

Tjuntjuntjara

Layout Plan 1

Background Report

May 2004

Date endorsed by WAPC



Amendments

Amendment 1 - December 2007

Amendment 2 - July 2012

Amendment 3 - April 2015

Amendment 4 - May 2017

Amendment 5 - October 2017

Amendment 6 - September 2019



Department of
Planning



TJUNTJUNTJARRA LAYOUT PLAN 1

Tjuntjuntjara Layout Plan 1 was prepared in 2003 by consultants Hames Sharley.

The background report prepared at that time, and including Amendment 1 (December 2007), is now significantly out-of-date and has been effectively superseded by the Amendment 2 report prepared during 2011/12 (attached).

Additionally, in April 2015 Amendment 3 was endorsed, further updating the Layout Plan.

Tjuntjuntjara LP1 Amendment 2 - Report

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ACRONYMS

AHA	:	Aboriginal Heritage Act (WA) 1972
AHW	:	Aboriginal Health Worker
ATSIC	:	Aboriginal and Torres Strait Islander Commission
DoH	:	Department of Housing
DIA	:	Department of Indigenous Affairs
DoP	:	Department of Planning
DoW	:	Department of Water
DPC	:	Department of the Premier and Cabinet
EHNS	:	Environmental Health Needs Survey
HACC	:	Home and Community Care
PNAC	:	Pila Nguru Aboriginal Corporation
PTAC	:	Paupiyala Tjarutja Aboriginal Corporation
ILUA	:	Indigenous Land Use Agreement (under the Native Title Act 1993)
LP	:	Layout Plan
NTA	:	Native Title Act (Commonwealth) 1993
PBC	:	Prescribed Body Corporate (under the NTA, representing native title holders)
SL-lot	:	Settlement Layout - lot
RAESP	:	Remote Area Essential Services Program
TDWSP	:	Tjuntjuntjara Drinking Water Source Protection Plan
UCL	:	Unallocated Crown Land
WAPC	:	Western Australia Planning Commission

Layout Plans & the Development Process

Layout Plans provide a structure for future development. LP preparation includes with consultation with a range of relevant government authorities and agencies, but it is not 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 the 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.

SUMMARY

The Tjuntjuntjara Layout Plan No.1 Amendment 2 addresses the revised aspirations of the community, including: revised road network; revised SL-lot structure; revised design population; infrastructure, essential services, school expansion, and; identification and protection of the drinking water source.

The tables below summarise the main issues concerning the planning, development and provision of services within Tjuntjuntjara.

Table 1 - Population

Design Population	240
Existing Population	180
Existing Service Capacity	130
Aspirational Population	260

Table 2 - Infrastructure and essential/social service characteristics at Tjuntjuntjara.

Infrastructure/service Indicator	Community Characteristics
Drinking water	Unregulated water supply (combined average quantity yield 24,800lt per day). Water quality is adequate. TDWSPP endorsed.
Native Title	Community is located within the Spinifex Native Title Determination Area and the Registered Native Title Prescribed Body Corporate is the PNAC.
Secure land holding(s)	Tjuntjuntjara is located on Crown Reserve 30490. The management order is held by the Department of Environment and Conservation for the purposes of "Conservation of Flora & Fauna".
Flood / storm surge	The community living area is subject to pooling. Mitigation measures are required.
Emergency assistance	Regional Police station in Kalgoorlie, approximately 660km away. Medical assistance via the RFDS and regular health service provided by the Spinifex Health Service and KW Health Alliance. Reliable telecommunications (phone and internet) available. Nearest SES is Kalgoorlie.
Education	WA Department of Education managed school located at the settlement catering for years 1-10.
Health	Spinifex Health Service facility, 2 full time nurses located at community, supported by KW Health Alliance. Inadequate health infrastructure is an issue.
Governance	PTAC is the incorporated community council governing Tjuntjuntjara.
Employment and enterprise opportunities	Very limited free market employment opportunities located within community. Closest mainstream employment centre is Kalgoorlie. Local arts project generates economic activity; heritage and land management projects are seen as potential economic opportunities and some regional mining opportunities are emerging.
Transport	Tjuntjuntjara is very isolated, internal and regional road networks are unmanaged and poorly maintained.
Food	Community owned and managed store provides basic staples transported from Kalgoorlie.
Electricity	Unregulated electricity supply provided via a 160kW diesel system. Support provided by DoH via RAESP. Reticulation of power throughout the community is haphazard and reflects the piecemeal development of the community.

1. COMMUNITY ASPIRATIONS

Providing a sufficient standard of living for the current population of Tjuntjuntjara and likely future residents is dependent on maintaining and improving existing facilities, establishing additional service facilities and making sure that there is an appropriate and well organised mix of housing and other land uses. There is an understanding that development of Tjuntjuntjara is something that has taken time, and will continue to happen over many years. Tjuntjuntjara is significant in a regional context as one of the most isolated communities in WA. A number of surrounding settlements (i.e. Coonana) have been in decline or no longer exist and some movement to Tjuntjuntjara has occurred. Tjuntjuntjara has continued to grow in recent years and this growth has placed an increasing strain on the limited resources and inadequate infrastructure base of the community.

In March 2011 PTAC and PNAC jointly prepared "*Tjuntjuntjara – Moving Forward*", outlining community and traditional owner aspirations for the future of Tjuntjuntjara.

The 'Moving Forward' paper was presented to the State of Western Australia at a 'Whole of Government' meeting for its consideration and action, as appropriate. One of the outcomes of that meeting is the preparation of this amendment. The ideas for improvements and changes noted in that paper form the basis of this amendment. The aspirations outlined in *Tjuntjuntjara – Moving Forward* are listed below. Not all of these aspirations can be incorporated into a LP, but have been noted as a record of a more general community improvement plan, and suite of development aspirations (verbatim):

1.1 Essential Services

- a) *Power distribution system to be modified to match agreed future road network (ie. shift power poles and properly align the service feeds)*
- b) *Power generation and distribution system to be upgraded to ensure secure and balanced supply.*
- c) *Provision made for services and power load to meet future town expansion in an orderly and efficient manner.*
- d) *Adoption and initiation of the Tjuntjuntjara Community Water Management Plan, prepared by Parsons Brinkerhoff.*
- e) *Standardisation of water services throughout the community with provision for future housing sites.*

1.2 Housing

- a) *Expansion of the community housing stock to accommodate the indigenous population with a target of 5 people per household.*
- b) *Assessment, repair and maintenance of all residential buildings in Tjuntjuntjara;*
- c) *Expansion of the school SL-lot.*
- d) *Provision of new and improved staff and visitor housing.*
- e) *Short term overflow population camping facilities.*
- f) *Creation of town parks and vehicle protection zones.*

1.3 Road Provisions

- a) *Internal road system to be identified and constructed to appropriate standard.*
- b) *Central road through town to be removed/diverted to allow for central communal space.*
- c) *Establishment of a by-pass road joining the Oak Valley Road to the Kalgoorlie Road.*
- d) *Provision of tree planting, dust abatement, a playground and traffic control.*
- e) *Establish driveways and car parking for each house and building as part of overall vehicle control measures.*
- f) *Culdesacs to be constructed in each street to prevent cars from accessing central communal space.*

1.4 Community Facilities/Upgrades

- a) *Defined central community area that utilises traffic control to establish people friendly zones within the community infrastructure precinct.*
- b) *Construction of new clinic linked into renovated existing clinic, including development of community friendly surrounds and gardens.*
- c) *Design and development of new Community Resource Centre (CRC) that will include BRACS equipment and training space and the provision of wireless internet.*
- d) *Relocation of existing telecentre away from health precinct.*
- e) *Provision of new community store that opens into the central community precinct and includes truck access to rear of store.*
- f) *Design and development of secure recreation and youth activity hall.*
- g) *Refurbishment of existing basketball court and hall/shed structure (shed to be retained as a protected indoor/outdoor space that is not locked).*
- h) *Renovation and expansion of the Women's Centre to account for the age and limitations of existing facility and the program expansion extending from Spinifex Health Service including Mothers and Babies program.*
- i) *Development of short, medium and long term facilities for the provision of expanding HACC services within the community. HACC currently operates out of an entirely inadequate space within the Women's Centre.*
- j) *Development of an arts space suitable for Spinifex Arts Project artistic and arts extension projects.*
- k) *Formalise the location, dimensions and facilities of the community oval.*
- l) *Investigation of swimming pool funding and possible management options (between PTAC, Spinifex Health and the Tjuntjuntjara School).*
- m) *Provision of shade, seating and event facilities in central area and around kinship house clusters.*
- n) *Expansion of phone system infrastructure to enable establishment of phone services to community housing and additional service lines to community departments.*
- o) *Establishment of an appropriate level of IT infrastructure (including wireless network backbone) to meet the needs of an extremely remote, yet active desert community.*
- p) *Improvement of internet services and linked IT hardware to community institutions.*

- q) *Improvements and maintenance to parks, public toilets and dog health and environmental health services.*
- r) *Implementation of an Early Childhood Centre and associated programs, and the co-location of this centre in between the clinic and the school.*

1.5 Municipal Works

- a) *Existing fuel farm to be relocated and upgraded to conform with required standard.*
- b) *Upgrade and maintenance of community rubbish tip and rubbish tip road.*
- c) *Upgrade and maintenance of airstrip.*
- d) *Cemetery, graves need to be marked and logged by survey.*
- e) *Provision of loading ramp and freight storage.*
- f) *Water and power reticulation to be redefined following road network.*
- g) *Establishment of By-pass road for heavy haulage.*
- h) *Development of an appropriately engineered town road system with drainage, driveways, car parking and defined green zones.*
- i) *Relocation of mechanical workshop to conform with exclusion zones and to incorporate site into designated housing.*
- j) *Reorientation of CDEP and Storage Shed with compound yard suitable for community work force.*
- k) *1000 Myall Project to develop green zones, feral weed control, town beautification and traffic free space around Tjuntjuntjara as part of the overall Town Development project.*

1.6 Culture and Heritage

- a) *Spinifex Arts Project development as per current Business and Strategic Plan.*
- b) *Extension and support of the larger Spinifex Mapping Project and development of related, projected archival facility.*
- c) *Establishing and extending access roads into country, extension of signage, control of visitor access through Spinifex country.*
- d) *Commissioned artworks through the Spinifex Arts Project and other cultural documentation initiatives as part of community owned resources.*
- e) *Recordings and documentation of sites.*
- f) *Rockhole cleaning projects.*
- g) *Development of a Spinifex Land Management plan.*

1.7 Enterprises and Business Planning

- a) *Scope mining and exploration support works opportunities.*
- b) *Sandalwood and possible downstream processing.*
- c) *Arts project extensions.*
- d) *Targeted, discrete Spinifex tourism opportunities.*
- e) *Investigate possible business opportunities in partnership with Anglo Gold, Rodinia Oil and Lost Sands.*
- f) *Possible micro enterprises within the community such as cleaning and car detailing services.*

2. COMMUNITY PROFILE

2.1 Population

Table 3 - Population

Design Population	240
Existing Population	180
Existing Service Capacity	130
Aspirational Population	260

Existing Population

Estimating and predicting populations in Aboriginal settlements is difficult. Aboriginal people tend to be mobile in terms of housing and living arrangements. Populations can increase and decrease quite rapidly based on family, cultural or administrative factors (see Taylor 2006 for a useful discussion of demographic trends of remote Indigenous populations).

Population figures can vary depending on the time of year of enumeration, methods and sources by which data are collected. ABS data have been criticised for undercounting populations in remote communities (Memmot et al 2004).

The below population figures were taken from the Australian Bureau of Statistics and the Environmental Health Needs Survey.

Table 4 – Tjuntjuntjara Population figures by source 1997-2009

	1997	2001	2004	2006	2008
Total persons	93	238	140	138	102
Source	EHNS	Census	EHNS	Census	EHNS

The above figures suggest an inconsistent and generally declining trend. However PTAC estimate that there are currently around 180 to 200 people living permanently at Tjuntjuntjara. PTAC considers that previous census data was unreliable and incorrect and that more reliable population figures were generated in the most recent count (2011), where 180 people were registered as living in Tjuntjuntjara. Based on the above, this report assumes that the current population to be 180 people as an average. However, PTAC has advised that population growth fluctuates dramatically during times of cultural significance. In the past the temporary population has reached over 1000, however in recent years this has seldom been over 450.

Aspirational population

Aspirational population refers to the resident community's expected future population of the community within the next 10 to 15 years. The community has advised that the aspirational population for Tjuntjuntjara is 260 people.

Existing Service Capacity

Existing service capacity attempts to quantify the number of people that the existing level of drinking water and electricity generation servicing the community can service.

Residential growth at Tjuntjuntjara is constrained by the existing level of essential services available at the community.

Although a new power station has been built at the community since LP1 was endorsed, the provision of drinking water is restrained at 24,800lt a day as specified in the TDWSPP endorsed by the DoW. PTAC has advised that recent tests have discovered that the bore field has the capacity to pump three times this amount per day when all bore infrastructure is working appropriately and efficiently.

The total existing service capacity population for Tjuntjuntjara is estimated to currently be 130 people. This is significantly less than the estimated existing population largely because the drinking water and electricity supply are below what is considered to be the minimum required.

Design Population

Design population refers to the number of residents that the LP plans for. The design population takes into consideration the community's aspirational population, estimated population growth based on available population statistics and community advice, and the servicing and physical constraints.

One of the objectives of the amendment to the existing LP is to ensure that community residents are provided with an appropriate level of services and housing throughout the 15 year time frame of the LP, by coordinating infrastructure provision with population growth.

It is considered that the population of Tjuntjuntjara is likely to increase through natural growth, and migration to the settlement will remain, regardless of servicing constraints. Tjuntjuntjara residents point out that people and families previously resident at Coonana have moved to Tjuntjuntjara as that community has declined. Furthermore, it is noted that a greater number of people would move permanently to Tjuntjuntjara if suitable housing was available.

It is therefore necessary to plan for a degree of growth over the 15 year timeframe of the LP. Should the level of essential services provided to residents at Tjunjuntjara be improved (especially improved housing, drinking water and electricity services), it should be possible for the population growth to be accommodated at the settlement with an appropriate level of servicing.

In considering population transfer from Coonana and surrounding communities and natural growth rate it is considered reasonable to plan for a maximum population of 240 within the next 15 years.

2.2 Governance

Paupiyala Tjarutja Aboriginal Corporation (PTAC) is the incorporated community body that represents the resident population of Tjuntjuntjara and is responsible for a range of municipal and social services provided within the townsite. The objectives of PTAC are to *“provide direct relief from poverty, sickness, suffering, destitution, misfortune and helplessness to all Aboriginals in the State of Western Australia without discrimination”* and more specifically, to:

- (a) Support the social development of its members in all ways.*
- (b) Help bring about the self support of its members by the development of economical projects and industries.*
- (c) Support and provide education and job training, health services, work opportunities and housing for its members.*
- (d) Help and encourage its members to manage their affairs upon their own lands.*
- (e) Help and encourage its members to keep and renew their traditional culture.*
- (f) Help to build trust and friendship between its members and people of other races.*
- (g) Participate with other Incorporated Aboriginal Associations in projects for their mutual benefit.*
- (h) Receive and spend grants of money from the Government of the Commonwealth or of the State or from other sources.*
- (i) Take action in all ways to achieve land rights and social justice for its members and all Aboriginal people.*

(Paupiyala Tjarutja Aboriginal Corporation – The Rule Book, June 2009)

2.3 Land Tenure

The community living area is on 1 land title:

<i>Crown Land Title</i>	Class A Crown Reserve 30490
<i>Status Order / Interest</i>	Reserve under management order
<i>Primary Interest Holder</i>	Department of Environment and Conservation
<i>Area</i>	2,495,504.19 ha
<i>Limitations/Interests/ Encumbrances/Notifications</i>	"For the purpose of the conservation of flora & fauna"

2.4 Native Title

Tjuntjuntjara is located within the Spinifex Native Title Determination Area (WAD6043/98 Determined 28th November 2000).

The registered native title Prescribed Body Corporate is the Pila Nguru Aboriginal Corporation, which represents all Spinifex People including those who reside at Tjuntjuntjara community.

2.5 Aboriginal Culture and Heritage

Aboriginal Heritage issues were considered in consultation with the community and a desk-top survey of sites registered under the AHA 1972 using the [Aboriginal Heritage Inquiry System](#).

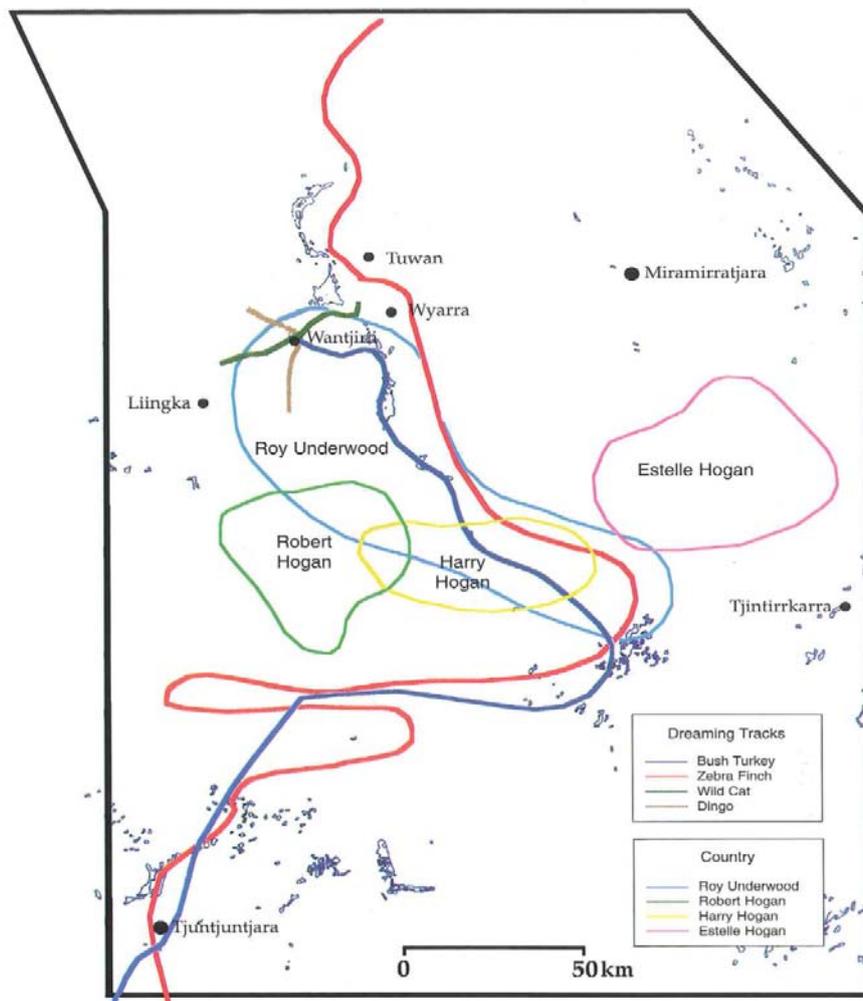
As of 17 February 2011 no Aboriginal Heritage sites or surveys were registered on the DIA Aboriginal Heritage Inquiry System. It is noted that several hundred Spinifex sites were incorporated into the ethnographic component of the Spinifex Native Title Claim. All sites within the Spinifex Native Title Area are managed, protected and utilised by the Spinifex People through PNAC.

There are many areas in and around Tjuntjuntjara that have cultural significance. It is understood that two Tjukurrpa, Bush Turkey and Zebra Finch, are proximate to Tjuntjuntjara (Scott Cane, 2002. p138).

Three locations have been identified as culturally significant proximate to the Tjuntjuntjara living area. One of these places is broadly shown on the LP map-set by virtue of the "no-go" exclusion boundary immediately to the east of the community. The area of land to the east of the community is a no-go area, although the eastern part of the airstrip extends into this location.

Two areas of land, south-west and south of the community (closer to the water bores) have also been identified as culturally significant. In August 2011 PTAC organised Spinifex People with

appropriate knowledge and authority to walk a path that could form the basis of a future by-pass road. PTAC advise that the proposed by-pass is close to the community living area to avoid the no-go area. These locations have not been identified with a proximate “no-go” exclusion boundary as the location is less specific. However, under WAPC Aboriginal Settlements Guideline 1: Provisions, land use areas categorized as ‘Open Space’ acknowledge ‘Traditional Law and Culture’, which is reflected in Tjuntjuntjara LP to protect these culturally significant locations.



The shape of Simon Hogan's country on the ground and the major Tjukurpa passing through his country.

Figure 5: Relative location of Tjukurrpa (culturally significant areas) relative to Tjuntjuntjara living area as per Scott Cane. 2002. p138.

3 EXISTING INFRASTRUCTURE & SERVICES

3.1 Housing

Number & type of dwellings

There are 22 houses at Tjuntjuntjara. Housing stocks range from substantial site-built houses (most recent buildings built in 2003) to second hand transportable shells that have been disconnected from services but remain occupied due to significant housing shortages. Five transportable houses and 2 dongas are no longer serviceable.

Given the estimated existing population of 180 people, Tjuntjuntjara has a current house occupation density of approximately 10 people per house. At peak times (during funerals and cultural business) when perhaps 450 or more people are in the community the existing housing and community infrastructure is under extreme pressure.

3.2 Flooding & Drainage

Currently water flows into and through the community from the south and then drains to the south west of the community and collects in a marsh area. There is no experience of flood events from water bodies (lakes, rivers, etc) adversely affecting Tjuntjuntjara. However there is no drainage network in the living area and the undefined road network compounds the lack of drainage, therefore the community is subject to pooling during periods of heavy rain. Pools of water develop in the centre of the community in front of the office, store and outside the school fence. During heavy rains the unformed community roads hold the water without dispersing it; thus a health hazard is created as water flows through the community and then water pools slowly dry out. At times leech drains have become inundated as part of this occurrence.

3.3 Water Supply

Drinking water demand is an issue which will hinder population growth at Tjuntjuntjara.

Drinking water supplies for Tjuntjuntjara are drawn from six groundwater bores located 4.5km southeast of the community. Groundwater from the production bores is transferred directly to a 125,000lt top tank within the community. All bores are located on Crown Reserve 30490.

When drinking water demand exceeds the capacity of the water supply system, drinking water is supplemented by a 250,000lt groundwater tank located adjacent to the borefield.

Experience has shown that water demand in RAESP communities generally ranges from 300lt to 1000lt per day per person. This is mainly due to significant waste through leaks in internal plumbing. Based on a population of 180 at Tjuntjuntjara, this equates to 57,000lt to 190,000lt per day. However, water audits completed at the community indicate a strong commitment to water preservation and a tradition of attending to internal plumbing issues.

Informal discussions with the Tjuntjuntjara community suggest the actual water requirement for the community even now with a significantly larger population is closer to 11,000lt to 15,000lt per day.

The current combined average pumping yield of the borefield is 24,800lt per day. A backup water supply consisting of a 220,000lt tank and windmill is located at Yackadunyah, 90km south of Tjuntjuntjara.

Parsons Brinckerhoff, on behalf of the DoH has prepared the TDWSPP for Tjuntjuntjara and endorsed by the DoW on 6 April 2010. This outlines an assessment on the current water supply, and also identifies the operational and existing land use risks to the Tjuntjuntjara community water source.

The TDWSPP recommends the establishment of:

- A drinking water reserve;
- Priority areas for protection of the water source;
- Wellhead protection zones;
- Future land use planning constraints;
- Water management strategy/protocols;
- Bore operating strategy; and
- Emergency response mechanism where failure of the system may occur

The TDWSPP identifies Priority 1 (P1) drinking water protection areas and the permitted uses. The P1 location for Tjuntjuntjara has been identified in the LP set by assigning the location a Drinking Water Source Protection Area land use category.

Tjuntjuntjara has been selected as the site for an experimental solar de-salination plant. The objective of the de-salination plant is to produce 1000lt of drinking water per day. If the experiment is successful it will lead to the construction of a prototype with an objective of 20,000lt of drinking water production per day. If this Murdoch University project is successful the de-salination plant will substantially change the water supply/demand equation at Tjuntjuntjara. It will be important to

continue with water saving technologies, strategies and practices within Tjuntjuntjara as an appropriate level of housing and infrastructure is developed.

3.4 Access & Dedicated Roads

There is no legally secure regional road access to Tjuntjuntjara. There are 4 roads that provide access to and from the community from the North, South, East and West. The 'Kalgoorlie Road' leaving the community to the west connects with the Connie Sue Highway 120km away, and ultimately out onto the Trans Access Road via the Kitchener cut line. The 'Aboriginal Business Road' leaving the community to the north crosses the Serpentine Lakes Road (Anne Beadell Highway) at Ilkurlka 132km away and continues on to the Wingellina Blackstone Road a further 300kms north. The 'Yackadunyah Road' leaving the community to the south runs down 90kms to the Yackadunyah turn off beyond which the road is very poorly defined as it crosses through station country along the Nullarbor to the Trans Australian access road and train line a further 240kms away. The 'Oak Valley Road' running to the east crosses the state border 300kms away and runs past Oak Valley and ultimately onto Yalata on the Eyre Highway.

A single track connects the community to the airstrip which is 500km away to the south east. The cemetery road runs west from the community to the cemetery about 3kms away. The rubbish tip is west of the Ilkurlka Road 1.5kms from Tjuntjuntjara.

3.5 Internal Road Layout

There are no defined roads within the community living area. Generally, vehicles are driven anywhere between houses and infrastructure, although some preferred routes are clearly identifiable as tracks.

The main access road running from the west into the community has been built up with a gravel base. There are many tracks and driving zones connecting various spaces around the community in an uncoordinated pattern. The unrestrained use of all areas as vehicle access severely limits opportunities for green zones, parks and traffic controlled areas and exacerbates dust problems particularly during summer months. A major component of this amendment is to define the community roads and thus establish vehicle control throughout the community living area.

3.6 Electricity Supply

An electricity generation station was established 200m south of the community in 2001. The current power capacity is 160kW.

The power reticulation network is adhoc and piecemeal and now requires a focused effort to distribute the power in an efficient and socially acceptable manner. Upgrades to the power reticulation network should match the road layout where possible and be designed in accordance with proposed new housing areas and planned infrastructure.

3.7 Wastewater

The buildings in the settlement are all connected to septic tanks and leach drains, or have drop toilets. Community members have raised issues regarding a lack of maintenance of both types of toilet system.

Many of the older systems within the community have been proven inadequate and were constructed below specification. House occupancy rates have also contributed to excessive pressure on septic tank and leach drain systems. A community wide assessment of current and future septic and leach drain capacities is required. This assessment should include possible development of commercial level systems around Women's Centre/HACC and Spinifex Health Service Clinic to account for higher volume requirements of washing machines and showers. Both sites may be suitable for water recycle systems.

Research should also be undertaken to assess the potential for a waste water treatment plant. A treatment plant could be more efficient long term than the continual upgrading or replacement of the current systems in place at the community. If a treatment plant is considered appropriate, a location to the north of the community is the most suitable outcome to avoid disturbing culturally significant areas or jeopardising the drinking water source. This will also include at least a 500 metre separation distance from the community living area.

3.8 Rubbish Disposal

The new rubbish disposal facility is approximately 1 km north-west of the community living area at SL-lot 66. The facility is not regulated, remains uncovered and is only partially fenced. Waste at the tip facility is predominantly comprised of household rubbish, however is occasionally used for disposal of dead animals. The rubbish tip requires major upgrading and routine maintenance. Additional remediation works are required on the old tip site as well as establishing more formal arrangements to manage tip and tip use. The community has wheelie bins and a rubbish truck.

The Tjuntjuntjara living area is within the 2 kilometre exclusion boundary of the rubbish tip, however, the drinking water source is 4 kilometres away to the south of the tip. Drinking water source protection is the major concern regarding the location of rubbish tips and it is considered that the tip is appropriately separated from the drinking water source to avoid any potential contamination. It is therefore considered that the current rubbish tip location is acceptable.

The Aboriginal Settlements Guideline 1 prescribes a 2000m and 700m perimeter exclusion boundary from a rubbish tip to industrial and public utility uses other than drinking water supply as generally acceptable. The rubbish tip is sufficiently distanced, i.e. in excess of 2km from the TDWSPP P1 area, and will therefore not impact on the existing quality of the community's drinking water.

3.9 Fuel Station (Farm)

The community fuel station located in the road reserve (Road 9) between the school and workshops and is considered to be substandard by PTAC and requires relocation and major upgrade of both storage and bowsers for dispensing fuels. The community intends to rehabilitate/remediate this land and integrate it within the school precinct or recreation space. A significant financial input will be required to attain a level storage and supply that conforms to relevant standards.

3.10 Community and Social Services

The following community facilities and social services are located at Tjuntjuntjara;

Office and Community Store

The PTAC office (SL-lot 12) adjoins the store and is opposite the women's centre, in front of the office is a community meeting place. These facilities form the main focal point and gathering place of the community. A new store is proposed to be built slightly north of the existing store site at SL-lot 11.

School

Tjuntjuntjara School is a WA government managed school. The school caters for roughly 45 students years 1 - 10, with 4 teachers. The school precinct adjoins the recreation shed and the basketball court.

A school precinct has been created as SL-lot 37 to allow for the future expansion of the school. This has included the removal of Future Residential SL-lots 35, 36 and 51 from previous layout plans.

Telecentre

The existing telecentre located on SL-lot 25 (next to the clinic) provides the community with access to the internet, however a new Community Resource Centre (CRC) is to be created possibly on the space created by removal of the store further to the north. The CRC will have upgraded communication facilities and provide opportunities for training and employment.

The existing telecentre is intended to be relocated in the future if the new health clinic is built on this site.

Health Clinic

The existing Spinifex Health Services clinic is located on SL-lot 25 opposite the office and is staffed with a Manager, Clinic Manager, 2 full time nurses and 2 AHW's. Substantial renovation of the existing clinic and development of an additional, linked clinic building is proposed to be located on the same lot.

Airstrip

The airstrip is located 500 metres from the community living area. The runway is 1.8 kilometres long with an all weather gravel surface. A solar illuminated windsock has been installed and lighting is available for night time emergencies and evacuations.

The airstrip is also used regularly by the Royal Flying Doctors Service general practitioners visiting the community.

Hall / Community Centre / BRAC

Located on SL-lot 41 this structure is effectively a shed with a concrete floor. It is used for a range of indoor sports as well as church services and music and dancing venue. The building is in need of urgent repairs and only suitable as a large undercover recreational area.

Women's Centre

The Women's Centre located on SL-lot 42 is the venue for a range of activities including art and craft making, health, beauty and nutrition classes, mothers and babies health education, community functions and events, cooking classes and currently preparation of the HACC meals. The Women's Centre has the only community laundry facility located at the rear of the building.

At the rear of the centre is a park which contains children's playground equipment.

The community has expressed the necessity to undertake a 'full architectural and structural' assessment of the existing building and centre surrounds as the building was originally built between and incorporating second-hand transportable buildings. After almost 15 years of operation the building now has some serious structural issues that need to be addressed. The community has noted that the Women's Centre is located in a prime location and has contributed very substantially over the years to making the central zone of the community a cohesive zone.

It is intended that the improved laundry service should also be included within this building and/or the immediate precinct.

Recreation Facilities

A basketball court is located on Open Space/Recreation Lot 41 next to the school and a dirt/gravel football oval has been established 500 metres to the north of the settlement. Children's playground equipment is located in the area behind the women's centre. The basketball court is in a poor condition, and the playground equipment is broken, incomplete and subject to flooding.

All recreation facilities are in need of replacement and/or major repair maintenance. Preliminary discussions have been undertaken by the community with the Department of Sport and Recreation about developing a comprehensive Recreation Plan for Tjuntjuntjara that will assess infrastructure and programming needs of the community. The LP will indicate appropriate lot layout for any future developments.

The community has expressed a desire for a new upgraded community hall near the existing structure and basketball court. PTAC also aspire to refurbish the basketball court and build a swimming pool on this site.

4 RECOMMENDATIONS

4.1 Design Summary

The future plans for Tjuntjuntjara are based on visits to the community and advice from relevant government agencies, including the Remote Area Essential Services Program (RAESP) managers Parson Brinkerhoff, DoH, DIA and DPC.

The general design principles of the plan are:

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

The Tjuntjuntjara Layout Plan No. 1 Amendment 2 shows all proposed improvements to Tjuntjuntjara, as well as a layout for current and future land uses. The following provides a brief explanation of the design principles and required improvements that are shown on the plan.

4.2 Road Provisions

A key component of the community aspirations is road network definition.

The community have requested removing vehicle access through the main town centre where all community facilities and meeting places are located. This will improve safety for community members and protect the central meeting place that is to be the focus of activity in the town and allow development of green zones, parks and safe play areas (see 4.8).

Amendment 2 includes the new by-pass road joining the Oak Valley Road to the Kalgoorlie Road. This is considered an important aspect of the LP amendment to ensure heavy haulage vehicles do not use the central community roads as a thoroughfare, and subsequent improved safety for community members.

A new road has been created connecting the Bypass Road to the Airstrip Road is proposed. This is likely to be a convenient link in the future as traffic increases and the community airstrip becomes more valuable. Especially in the case of non-community users who may use the airstrip, e.g. exploration firms etc.

The upgrading of the roads will coincide with the introduction of traffic control, and will require retention of existing trees wherever possible and will also require substantial planting of trees as part of the community's 1000 Myall Project.

4.3 Future Housing

The LP 1 Amendment 2 plans for 38 residential SL-lots, with 23 being the existing residential SL-lots and 15 available for future housing and/or relocation of existing housing that is within the proposed future school precinct expansion.

Larger residential SL-lots have also been provided at SL-lot 71, 72 and 73, which can be divided into smaller residential SL-lots to accommodate future population growth on a needs basis. These SL-lots can currently accommodate approximately 28 future residential SL-lots. Therefore, there is an overall provision of up to 66 residential SL-lots. However, a total of 44 residential SL-lots will accommodate the design population of 240 people (at 5 persons per house). The surplus residential land use has been identified to accommodate additional housing when population increases and upgraded essential services are provided.

4.4 School Precinct

The school land use area has been increased in size to accommodate future growth and infrastructure, and consequently all of SL-lot 37 has been designated as 'Community' land use.

4.5 Community Resource Centre (CRC)

SL-lot 25 is identified as the site for the proposed CRC. However it is noted that the store site (SL-lot 12) may be more appropriate once this is removed.

4.6 New Clinic / Relocation of Telecentre

SL-lot 25 which accommodates the telecentre and clinic respectively will remain a Community zoned lot.

This will allow for the new clinic building to be constructed at the rear of Lot 25 adjoining the existing clinic building as desired by the community.

The existing telecentre on SL-lot 25 can be removed in time.

4.7 Future Service Station / Car Detailing / Arts Centre

A 'Commercial' land use lot has been set aside at the southern end of the by-pass road. It is considered a suitable location to accommodate a service station to cater for heavy haulage trucks and passing traffic. This can coincide with the community desire to operate a car detailing business.

4.8 Recommended Community Central Area

As part of the revision to the road layout, the existing roads that run directly through the centre of town have been diverted. SL-lot 1000 has been identified as 'pedestrian access way' land use and is intended to place emphasis on the central town area as the focus of community activity and meeting place. Additionally it will improve safety to community members and particularly to children that utilise the playground equipment and attend the local school all within this area.

The community plan to develop a substantial town beatification process known as the 1000 Myall Project. It is hoped that this will run in parallel with the establishment of formal road system and the provision of car free green zones around the community.

4.9 Stormwater Drainage

The community has suggested drainage channels south of the community to take the water east to the swamp lands before entering the town centre to prevent flood pools. A water management consultant is working on an overall water management plan for the community as part of the town development project.

It is intended that the road network will help to drain water to the south of the community. When the internal road network is sealed within the community the drainage situation will be vastly improved and the current issues with pooling will be largely prevented.

4.10 Recommended Settlement Zone

State Planning Policy 3.2 – Aboriginal Settlements provides that all Layout Plans are to define and delineate a clear and appropriate area for a settlement zone. Therefore, a recommended settlement zone has been defined, as illustrated below. The recommended settlement zone is based on the Native Title determination boundary to the west and south, the Crown Reserve cadastre to the north and a connecting line to the east (roughly 25kms from the living area). The recommended settlement zone ensures that the Tjuntjuntjara community and all associated land uses and essential services are appropriately contained within this area.

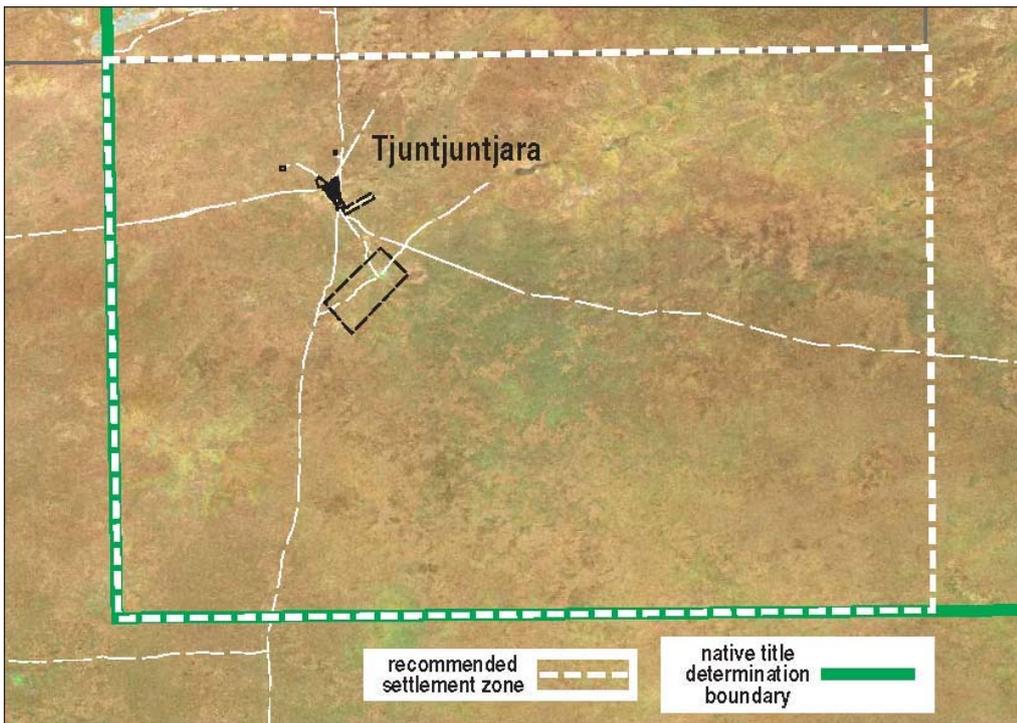


Figure 1 – Recommended Settlement Zone

4.11 Future Cadastre

Negotiations are currently underway (2012) between Pila Nguru Aboriginal Corporation and WA State Government to organise an excision of the Tjuntjuntjara settlement zone out of the Nature Reserve. These negotiations will possibly include an Indigenous Land Use Agreement (ILUA) covering additional land and land access matters. Once finalised there will be an ILUA negotiated between Pila Nguru and PTAC covering land and land use matters within the townsite of Tjuntjuntjara.

The future cadastre, as illustrated below, will match the settlement zone and is recommended for its appropriate size to incorporate the Tjuntjuntjara living area, essential services and generally reflect the Native Title determination boundary and Nature Reserve cadastre.

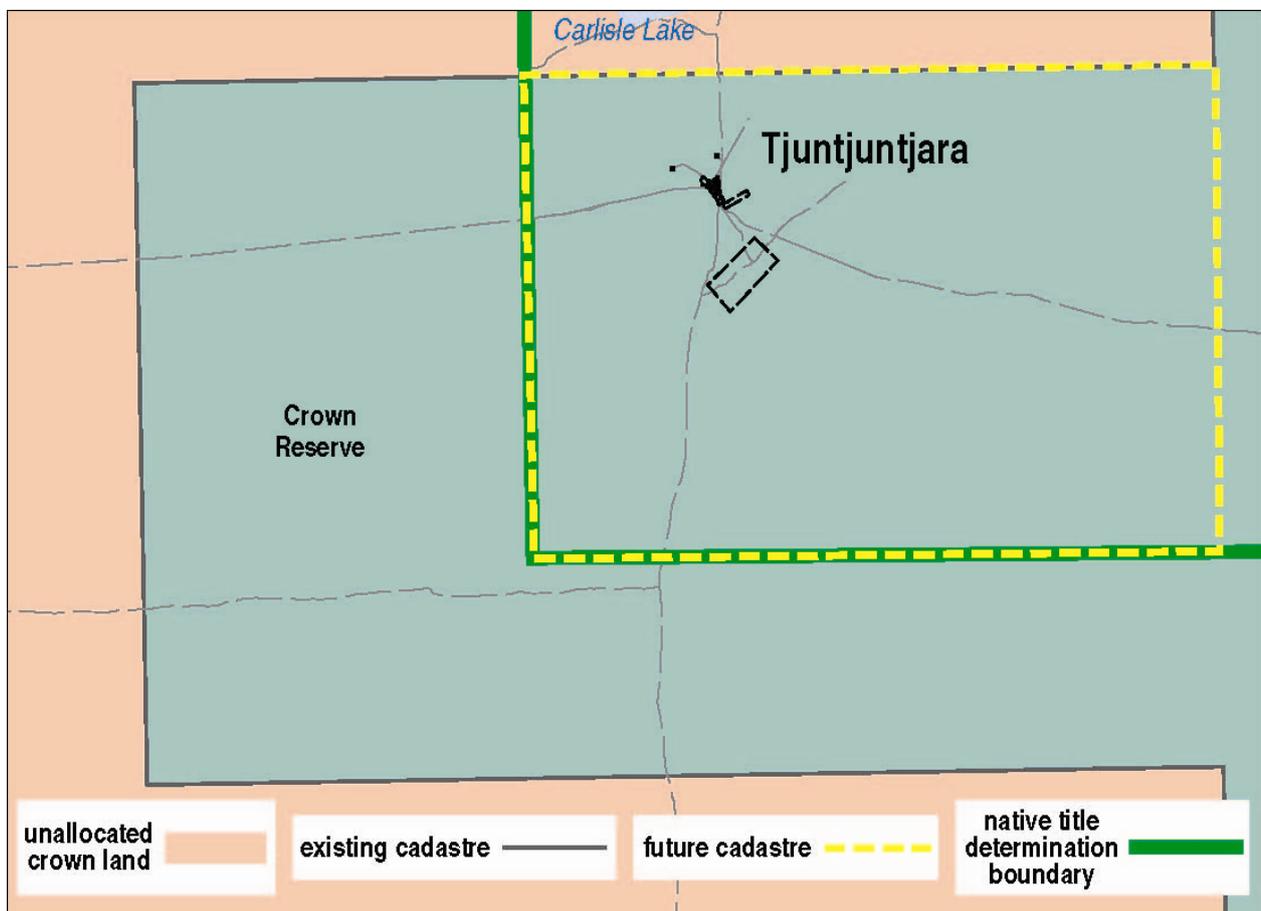


Figure 2 – Future Cadastre

5 ENDORSEMENTS

Paupiyala Tjarutja Aboriginal Corporation Endorsement

Tjuntjuntjara Layout Plan No. 1 Amendment 2

Paupiyala Tjarutja Aboriginal Corporation
Po Box 1014, Kalgoorlie, WA 6430
East WA, Outback WA, South Eastern WA

The Paupiyala Tjarutja Aboriginal Corporation (representing the community) hereby adopts the **Tjuntjuntjara Layout Plan No. 1 Amendment 2** as a guide for future development within its boundaries.

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

The 9th Day of March 2012

Adopted by the Paupiyala Tjarutja Aboriginal Corporation:

ANTON CURRIE

TROY HANSEN

ANTON CURRIE

TROY HANSEN

Dep/ Chairperson
[Please print and sign name]

Councillor

CHNS BENNELL

CHANTELLE CURRIE

Councillor

Councillor

JANICE STEWEN

MARILYN WALKER

Councillor

Councillor

Pila Nguru Aboriginal Corporation Endorsement

Tjuntjuntjara Layout Plan No. 1 Amendment 2

Pila Nguru Aboriginal Corporation
PO Box 1014,
KALGOORLIE WA 6430

The Pila Nguru Aboriginal Corporation (representing the traditional owners, the Spinifex People) hereby adopts the **Tjuntjuntjara Layout Plan No. 1 Amendment 2** as a guide for future development within its boundaries.

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

The 20th Day of MARCH 2012

Adopted by the Pila Nguru Aboriginal Corporation / Spinifex People:

LENNARD WALKER

Debbie Hansen

LWY

DEBBIE HANSEN

Chairperson
[Please print and sign name]

Director
[Please print and sign name]

BYRON BROOKS

Linda Coleman

Director

Director

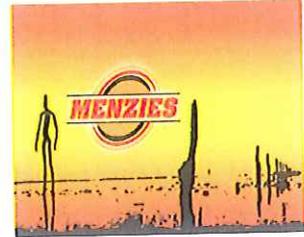
Edgar Jamieson

Director

+

Director

FRED GRANT
his mark
witnessed
fannusaid



Shire of Menzies Endorsement

Tjuntjuntjara Layout Plan No. 1 Amendment 2

Shire of Menzies
124 Shenton Street (PO Box 4)
Menzies WA 6436

The Shire of Menzies hereby adopts the **Tjuntjuntjara Layout Plan No. 1 Amendment 2** as a basis for future growth and development within Tjuntjuntjara community.

The 29th Day of June 2011 ~~2012~~

Endorsed by the Shire of Menzies:

GREGORY DRYER

[Signature]

Shire President
(Please print and sign name)

NIELSEN MITCHELL

[Signature]

Act CEO
(Please print and sign name)

Council
Seal



Western Australian Planning Commission Endorsement



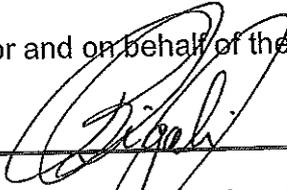
Tjuntjuntjara Layout Plan No.1 Amendment 2

140 William Street
Perth WA 6000

The Western Australian Planning Commission hereby endorses the **Tjuntjuntjara Layout Plan No. 1 Amendment 2** as a guide for development to ensure proper and orderly planning within the community area

The 24th Day of July 2012
2011

Signed for and on behalf of the Western Australian Planning Commission



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

Bchwawle

Witness

25.7.2012 Date

6. CONSULTATION, REFERENCES & INFORMATION

CONSULTATION SUMMARY

Preparation of this Layout Plan is the result of consultation with the community representatives and a range of agencies, authorities, non-government organisations during 2011/12.

Information was obtained from the following sources.

Organisation	Date
Tjuntjuntjara representative meeting (PTAC and PNAC combined)	18 February 2011 19 April 2011 29 July 2011 26 August 2011
Australian Bureau of Statistics	21 March 2011
Department of Indigenous Affairs	22 August 2011
Department of Housing	22 August 2011
Department of Education and Training	20 September 2011
Parsons Brinkerhoff (RAESP)	15 April 2010 7 March 2012
Department of the Premier and Cabinet	22 August 2011 7 March 2012
Department of Health	7 March 2012
Spinifex Health Service	3 March 2012 7 March 2012 14 March 2012
Main Roads Western Australia	7 March 2012
Department of Health and Aging	7 March 2012

REFERENCE

Department of Indigenous Affairs (DIA) 2004 *Environmental Health Needs Survey of Indigenous Communities in Western Australia*. Government of Western Australia. Available at: www.dia.wa.gov.au

Memmot, P. & S. Long & M. Bell & J. Taylor & D. Brown 2004 *Between Places: Indigenous Mobility in Remote and Rural Australia*. Australian Housing & Urban Research Institute, University of Queensland.

Taylor, J. 2006 *Population and Diversity: Policy Implications of Emerging Indigenous Demographic Trends*. CAEPR discussion paper No. 283/2006. ANU: Canberra.

Cane, S. 2002 *Pila Nguru: The Spinifex People*. Fremantle Arts Centre Press, 25 Quarry Street, Fremantle.

7. FURTHER AMENDMENTS

Proponent	: Department of Planning
Date	: 16 April 2015

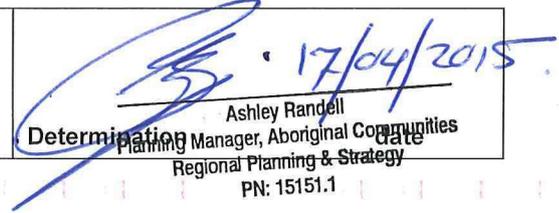
Reason for the Amendment

An air photo image of Tjuntjuntjara was captured in January 2015. Review of the new image indicates that there has been a range of development completed at Tjuntjuntjara since February 2011 (previous image capture). It appears that construction completed over the past four years has not been subject to survey set-out. As such, the existing Settlement Layout lot (SL-lot) and land use categories framework is required to be modified to match.

Issue / Proposal		Changes required to LP
1.	A house has been built on the First Street alignment.	Realign First Street from SL-lot 19 to the intersection with Fifth Street, generally matching the existing track alignment. Realign the boundaries of SL-lot 21 to match the existing house location.
2.	A house has been built on boundary of SL-lots 58 and 63.	Amalgamate the southern portion of SL-lot 63 into SL-lot 58.
3.	Houses have been built on the boundaries of SL-lots 62, 61 and 65.	Realign the boundaries of SL-lots 62, 61 and 65 to match the existing house locations. Add SL-lot 82 to match.
4.	A community services facility has been built on SL-lots 70, 26, 27 and 64.	Amalgamate the southern portion of SL-lot 27 and 26 into SL-lot 70. Change the land use category of SL-lot 70 from 'recreation' to 'community'. Delete the existing access-leg portion of SL-lot 70 Fourth Street and amalgamate that land into SL-lot 64 Amalgamate the portion of SL-lot 64 with the existing track is located and amalgamate it into SL-lot 70. The residual is to be amalgamated with SL-lot 64.
5.	The existing telecommunications compound does not properly align with SL-lot 29.	Realign SL-lot 29 to match existing location of the telecommunications compound. Realign the SL-lot 27 access-leg to Eleventh Street to match the location of the existing track.
6.	The cul-de-sac heads do not match the location of existing development.	Re-shape the existing cul-de-sac heads to match the location of existing development.
7.	Fourth Street alignment does not match the location of existing development	Re-align Fourth Street to match the location of existing development.
8.	The SL-lot south of SL-lot 42 has not been allocated a number,	Assign a number 81 to the SL-lot south of SL-lot 42.

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 Determination Date Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1
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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, community council, native title rep body, DPaW, EPA, APMC, Department of Consumer & Employment Protection and Department of Water.

Tjuntjuntjara Layout Plan No. 1

Amendment No. 4

Proponent	: Housing Authority / PTAC
Date	: 27 April 2017

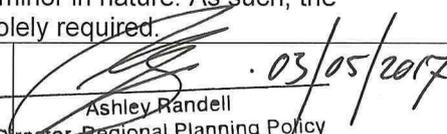
Reason for the Amendment:

The Housing Authority is undertaking a number of constructions and refurbishment works at Tjuntjuntjara in 2017. The Tjuntjuntjara Land Use Planning Workshop was held at Department of Planning on 27 February 2017. This was an opportunity for the Housing Authority and PTAC to detail updates, development proposals and land use aspirations. The following Amendment will assist in Housing Authority's works and also update the plan to identify existing infrastructure, development and land use opportunities.

Land Identification		Amendment description
1.	All	Spatial upgrades of SL roads to match current air photography and electrical network.
2.	SL-lot 72	Creation of 5 new 'residential' SL-lots (201 – 205) on southern part of SL-lot 72 along Second Street.
3.	SL-lot 14	Duplicate numbered SL-lot 14 on Fifteenth Street re-numbered to SL-lot 102 Street.
4.	SL-lot 12	SL-lot 206 excised from SL-lot 12 as per HA request.
5.	SL-lot 207	New 'residential' SL-lot 207 on Fifteenth Street.
6.	SL-lot 208	New 'residential' SL-lot 208 on Eighth Street.
7.	SL-lot 105	New 'industrial' SL-lot 105 on Eighth Street.
8.	SL-lot 109	New 'public utility' SL-lot 109 on Eighteenth Street.
9.	SL-lot 38 and 39	Removed (PAW).
10.	SL-lot 2	SL-lot 48 merged with SL-lot 2, land use now 'open space'.
11.	SL-lot 85	Removed ('residential' became Eighth Street)

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>		03/05/2017
	Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151	date

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent	: Department of Communities - Housing
Date	: 30 August 2017

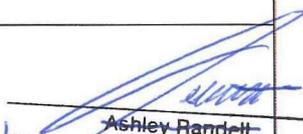
Reason for the Amendment

The Department of Communities is delivering significant housing and essential service infrastructure projects in Tjuntjuntjara under the National Partnership on Remote Housing 2016 – 2018 Program. Various changes to land use, lot boundaries and road reserves are recommended to ensure compliant development and facilitate future project planning.

Land Identification		Amendment description
1.	SL-lots 201-205	Expand rear SL-lot boundaries by 5 metres
2.	SL-lot 69	Subdivide SL-lot 69 to create new SL-lot 221, adjoining SL-lot 81. Land use of new SL-lot to change from Recreation to Residential
3.	SL-lot 31	Subdivide lot to create two new Residential SL-lots 222 and 223, fronting First Street
4.	SL-lot 21	Subdivide lot 21 to create new Residential SL-lot 224 at the rear of the existing house (SL-lot 21), with access via First Street
5.	SL-lots 24, 64, 70 & rear portions of SL-lots 61 & 65	Amalgamate SL-lots 24, 64, 70 and rear portions of SL-lots 61 and 65 to create new Community SL-lot 225 for coordinated community development planning.
6.	Community Bypass, Third Street and SL-lot 32	Extend Third Street and northern portion of Bypass Rd to the west. Create new Community SL-lot 226 for the Art Centre and future community projects adjoining Fifth St, Third St and the Community Bypass Road. Realign SL-lot 32. Remove the portion of the Community Bypass Rd between Third St and access point to SL-lot 47.
7.	Fifth Street and adjoining SL-lots north of SL-lot 82	Realignment and removal of northern portion of Fifth Street to provide for SL-lot 227 and Pedestrian Access Way SL-lot 228. SL-lot 57 extended west to SL-lot 32.

8.	SL-lots 4, 58 and 63	Combine SL-lot 4 with part of SL-lots 58 and 63, to create new SL-lot 229. Change land use from Residential to Community.
9.	SL-lots 27, 28, 29 and 66	Expand SL-lot 27 and amalgamate with SL-lot 28. Minor boundary changes to SL-lot 26, 29 and 66
10.	Fourth Street, SL-lot 50 and adjoining SL-lots	Minor adjustments to road reserve, PAW and adjoining SL-lots to align with existing power network.
11.	Road Reserves and PAW's	Minor adjustments where practical to align with existing power network.
12.	Eleventh Street and SL-lots 22,33,34 and 86	Re-align Eleventh Street and SL-lots 22,33,34 and 86 to accommodate existing compacted road and fences

Endorsements:

Paupiyala Tjarutja Aboriginal Corporation	
please sign and print name	ETHAN HANSEN Date: 31-08-17.
Pila Nguru Aboriginal Corporation	
please sign and print name	LW + Kenneth Walker Date: 31-08-17
Shire of Menzies	
please sign and print name	Date:
Western Australian Planning Commission	
please sign and print name	Date:  Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 JUSTIN ABBOTT 25/10/17

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.

Tjuntjuntjara Layout Plan No. 1

Amendment No. 6

Proponent : Paupiyala Tjarutja Aboriginal Corporation/ Department of Education
Date : 10 September 2019

Reason for the Amendment

Paupiyala Tjarutja Aboriginal Corporation require a portion of SL-lot 37 to be excised to create a new SL-lot to separate the existing residential dwelling from the remainder of the lot. This is to formalise leasing arrangements and avoid ongoing confusion with other Department of Education owned assets on SL-lot 37 including the Tjuntjuntjara Remote Community School. The land use is required to be changed from community to residential.

Land Identification		Amendment description
1.	SL-lot 37	Excise a portion of SL-lot 37 to create new SL-lot 230. Change the Land-use of new SL-lot 230 from 'community' to 'residential'

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 Determination PN: 15151 date 25/09/2019
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Other Information:

This Layout Plan does not constitute development approval.

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