated that aquifer recharge at most of the communities is generally being restored to, or above, the levels recorded at the time of drilling.

At Mimili it has been found that despite significant increases in extraction that there is no evidence of water bores drying up now or in the near future with the prognosis for sustainability being positive.

The community water supply is drawn from 3 bores (MMB-M3, MMB-M59, and MMB-M61). The bores are located within area approximately 2 - 4km south east of the community. All bores are fitted with electric submersible pumps. An automatic control system is installed to start the bore pumps on demand. The pump history indicates that these readings returned to the higher readings following periods of lower use.

The water from the bores is pumped to two 243kL storage tanks in the fenced central tank yard. The water is UV treated and transferred to the 15kL tank on 10m stand prior to reticulation throughout the community. A dual reticulation system, has been installed but only one of the pipes is currently being used. Each consumer point is equipped with an isolation valve and water meter.

A reverse osmosis treatment system is also contained within the central tank yard and treats water for the school, clinic and community kitchen.

Several buildings do have rain water tanks for internal use. In particular, the swimming pool has a rainwater harvesting system.

The sustainability of water resources will need to be taken into consideration when considering any future significant expansion of the community.

6.2 Effluent Collection and Disposal

All existing dwellings, community buildings and public ablution blocks are connected to a septic tank that flows in turn to the reticulated gravity common effluent drainage system. Effluent waste is collected by 100 mm PVC mains and directed to the effluent pump station. Septic tanks are cleaned out by AP Services every 12 months.

The effluent pump station is located on the southern boundary of the community.



Water tanks and treatment facility



Rain water tanks at the swimming pool



Effluent pump station

The pump station is equipped with two electric submersible effluent pumps, a large overflow well and an automatic control system. Sewage is pumped via an 80mm PVC rising main to the sewer ponds located 1km further south of the community.

Two plastic lined earth banked sewer ponds are used to treat and evaporate the effluent. One pond remains full while the second fills halfway in times of heavier use. The ponds are fenced, however vandalism leads to blockages in the culvert which result in overflow, thus requiring maintenance.

6.3 Electrical Generation and Distribution

The community's power compound comprises a corrugated iron shed containing the two diesel generator sets and two diesel fuel storage tanks, 14kL and 26.4kL capacity, in a separate above-ground bunded area. The larger tank is constantly used, while the smaller tank is used as backup but emptied during use once a year.

Power is reticulated throughout the community by a standard ETSA overhead system with a combination of high voltage (11,000 V) and medium voltage (415/240 V) power lines. Street lighting is provided by standard street lights mounted on stobie poles.



Power station

The electrical reticulation system has a protection system, which provides protection to consumers for system overload, unbalanced loads and earth fault conditions. The bores providing water supplies to the community are powered by a 19 kV SWER line.

The electrical supply for Mimili will be sourced from the new Central Power Station at Umuwa. The existing system should be retained as a backup system.

6.4 Road Network

Access to Mimili is from the unsealed link road connecting the Stuart Highway and Iwantja, Fregon and the other communities in the eastern APY Lands.

The sealed and kerbed internal road network has been developed in response to the original grouping of houses and facilities within the slopes of and around the base of the Everard Ranges. A gradual expansion of the community to the east has occurred away from the original cluster of key community buildings which include the store, office, church services area and school.



Sealed kerbed roads and rocks to control traffic

This has led to a scattering of buildings and a poorly connected road pattern. It also discourages community members from walking and leads to drivers seeking short cuts through public areas. A series of concrete east west footpaths somewhat reduces the adverse impact of the road layout.

Streets have not been named and there is a lack of signage to facilities. This not only makes it difficult for visitors to find their way around it also has the potential to reduce response times in the event of an emergency.

6.5 Aerodrome

The aerodrome is located approximately 4 kms south west of Mimili; it has a length of 1,526 metres and night landing facilities. It is used regularly for postal, emergency and passenger services.



Mimili aerodrome

6.6 Drainage

The sealed and kerbed roads are supplemented with a network of below ground and surface drains which captures storm water and drains it to the south away from the community.

There is some water pooling within the community for short periods after heavy rains however this does not restrict access or have any significant impact on the community.

There can be a significant amount of storm water runoff from the rocky hills abutting the northern side of the community. This disperses quickly however attention needs to be paid to measures to redirect storm water around and away from any proposed buildings in close proximity to the hills.



Drainage channel to the east of the community

6.7 Telecommunications

The community is reticulated with Telstra infrastructure. A Telstra optic fibre facility is located west of the TAFE building. There is a public phone and telephones at the office, school, clinic and store. PY Media provides radio, television and internet services to the community.

7.0 OPPORTUNITIES AND CONSTRAINTS

7.1 Areas of Cultural Significance

The main areas of cultural significance are located to the north and south of the community in the Everard Ranges. When development is proposed further enquiries should be made with the Community Council and APY regarding the significance of the particular site.

7.2 Landform

The majority of buildings and facilities are located on gently sloping land at the base of the ranges. The soils are sandy, drain well and do not impose constraints on building. The area is not heavily vegetated and the density of original trees and shrubs has been further reduced by vehicle movements.

There are no physical constraints to the future expansion of the community to the relatively flat land immediately south of the original community buildings.



The community is located at the base of a range of hills

7.3 Localised Flooding

Existing buildings are not affected by floodwaters however the run off from the hills should be taken into account when considering future building sites.

There are no permanent creeks in the area however after heavy rains a water course close to the eastern boundary of the community runs from the hills and drains away to the south east. Box culverts were incorporated into the design of the roads when they were sealed to prevent the roads from being blocked by storm waters. Water pooling can occur after heavy rains however this disperses relatively quickly.



Watercourse near the eastern boundary

7.4 Water Bores

The three bores are located in an area approximately 2-4 kilometres to the south west of the community. Power lines from the community are connected to the pumping equipment at each of the bores. The nearest bore is located approximately 1.5kms away from the sewer ponds and rubbish pits. The proximity of the bores away from the community protects the integrity of the water supplies and as such buffer areas are unnecessary.



Water bore M1

7.5 Sewerage Disposal

The dwellings and other buildings have septic tanks which are connected to the two sewerage ponds located 1.2 km to the south east of the community. A compound with 2.0 metre locked fence surrounds the ponds. The ponds are located a sufficient distance from the community and other infrastructure to ensure that they have no adverse impact.

The effluent pump station is located on the southern edge of the community approximately 180 metres south of the nearest dwellings. When the pump station equipment malfunctions sewerage overflows to the south away from the housing areas. It is proposed that a 200 metre buffer area be established around the pump station to indicate that there should not be housing in this area.



Sewerage ponds

7.6 Waste Management

The waste management area is located at a site adjoining the sewerage ponds approximately 1.2kms south east of the community. Rubbish is dumped in pits approximately 2.0 metres deep which are later backfilled. The area is partly within a compound surrounded by a 2.0 metre wire mesh fence however much dumping has occurred in the area surrounding the fenced compound.



Waste disposal pit

7.7 Industrial Areas

The power generators are located on the northern edge of the community within a narrow valley between two small hills. This location prevents noise from the equipment from having any impact on the neighbouring areas.

Power is due to be provided from Umuwa within the next 12 months; the existing diesel facilities will remain as a backup.

Other industrial facilities at Mimili include the CDEP storage shed near the youth centre and the workshop / storage shed which adjoins the TAFE centre. It is anticipated that these facilities can continue to operate without adversely affecting the amenity of the adjoining areas.



CDEP workshop

7.8 Dust

Within the community and the surrounding area there is only a light cover of grasses and other vegetation, as such large amounts of dust are generated in windy conditions. Trees and shrubs have been progressively planted over the years to assist with the control of dust, provide shade and improve the amenity of the community.

Although the roads have been sealed there remains a problem with vehicles being driven off the sealed roads. While this can be tackled with the use of barriers drivers need to be made aware of the need to keep to the sealed roads within the community.

Traffic on the access road to the Stuart Highway, although a couple of hundred metres away from the community, also contributes to the dust problem.



Road sealing and landscaping works are assisting with the reduction of dust

8.0 LAND USE RISK ASSESSMENT / RESPONSE

The region within which Mimili is located is not one which is subject to catastrophic events such as cyclones, tropical storms or earthquakes. However isolation from other major regional centres, restrictions on accessibility in the event of an emergency and limited resources to deal with even small scale events increases the vulnerability of the community.

The protection of essential services and infrastructure such as the power supply, water supply and sewerage network is also critical to the normal functioning of the community. The main hazards the community is exposed to are local fires, possibility of severe storms and flash flooding.

The Mimili Community Structure Plan provides an important component of an emergency management plan. By reducing the exposure to risk, working with the natural environment and identifying appropriate locations for development it provides a framework within which the emergency management plan can be developed.

8.1 Isolation

The remote location of APY communities, in the north west of SA, makes them difficult to travel to at certain times of the year. When rain causes flooding, roads can be cut which then limits supplies of essential goods such as fresh food, fuel for generators, and services such as medical attention.

The only alternative is air transport which is very expensive and which cannot re-supply communities with heavy items. In the event of an emergency such as a major fire it may take a number of hours for specialised equipment to reach the community. The community has a small water tanker and pump to respond to fires.



Filling the small water tanker

8.2 Access

Road reliability and travel safety is a key concern for those living at the communities. Poor road conditions contribute to isolation and in turn safety and sustainability. Improving the standard of access roads to Mimili and the other communities on the Lands is the primary means to help reduce the impact of isolation. This requires the provision of adequate road funding.

Roads should be planned and designed consistent with accepted engineering standards. Apart from regular grading maintenance, few roads are upgraded to a higher standard of vertical and horizontal alignment, width and base course.



Vehicle access routes within the community are indirect

Within the community the lack of direct access, cul de sacs, poor road connections, a scattered pattern of development and lack of signage creates obstacles to a rapid response in the event of an emergency. Streets should be named and signage should be established for the streets to indicate the location of community facilities.

8.3 Potential Hazards

Possible hazards and the impact they might have on people, houses, community buildings, services and the environment are set out below:

The Impact of Hazards on:	Hazards and What They Might Affect		
	Fire	Storms	Transport Accident
People	x	x	x
Houses	x	x	
Community Buildings	x	x	
Services	x	x	
Environment	x		

The Structure Plan integrates a number of initiatives and recognises existing measures that help reduce the impact of hazards and assists with the response to events should they occur. These measures include:

- Avoidance of areas for future development which have the potential to be affected by flooding from the water course;
- Location of the waste management area away from the community within a fenced compound to discourage unauthorised access and as a protection from fire and to protect the water catchment areas;
- Location of sewerage ponds away from the community and within a fenced compound to discourage unauthorised access and possible contamination of water catchment areas;
- Avoidance of housing within the buffer area of the effluent pumping station;
- The diesel generators to be retained as an emergency backup in the case of a breakdown with the future power connection to the Umuwa power station;
- Good access to the Stuart Highway in the case of an emergency and for medical evacuation by road if required;
- Water bores located away from sewerage ponds, the rubbish tip and areas of development to protect the groundwater source catchment areas;
- Dust reduction initiatives including increased landscaping; and
- A small fire tanker and overhead water tanker filling points exist in the community. In the case of a major fire the community would be reliant on equipment based 110kms away in Marla.

STRUCTURE PLAN

1.0 STRATEGIC DIRECTION

1.1 Community Aspirations or Vision

During the visits to Mimili discussions were held with community members to develop the Community Structure Plan. It was explained that the Structure Plan makes provision for future development, making sure that buildings and activities are put in the right place so the people who live in the community can be safe and healthy.

It was explained that, although the Community Structure Plan is not a management plan and does not incorporate a financial program to undertake the desired improvements, it can assist the development of these strategies. The Plan relates primarily to future building and infrastructure works and will also assist with the consideration of measures for the ongoing sustainability for the community.

In addition to the views and aspirations of the community members, discussions were also held with the administrative staff, APY and AP services, government agencies and service providers regarding their existing and future programs to fund housing, facilities and infrastructure.

The types of issues raised included:

- Where should new houses go? Do we need different areas for different families?
- Where should we put noisy or smelly activities?
- Are the roads safe? Where do the trucks go?
- Where does the drinking water come from and how can we look after it?
- Is there flooding here?
- How should we look after visitors?
- Should there be more parks or meeting places?
- Are there 'no-go' areas?
- Are there places for young people and old people?

Responses to these matters were incorporated into the draft plans and were modified following further discussion with the stakeholders. The aspirations for the community were tempered by their knowledge that there are only modest amounts of funding available for development. In addition, budget timeframes set for the community are often short term and there are limited opportunities for community members to influence decisions on funding.

Satisfaction was expressed with the way the community has developed and facilities had expanded over time however concerns were raised about living conditions. It is apparent that there is overcrowding within the dwellings and that much of the housing stock requires upgrading.

Despite the significant addition of new housing stock in recent years the overall housing supply has not increase as many of the new dwellings have replaced older dwellings which have or are to be demolished. Camping facilities for residents without housing and for visitors also needs to be improved. Also, there are no ablution facilities for visitors attending sporting or cultural events.

The shortage of housing has an impact on the non Anangu administrative staff. Positions at the office cannot be filled until suitable housing is available.

No major new commercial enterprises are proposed. It is anticipated that the bush tucker and vegetable garden will supplement the supplies available at the store. The lack of an arts coordinator has restricted the development of arts and crafts however community members continue to produce material at their homes. This provides a small source of outside income.

Concerns exist about the lack of a permanent police station at the community. Having a police station is seen as being desirable as it can prevent minor incidents from escalating and the presence of police personnel provides reassurance to community members. Housing stock would also be required as part of the upgrading of the police facilities.

1.2 Strategic Direction

It is anticipated that Mimili will continue to grow with facilities improving in response to the local needs. Community members will maintain ties to the surrounding country which holds their dreaming stories and is of great cultural significance to them.

The connection of Mimili with other communities within the Anangu Pitjantjatjara Yankunytjatjara Lands will continue to be highly significant. In addition to cultural, family and sporting ties there are also issues associated with the provision of services such as health, education, administration, infrastructure provision and business that will ensure a strong bond between Mimili and the other communities on the APY Lands.

Reliance on various State and Federal agencies for funding and as a source of income and changes in policy approaches has led to uncertainty about the medium to longer term sustainability of the some of the communities in the APY Lands. These issues have an impact on population levels, service provision and the capacity of families to remain in the smaller remote communities. As such the structure plan needs to have the flexibility to accommodate a range of growth scenarios.

2.0 FUTURE DEVELOPMENT

This section of the report describes the Structure Plan for Mimili. The plan is included as **Figure 1** Mimili Community Structure Plan.

2.1 Options Considered

The layout of the community that has been established provides a functional although somewhat disjointed and dispersed framework for the existing dwellings and facilities. It allows for the future expansion of the community to occur over time in a manner that provides a number of development options. Discussions with the community representatives have not indicated any desire to depart from the established layout of the community.

There have been no physical constraints identified that would necessitate the consideration of alternative sites for the community or would prevent the expansion of the community through incremental growth. This approach will also minimise the costs involved with the extension of infrastructure.

There is a significant amount of relatively unconstrained land to the south of the main cluster of community facilities. This land will be adequate to accommodate the potential expansion of the community over the life of this plan. The Structure Plan provides for additional infill housing sites in a pattern and at a density of those already established.

No preference for housing sites away from the established area of Mimili was expressed. The high cost of extending infrastructure, the need to fully utilise existing facilities and the relatively uncrowded existing housing areas encourages an incremental approach to the development of the community. In addition there are a number of existing vacant serviced lots in different localities providing some degree of choice for future housing sites.

These issues also apply to the location of future community facilities. Sites that are centrally located will present less problems and lower costs for the extension of services and will be more accessible. A compact community layout also has the benefit of encouraging people to walk rather than drive to neighbours' houses, the office, store, school and other facilities.

A 400 metre or 5 minute walk catchment area is shown on the structure plan to assist with the consideration of the location of future facilities.

2.2 The Structure Plan

The Structure Plan has been prepared from an assessment of the site's physical and environmental characteristics, existing infrastructure, regard for the population demographics and constraints (physical, servicing). These factors have guided the form of the plan.

2.3 Land Use Sites

The Plan allocates land use sites throughout the area of the community and provides for objectives for each use type and development guidelines to help in the control of the scale and location of buildings on each site.

The Plan identifies preferred locations for land uses. Land use sites include:

- Housing
- Community Purposes

- Commercial
- Industry/Utilities
- Parkland/Recreation/Rural

Where an alternative land use is proposed for a site the Community Council may proceed to consider the suitability of the use taking into account the Planning Objectives and Development Guidelines for land uses set out in the Background Report.

2.4 Buffers

The Structure Plan contains buffers as a means of providing separation from incompatible uses or from those that generate noise, smells or other emissions. The buffers also provide protection for sensitive uses or facilities. The following land use buffers are identified in the Plan.

- The power station located to the north of the community has a buffer of 100m. It is proposed that the new generator located at Umuwa will supply power to the community within the next 12 months.
- The effluent pump station has a 100 metre buffer. The pump station has been known to break down at times which results in sewerage overflowing into this area.
- The water course near the eastern boundary of the community flows after heavy rains. From anecdotal evidence it appears that the floodwaters keep within the banks and disperses quickly. However of the careful consideration will be necessary when considering development proposals in this area.

2.5 Street Network

The structure plan provides for future minor extensions of the road network to make additional sites for houses and other community facilities available. The existing road layout in the south west of the community lends itself to an extension of the current layout.

2.6 Housing Areas

The under provision of housing is a common problem throughout the APY Lands. While the structure plan does not provide access to funds it does identify future development areas which are acceptable to the community and where housing can be established in the most cost effective manner.

Following the development of a number of new houses over past two years and with the exception of accommodation for young men which is proposed for a site to the south of the football oval no new housing is currently programmed. A number of the original houses have been removed and other older houses in poor condition are to be demolished. They will provide approximately seven serviced housing sites for future development when funds become available.

In addition there are areas suitable for housing on relatively level sites to which services could be extended in the south west of the community. This area could accommodate over 20 future dwellings.

2.7 Community Purpose Sites

The Community Purpose sites on the structure plan which include the administration building, store, school, church, arts centre and police facility are capable of being upgraded or expanded as demand arises and funding becomes available.

The arts centre building contains asbestos and is to be removed however there is no funding available for a replacement structure.

The community hall is to be refurbished to accommodate a future 'Homemaker Centre'. The hall will also continue to be used for indoor church services. A Rural Transaction Centre is to be developed on the land to the north of the store.

2.8 Parks and Recreation

No significant changes are proposed for the existing parks and recreation facilities and no major new development are proposed. The community is currently relatively well provisioned with these facilities. It is however proposed that the recreation area on the left of the access road to the office will be upgraded with additional landscaping to create a small park.

Community members have already initiated a successful tree planting program which has provided shade and some protection from winds. This will continue in future.

2.9 Visitor Camping

The current housing shortage results in some visitors and residents having to camp in areas outside the community. It is apparent that after the new houses are occupied some people will continue to camp out. It is proposed that ablution facilities and power will be located to the south of the community to help improve the conditions of those living there.

There are no formal camping areas designated for short term visitors attending sporting and cultural events. It is proposed that ablution facilities would be provided to the south of the football oval for the use of those using this area for accommodation whilst attending sporting events and for other short stay visitors.

2.10 Light Industry

At this time there are no commercial activities of this nature in operation. The community lacks a workshop and compound to house CDEP materials and other equipment. A site has been proposed near the TAFE buildings for these facilities.

2.11 Waste Management

It is not proposed that the waste management area which is located approximately 1.2 km south east of the community would be redeveloped. The facility has the capacity to accommodate the waste disposal needs of the current and future population. Attention is required to ensure that the waste is contained at the site through regular infilling.

2.12 Agriculture

The vegetable/ bush tucker garden has only been established relatively recently. No changes are proposed at this time.

2.13 Development Issues

Issue	Response	Upgrading Proposals
There is a need for additional housing.	Limited funding for new housing. It is anticipated that the demand for housing will continue to grow.	Some existing housing stock requires upgrading / replacement. No funding is currently available for additional houses. Provision of basic ablution facilities for those without housing.
Dust generation and lack of shade from un-vegetated areas.	Additional landscaping required.	Continuation of the landscaping program is proposed.
Under provision of housing stock. Lack of facilities for visitors.	Limited funds for new housing and visitor ablutions.	Sites have been identified for ablution facilities near the football oval and near the southern edge of the community.

2.14 Service Upgrades

2.14.1 Water

According to the plans, potential house sites located to the south and west of the community were reticulated during a recent upgrade. As such, extension of the system is not required to service lots in these areas.

Should new water mains be required, these should be installed by SA Water in accordance with the SA Water 'Water Supply Construction Manual'. Setback distances to roads and lots should follow the above manual wherever practicable.

2.14.2 Sewerage

Potential house sites to the south and west of the community have been sewer reticulated, therefore extension of the system to service new houses in these areas is not required. The sewer ponds appear to have adequate capacity for future development. Should there be any new installation of sewerage services, these should be done by SA Water in accordance with the SA Water 'Sewer Construction Manual'.

2.14.3 Power

The electrical supply for Mimili will be sourced from the new Central Power Station at Umuwa, therefore supply capacity should not impede development of housing. The existing system should be retained as a backup system.

Any installation or modifications to the power distribution required to service proposed housing sites should be done in accordance with ETSA Utilities Technical Standard TS-107 (Overhead Line Design Standard For Transmission & Distribution Systems).

2.15 Development Priorities

It has been possible to gauge some of the Community's objectives, special needs and requirements through discussions with Mimili Community Council, the Chairman, and the Municipal Services Officer. It should be noted that it will be essential to upgrade infrastructure prior to any new housing or community facilities being developed.

Immediate Priorities (0 – 1 years)

- Homemaker Centre to be established.
- Generator to be replaced with power from Umuwa.
- Landscaping works to be continued.
- Young men's accommodation centre to be constructed.

Medium Term Priorities (1 – 3 years)

- Rural transaction centre to be established.
- Removal of older derelict housing stock.
- Ablution facilities to be established for camping areas.
- Upgrading of housing stock.

Long Term Priorities (3 – 5 years)

- CDEP workshop and compound to be established.
- Upgrading of infrastructure as required.
- Additional housing as funding becomes available.
- Arts centre to be replaced.

3.0 POLICY AND ADMINISTRATIVE CONTEXT

3.1 Strategic and Statutory Planning Context

In South Australia, there are over 100 Aboriginal communities, many of which are located on land vested in the Anangu Pitjantjatjara Yankunytjatjara under the Pitjantjatjara Land Rights Act 1981. These communities are outside local government areas planning controls.

The Development Act 1993 provides an assessment process for planning and building throughout the state. It also provides for development plans at a regional and Council level, against which development applications are assessed.

In the case of communities outside local government areas, the Development Assessment Commission must approve any development or building work. The Development Assessment Commission receives development applications from a range of sources associated with Aboriginal communities, including the Office for Aboriginal Housing and contractors. It involves the owners of the land to ensure building plans have the agreement of the relevant community.

3.2 Land Not Within a Council Area (Far North) Development Plan

The Mimili community is located within the Land Not Within a Council Area (Far North) Development Plan Area. The following policies for Far North South Australia apply across the area.

3.2.1 Form of Development

Objective 2: Protection of the environment and minimization of conflict between recreation, tourism and other uses of land.

Objective 4: The economic, social, and cultural interests of the Aboriginal communities safeguarded.

Outside of mining, administrative and service centres, Aboriginal people with traditional ties to the land make up the majority of the population. Provision needs to be made to improve the economic resource base for Aboriginal communities and to protect their culture and heritage.

Development should, whenever appropriate, make special provision to improve the balance and stability of the population and to improve the cultural and economic prospects of affected communities. This will require that all communities and in particular Aboriginal communities, be consulted on all developments which would significantly affect their livelihood, lifestyle or traditional interest in the land. When assessing proposed developments emphasis must be placed on the social impacts as well as other environmental impacts.

Objective 5: Industrial, commercial, tourist and residential development restricted to recognised settlements, so that such development can be efficiently provided with services and interference with pastoral, mining and conservation interests is minimized.

Objective 6: Development which meets adequate standards for public safety, convenience, economy and amenity.

Objective 7: The coordinated provision of roads, public facilities and services in a manner which optimises the use of resources and public funds.

The development of community facilities at new settlements in proximity to existing settlements should be integrated to achieve the best use of resources. As the provision of services, such as electricity, water, sewerage and roads, is very expensive in remote areas, design guides and other means should be used to encourage development which makes the optimum use of available resources.

3.2.2 **Waste Disposal (Landfill)**

Objective 8: The orderly and economic development of landfill facilities in appropriate locations.

Objective 9: Minimization of environmental impacts from the location, operation, closure and post management of landfill facilities.

3.2.3 **Conservation**

Objective 11: The identification and management of areas of heritage value or special environmental significance.

The Far North contains many areas, sites and structures which are worthy of preservation. These range from specific localised items, of geological, palaeontological, cultural, archaeological or historical importance, to large areas of sacred, scenic, wilderness, habitat, or other special environmental significance. Because of the vastness and remoteness of the area, many have yet to be identified. Land and development should be managed in a manner which protects the heritage and environmental significance of these items in the long term.

Objective 12: The retention of environmentally-significant areas of native vegetation.

Objective 13: The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinisation, flooding or a deterioration in the quality of surface waters.

Objective 14: The retention of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.

3.2.4 **Telecommunications Facilities**

Objective 18: Telecommunications facilities provided to meet the needs of the community.

Objective 19: Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

3.2.5 **Renewable Energy**

Objective 23: The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.

Objective 24: Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

3.3 **Aṅangu Pitjantjatjara Water Management Plan, May 2002**

The Arid Area Catchment Water Management Board has responsibility for 103,000 km² that accommodate several large Aboriginal communities. The area is home to a combined population of approximately 2,650 people living in communities within the APY Lands.

The goals of the AP Water Management Plan include:

- Improve knowledge of groundwater resources and implement practices that will sustain groundwater resources.
- Maintain and improve groundwater quality.
- A management recommendation for the purpose of implementing management practices that will maintain the pristine condition of watercourses and surface water.
- Plans for improving community awareness regarding best water management practices.

The Plan makes recommendations for watercourse and surface water management and rehabilitation. It does not contain any specific proposals for Mimili.

3.4 **Natural Resource Management Plan**

The Australian and the South Australian Governments are working together to manage and improve the state's natural resources. The Federal Government Departments of Agriculture, Fisheries and Forestry and the Environment and Heritage jointly administer the Natural Resource Management plan. The Aboriginal Lands Integrated Natural Resource Management Regional Group has been given responsibility for developing and implementing, in consultation with local communities, the Aboriginal Lands Regional Plan for South Australia.

The plan is based on a 'whole of region' approach and addresses significant natural resource management issues incorporating social, environmental and economic problems.

Activities to be undertaken include:

- reducing water pollution and maintaining adequate water supplies;
- cleaning and protecting rock holes for biodiversity and cultural values;
- developing a dust mitigation program for at-risk areas, including revegetation with local native vegetation and stock management;
- developing biodiversity management plans for the Aṅangu Pitjantjatjara Yankunytjatjara Lands.
- monitoring for native and introduced plants and animals and supporting integrated control of weeds and ferals;
- implementing patch burning for wildfire control and associated benefits.

Some planning has occurred in the Aṅangu Pitjantjatjara Yankunytjatjara Lands, which has helped to identify priorities for future investments and will provide a guide to similar planning elsewhere in the region to determine how to deliver programs and projects that satisfy the criteria for Natural Heritage Trust funding.

Finalisation of these plans will allow funds to flow to enhance environmental and natural resource standards in the region. The Aboriginal Lands region is therefore well placed to take advantage of these government programs to 2007-08.

4.0 MIMILI COMMUNITY STRUCTURE PLAN - PLANNING OBJECTIVES

4.1 Form of Development

1. Development should form a compact extension of the Mimili community.
2. Development should not cause undue nuisance, lead to a deterioration in health and living standards nor adversely impact on the environment including the impact on ground water.

4.2 Integrated Risk Management

The approach to the land use planning of the community is to improve risk reduction while addressing requirements for community safety and sustainability. Specific objectives are:

1. Development is to be avoided in areas of high risk;
2. Development should not result in people having an increased exposure to potential risks;
3. Interference with natural processes is to be minimised in order to reduce risk;
4. Incompatible uses are to be separated;
5. Sensitive land uses and facilities are to be provided with adequate buffers;
6. Buffers are to be identified around activities which expose the community to risk;
7. New development is to incorporate design measures to facilitate a rapid response in an emergency situation.

4.3 Housing Areas

The objectives for the land in the housing area are:

1. To provide relatively unconstrained land while avoiding culturally sensitive locations;
2. To provide housing areas convenient to central facilities and amenities;
3. To ensure that the design of the housing areas provides for privacy, security and an attractive setting;
4. To provide housing areas with appropriate access to power, water, communications and roads;
5. To provide housing areas where there is minimal disturbance from noise and incompatible activities;
6. To protect the housing areas from incompatible development;
7. To provide for the safety of pedestrians in the design of housing areas.

4.4 Community Activity Areas

The objectives for the land in the community activity areas are:

1. To set aside sites for community uses including civic and cultural activities;
2. To provide an appropriate location for special activity centres, meeting areas and special interest group activities;
3. To provide for educational or training facilities;
4. To provide an area where visitors from places other than the community can stay for a short time.

4.5 Commercial Activity Areas

The objectives for the land to be used for commercial purposes are:

1. To set aside sites for commercial uses including retail and business activities;
2. To ensure that sufficient land is available for vehicle access and parking;
3. To provide for areas for people to gather before or after visiting the commercial facilities.

4.6 Utilities/Industry

The objectives for the land to be used for Utilities / Industry are:

1. To provide secure and strategic locations for utilities and industry;
2. To ensure that enough land is allocated to provide for major servicing utilities such as water and power;
3. To select sites that are convenient to service and safeguard, but far enough away not to be a nuisance to living areas;
4. To ensure that major underground services are protected and not be built over.

4.7 Parks/Recreation/Rural

The objectives for land in the Parks and Recreation area are:

1. To provide areas where people can play sport safely;
2. Landscape protection;
3. To assist in the control of dust;
4. To set aside areas for informal and passive uses (sitting, walking, talking);
5. To make sure land areas are set aside in the proper location for major recreation uses;
6. To make sure that adequate and appropriate land is set aside for formal and active recreation.

4.8 Storm Water Management

Storm water management should address the following:

1. Stormwater from properties within the catchment area should be collected and used within the locality of the catchment;
2. Stormwater from the area surrounding the community should be managed through the use of ponding banks to avoid large volumes of storm water channelling through the community;
3. The flow of stormwater from hard surfaces within the community should be interrupted by changing the ground profile to arrest the flow and assist with the absorption of stormwater.

4.9 Waste Management

The objectives for waste management are:

1. The development and provision of waste collection systems and disposal sites which are safe, environmentally sound and aesthetically acceptable, to ensure that the waste from public and private utilities is effectively managed.

5.0 MIMILI COMMUNITY STRUCTURE PLAN – DEVELOPMENT GUIDELINES

5.1 Integrated Risk Management

1. Development is to be avoided in the areas abutting the water course near the eastern boundary of the community which flows after heavy rains.
2. Residential development is to be avoided in the buffer area to the effluent pump station which can expose residents to health risks.
3. Until the Mimili is connected to the Umuwa power station the development of housing should be avoided within the buffer area around the current power station.
4. Future subdivision design is to facilitate access of emergency vehicles by incorporating interconnected roads and a permeable street pattern. The provision of a central fire tanker water filling point should be provided by the workshop.

5.2 House Sites

1. House sites should be of a sufficient size to meet the family, cultural and environmental needs. As a guide a minimum of 1,000 square metres should be provided for each house site.
2. All houses must comply with the Performance Provisions set out in the Building Code of Australia (BCA), and must additionally take into account the special conditions associated with the provision of housing for Indigenous people, particularly in rural and remote areas. The National Indigenous Housing Guide provides the underlying principles and guidelines for housing standards to be achieved.
3. Housing design solutions are to be culturally and climatically appropriate, are to address environmental health concerns, and are to incorporate robust, durable, low maintenance materials, services, fixtures and fittings suitable for remote areas.

5.3 Siting of Buildings on House Sites

1. Front building setback distances should be staggered where desirable, but should not be less than 6.0 metres from the front (street) or rear boundary.
2. Residential buildings shall be located centrally between the side boundaries. Residences should be located to take best advantage of prevailing cool breezes. Where possible residences should be orientated to overlook community and recreation facilities.
3. Preservation of existing trees is important and house siting can be varied to suit the location of trees.
4. Shade trees should be planted to the west first, then east and north as funds permit.
5. Rainwater tanks should be provided for each dwelling and community building to reduce the impact of stormwater in the catchment area and provide irrigation to shade trees.

5.4 Service Corridors

1. Where possible new underground infrastructure should be laid parallel to existing services. This will maximise the usable area for houses and community facilities and help avoid future disturbance to the services.

5.5 Stormwater Management

1. To avoid large volumes of stormwater from collecting within the road network sufficient land should be set aside for harvesting stormwater from roads at regular intervals.
2. Road verges should be between 5 to 10 metres in width. They should be designed to accommodate the construction of ponding banks and mounds to manage and reduce the amount of stormwater that would otherwise flow into the road system.
3. Sports ovals and other sporting facilities such as basketball courts and adjoining roads and parking areas can provide an opportunity for water harvesting and to utilise captured stormwater. The water can also be used to irrigate shade trees planted in the vicinity of the sports facilities.

5.6 Landscaping

1. Landscaping includes the planting and maintenance of trees, shrubs and grass and may also include street furniture, barriers and equipment. Existing trees should be preserved and maintained for shade and screening purposes.
2. Where possible local flora should be used in landscaping programmes.
3. Landscaping also provides shade, helps to reduce dust, assists in the control of vehicle movements and creates a more attractive living environment.
4. Wind breaks should be established for protection against cold winter winds and hot, dusty summer winds.
5. Stormwater collected from roofs and overflow should be used in the maintenance of landscaped areas.

5.7 Fences

1. All residences shall be fenced along the front, side and rear and shall be to the full perimeter of the lot. No front fences shall be higher than 1.2 metres, unless otherwise approved by the Community Council.

5.8 Waste Management

1. It is necessary to alleviate the potential for disease and nuisance (e.g. by reduced rat harbourage and other vectors of disease) by having an efficient refuse collection system, as well as a disposal site that is orderly, controlled, and one that encourages use.
2. Supplementing collective refuse disposal facilities by waste reduction practices, such as recycling and composting, is encouraged. Waste from large construction projects also needs to be removed and disposed of in acceptable manner, away from the site and at an agreed location, rather than disposed of in the local refuse disposal facility.

6.0 IMPLEMENTATION AND REVIEW OF THE STRUCTURE PLAN

The Mimili Community Structure Plan will be used as a guide to future development and to ensure orderly and proper planning. It will assist the community council, APY and Planning SA when they consider future development proposals for housing, community services and facilities, essential services and road works.

6.1 Application Requirements for Development

Development is not to be carried out on the APY Lands within the areas covered by the Structure Plans until a development application is lodged with the Development Assessment Commission (DAC) relevant fees paid and consent approval is obtained.

Development includes building work, land use changes and subdivision. All development requires Development Plan Consent, buildings and structures also require Building Rules consent.

The DAC considers APY approval advice prior to issuing Development Plan Consent.

Bodies proposing development (including government agencies and service providers) are to put forward a development proposal with relevant documentation to APY. Proposals should be consistent with the current Structure Plan for the Community and APY policies regarding development.

The APY Land Council shall examine the suitability of the proposal based on the objectives applicable to each use as shown on the Structure Plan and in the development guidelines and consult with its members, Community Councils and Traditional Owners, to ascertain their support. APY may request more information where it considers the application is not adequate for its members to arrive at a view.

APY will inform the applicant and the DAC in writing whether or not it supports the proposed application. The DAC will assess the application and may grant Development Plan Consent.

6.2 Changes to the Structure Plan

A proposed change to the Community Structure Plan, is to be prepared in a form that can be copied and circulated throughout the Community in such a way as to clearly show the changes. The revised plan should show the existing situation and how the Community Structure Plan will look with the changes.

From the time the proposed revised plan has been circulated, the Community Council shall not make a decision for at least one month. This time is to let community members tell the elected Community Council members about any concerns that they might have for further discussion and consideration at the Council meeting.

Following approval of the Amendment and endorsement by the Community Council, the Amendment shall be submitted to the APY Executive for its endorsement.

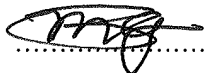
ENDORSEMENT

The **Mimili Community Council** hereby endorses the Mimili Community Structure Plan No. 1 dated February..... 2008 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the 4th..... day of September..... 2008

~~.....~~

Chairperson

The **APY Executive** hereby endorses the Community Structure Plan No. 1 dated February..... 2008 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the 9th..... day of April..... 2008

.....

Chairperson

Ken Newman
.....

General Manager

24/10/08

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APPENDIX 1

Consultation Process

APPENDIX 1 CONSULTATION PROCESS

PREPARATION OF THE COMMUNITY STRUCTURE PLAN

The format and process undertaken in the preparation of this structure plan has included the consultation detailed below.

Stage 1 – Stakeholder Consultation and Background Research

- Stakeholders identified and consulted for issues and advice, including:
 - Department of Family and Community Services (DFCS)
 - Department of the Premier and Cabinet
Aboriginal Affairs & Reconciliation Division (DPC-AARD)
 - Office for Aboriginal Housing (OHA)
 - Planning SA (PSA)
 - Anangu Pitjantjatjara Yankunytjatjara (APY)
 - APY Lands Community Councils
 - Anangu Pitjantjatjara Services (AP Services)
 - Nganampa Health
- Background research of the community and review of strategic plans and previous studies.
- Detailed site inspections of the community by the town planners and civil engineers to determine the condition of existing infrastructure and assess constraints and opportunities for development.

Stage 2 – Initial Community Consultation

Initial visit to the community was undertaken on 22 November 2006 by J. Meggitt. The objective was to set out the aims of the project and the process of preparing the Community Structure Plan.

The Community Chairman John Campbell was away on Lore Business. A meeting was held with the Municipal Services Officer Jan Ellard. The purpose of a Community Structure Plan and the proposed methodology was outlined. The MSO provided details on the community and proposed initiatives. Few residents were present as most were attending a cultural event. An inspection of community and infrastructure facilities was carried out with the assistance of the Essential Services Officer Wally Lehman.

A meeting was held with Martin Bruce the School Principal. He advised that with the exception of improvements to the school's recreation facilities, no major changes to the school were proposed.

Stage 3 – Community Visit 2

Visited Mimili on 21 February 2007 with Virginia James, civil engineer from Arup Consulting. Prior to our visit copies of the preliminary draft structure plan were forwarded to the community for consideration. We met Jan Ellard, the MSO and the Community Council. The Council members attending were John Campbell (Community Chairman), Margaret Pumani, Lorna Dodd, Adrian Dodd, and Tanya Pumani.

The following matters were discussed:

- We were advised that the main issue of concern facing the community was the shortage of housing and problems associated with overcrowding. Some of the older dwellings containing asbestos were in poor condition but were occupied due to a lack of alternative accommodation;
- The shortage of housing was also affecting the administrative staff with positions being unfilled due to the lack of accommodation;

- The arts centre also lacked a coordinator, however the building is in poor condition and contains asbestos and is to be removed;
- The south west of the community was identified as being suitable for additional housing when the funding becomes available;
- The lack of street names, lack of signage and the disjointed street pattern causes confusion. It was suggested that a competition might be run through the school to come up with appropriate street names;
- The football oval is located on a sloping site. It was suggested that it be relocated to an alternative level site;
- It was identified that planning was underway to establish accommodation for young men, south of the football oval;
- Ablution facilities are required for residents camping out and for visitors. Possible sites were suggested on the southern boundary of the community and near the football oval;
- Concerns were raised about dust from within the community;
- A permanent police presence is to be established in the near future; and
- It was confirmed that while there are places of cultural significance in the hills behind the community there are no places of cultural significance within the confines of the community itself.

Stage 4 – Community Visit 3

Visited 9 May 2005, the Municipal Services Officer Jan Ellard was away at the time, Scott Ellard was acting in the role at the time. Discussed infrastructure details with the ESO Wally Lehman.

The CDEP program was discussed with the manager Evan Smith. He identified that the existing CDEP building needed expanding and also required a larger fenced compound for the storage of building materials. It was identified that the community garden, which is operated through the CDEP programme, will be focussed on native plants, 'bushtucker'. The output would be sent to Adelaide for distribution and sale. It is not proposed that fruit or vegetables would be grown in the community. The other CDEP activities at Mimili include rubbish pickup, fencing, vehicle servicing.

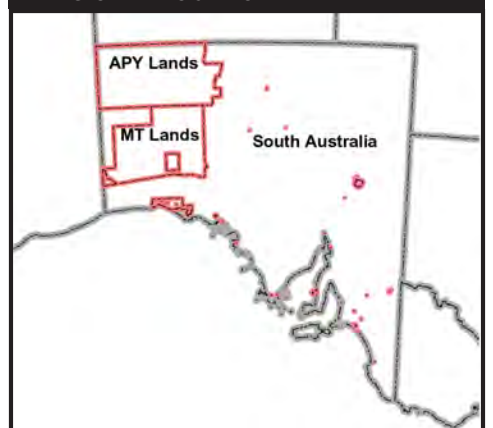
Dave Williamson the TAFE college manager indicated that the current buildings were sufficient for their needs. He advised that training was undertaken in the areas of administration, machinery operating, civil construction trades, horticulture and business / governance.

A meeting was held with Chairman John Campbell and elder Johnny Wongan. The draft plan was discussed. The following matters were raised:

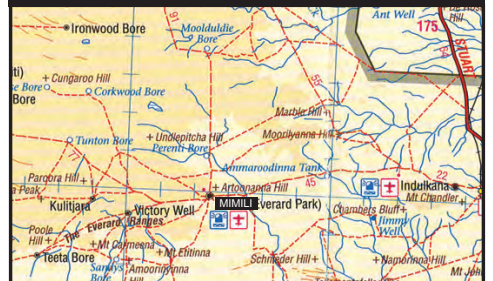
- The rural transaction centre / homemaker centre had been built but was yet to be occupied.
- Four houses had been demolished since my last visit and these serviced sites could be occupied by future dwellings.
- Subsequent to the demolition of a number of houses and new areas for housing being identified it was proposed that we should examine these areas more closely to see if they could accommodate future housing.
- No significant modifications to the draft plan were proposed.

After our discussion we drove and walked around the community paying particular attention to the future housing areas. It was found that the land identified for housing sites would be suitable.

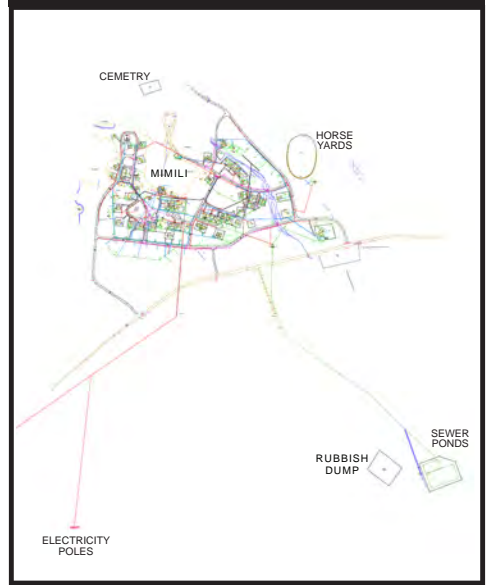
REGIONAL LOCATION



LOCATION



CONTEXT

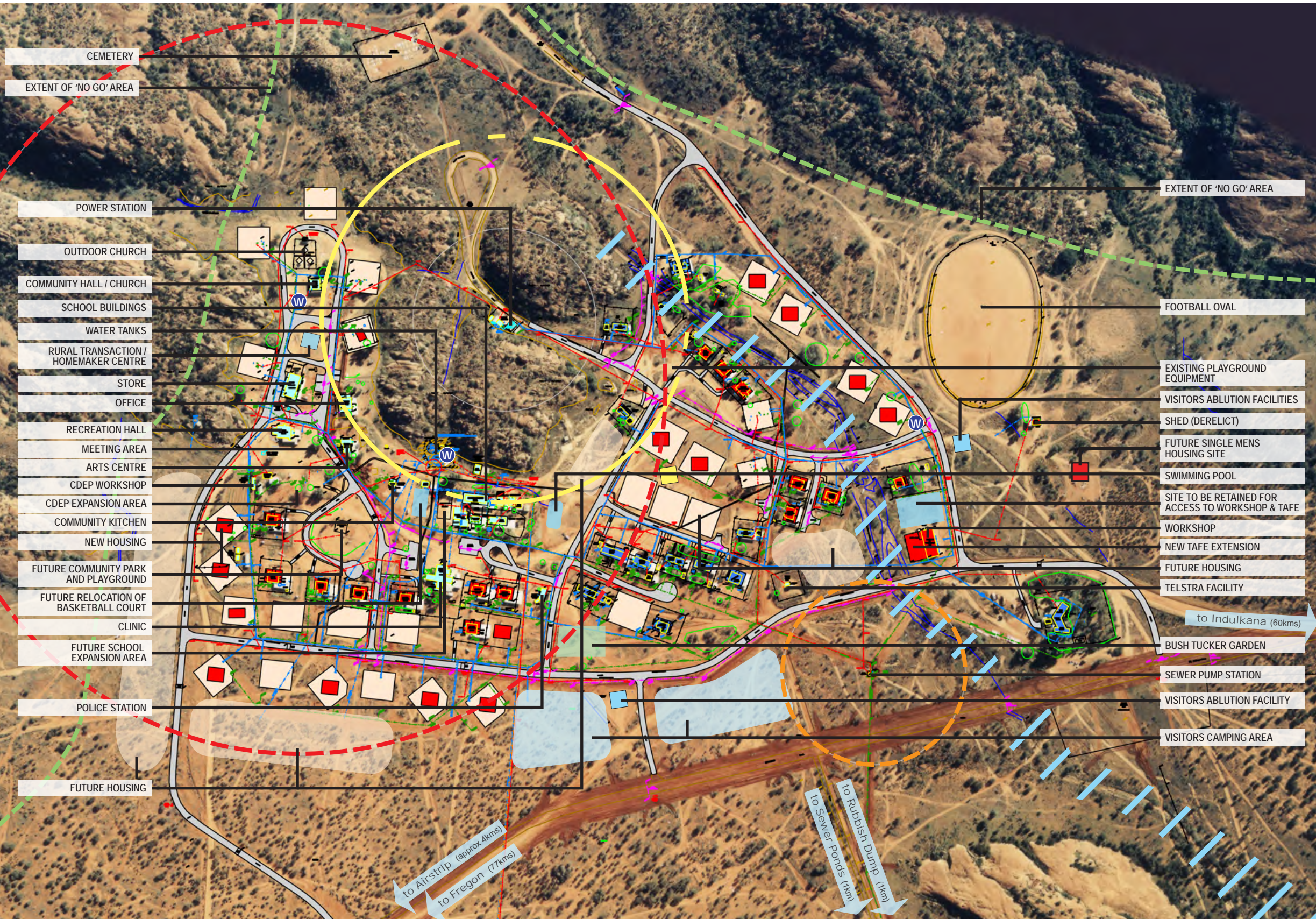


LEGEND

- Community Dwelling
- Other Dwellings
- Non-Residential Buildings
- Future Dwelling Sites
- Future Housing Areas
- Open Space
- Sealed Roads
- Creeks / Waterways / Drainage Lines
- Effluent Pump Buffer (100m)
- 400m Walkability Radius from Community Centre
- Power Station Buffer (200m) (Not suitable for Residential Development)
- W Overhead Water Filling Points

Adoption: 4-9-08
 Adopted by The Mimili Community Council, held on _____ 2007.
 HARRY CHARPERSON, SHANNON MISO
 Chairperson, MISO

Endorsement:
 APY Executive hereby endorses The Mimili Community Structure Plan No.1, dated _____ 2007, as a guide for development to ensure proper and orderly planning within the community area.
 JEFFREY KENNEDY
 Chairperson, General Manager

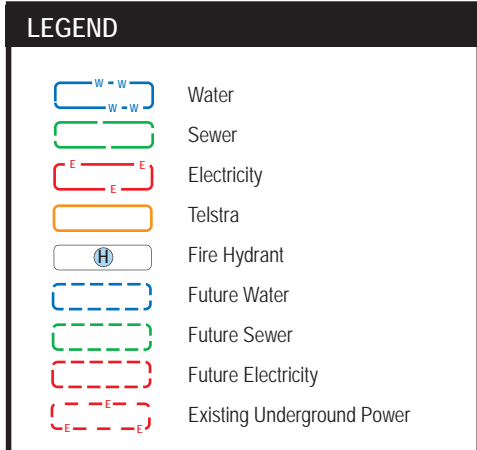
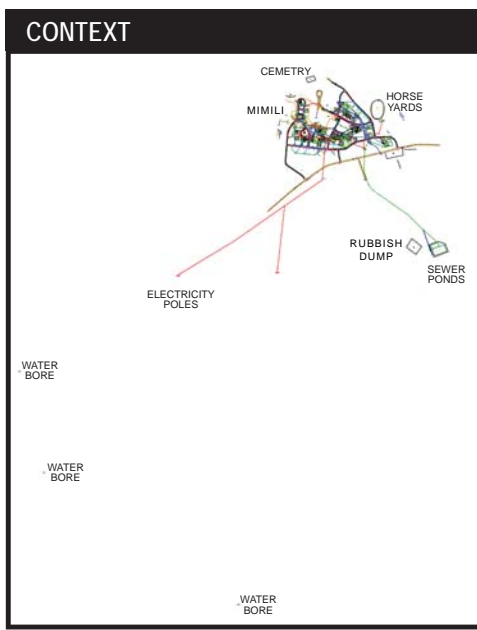
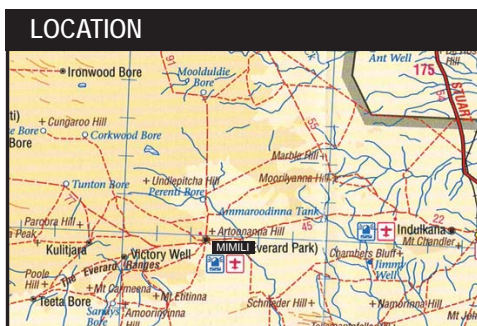
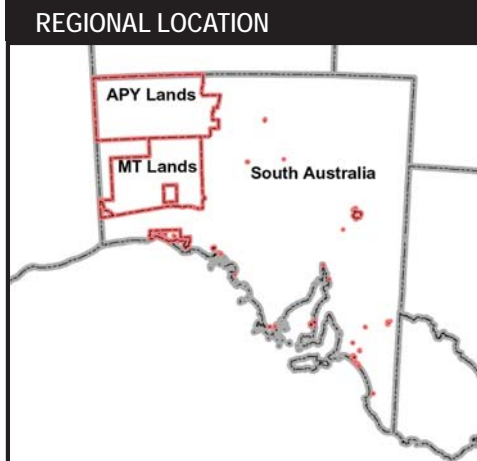


Mimili - APY Lands, S.A.
COMMUNITY STRUCTURE PLAN No.1



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d: 4 July 2007 | j: 05/019



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SERVICES PLAN



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