

Wandanooka

Layout Plan 1

Background Report



Ratified Draft

Version Control:
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Version 2 - April 2013



Department of
Planning



WANDANOOKA COMMUNITY LAYOUT PLAN REPORT & PROVISION

November 2007

Commissioned by:

The Western Australian Planning Commission

Planning and Consultation by:

GHD

Project No. 6117351

Infrastructure: advice by:

Parsons Brinckerhoff

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PART I – REPORT

INTRODUCTION

The WAPC and the Department of Housing and Works (DHW) jointly fund a program to prepare Community Layout Plans (CLPs) for Aboriginal Communities in Western Australia.

The Department for Planning and Infrastructure (DPI) has been involved with the Planning for Aboriginal Communities Project (PACP) since 1996. *Statement of Planning Policy No.3.2 - Planning for Aboriginal Communities* provides a basis for the preparation and endorsement of CLPs.

The purpose of preparing CLPs is to:

- Establish a "vision" that will guide future growth and development while recognising the aspirations of the community;
- Provide for community participation in the development process;
- Establish development requirements based on social, physical, environmental and economic opportunities and constraints;
- Provide a co-ordinated approach to the provision of services and infrastructure;
- Provide access to existing services and infrastructure information; and
- Promote development that maximises health, safety and welfare outcomes for the community.

The Wandanooka Community Layout Plan will provide a framework for decisions made by the community on land use planning matters over the next five to ten years.

The preparation of the CLP has been facilitated by GHD between February and July 2006 on behalf of the Department for Planning and Infrastructure (DPI) for the benefit of the Wandanooka Community.

Parsons Brinckerhoff engineers have provided assistance in relation to infrastructure and essential services.

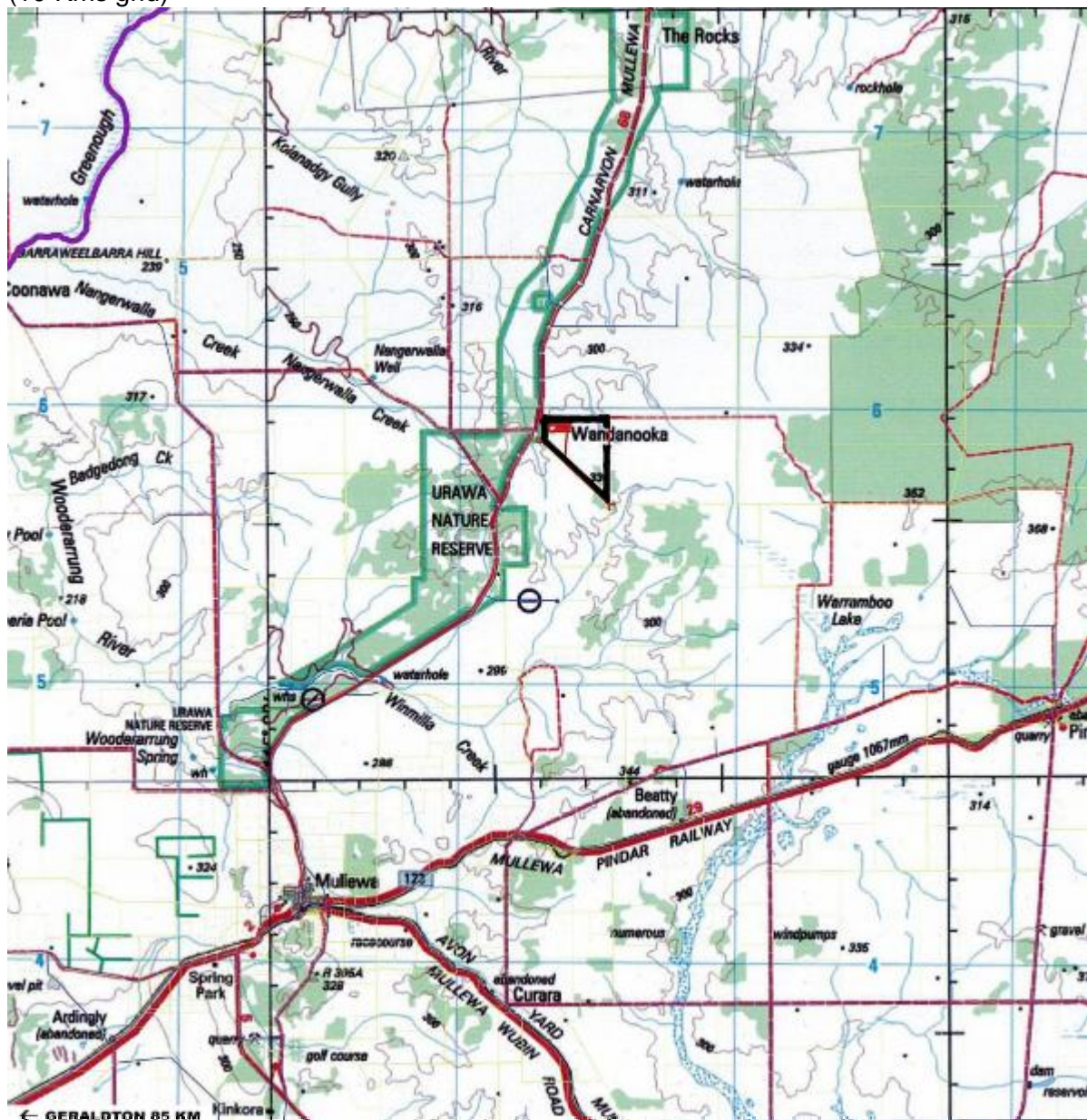
LOCATION

The Wandonooka community is located within the Shire of Mullewa.

The community is accessible from the Carnarvon Mullewa Road and is approximately located;

- 20 Kms north of Mullewa and
- 130 Kms east north-east of Geraldton

LOCATION PLAN (10 Kms grid)



BACKGROUND INFORMATION

COMMUNITY DETAILS

Common name:	Wandanooka
Alternative name:	Kardaloo Farm
Representative Organisation:	Kardaloo Aboriginal Corporation
Location:	Approx. 120km north east of Geraldton
Local Government Area:	Shire of Mullewa
ICC region:	Geraldton
DIA region:	Murchison/Gascoyne
Address:	PO Box 226 MULLEWA WA 6630
Telephone:	0429 799 610
Fax:	
Coordinator:	June Pearce
Chairperson:	Bill Pearce

POPULATION & COMMUNITY DEMOGRAPHICS

Language groups: Wadjuri and Budimia

Toddlers: 11

Primary School: 7

High School: 2

Adults: 20

Seniors: 2

Total estimated: 42

Comments:

The Community membership encompasses people from the Wadjuri and Budimia language groups.

The Wadjuri group has very strong representation in Mullewa but also in Yalgoo located 100 km to the east.

The Budimia group is represented in Mt Magnet, Newman and Meekatharra.

The extended family of the Wandanooka community also comprises connections with elements of the Nyungar group found mainly in the State's south-west.

The Wandanooka Community immediate family is approximately 200 strong and gathers at the community from time to time for ceremonies such as weddings and funerals.

LAND TENURE

Land description

Title No. 1981/166 – Kardaloo Farm - 477.56 hectares – date acquired 16/11/1993

Common Name

Wandanooka - Kardaloo farm

Registered interest

Freehold to the Aboriginal Land Trust (ALT) since 18/06/1999

Unregistered lease:

ALT resolution 26/97 of Dec. 1997 to grant the lease of Kardaloo farm to Wandanooka Aboriginal Corporation (WAC) subject to conditions:

The ALT requests that the Minister for Aboriginal Affairs approves the granting of the lease to WAC subject to the community being responsible for the following conditions:

- Responsible for the ongoing costs ie rates, power and water;
- Achieving and maintaining adequate environmental health conditions;
- Maintaining the existing and future infrastructure to an acceptable level and
- Maintaining the community numbers to 50 people.

Currently, the WAC is in cessation and has been replaced by the Kardaloo Aboriginal Corporation (KAC). At this stage, the existent relationship between the ALT and KAC is unknown.

Access

Sealed road – Carnarvon to Mullewa Road

Previous CLP

None

Other technical issues

LORE AND CULTURE

Status

Desire to re-establish Lore and Language practices on land

Immediate Lore areas

None, but the Community is considering setting aside part of the property towards such purpose.

Lore activities relevant to the Wandanooka Community are taking place in the broader region.

Other religious practices

None

LOCAL AND REGIONAL CONTEXT

Wandanooka Aboriginal Corporation

The Wandanooka Aboriginal Corporation (WAC) was incorporated under the Commonwealth Aboriginal Councils & Associations Act 1976 on the 28 of July 1992.

The objects for which the Association was established were:

- Market Gardening, fruit trees, stock management, poultry, pigs, muster wild goat for pet meat;
- Establishment of rehabilitation centre working in consultation with Aboriginal Organisations in Mullewa;
- Employment and training for juvenile, providing a service to Mullewa and surrounding district;
- Training staff for gardening and farming to create self employment for the (Wandanooka) community

The WAC has been extinguished and replaced by the Kardaloo Aboriginal Corporation.

Kardaloo Aboriginal Corporation

It is understood that the Kardaloo Aboriginal Corporation (KAC) replaces the Wandanooka Corporation.

The KAC was incorporated under the Commonwealth Aboriginal Councils & Associations Act 1976 on the 8 of April 2001.

RELATIONSHIP TO COMMUNITY AND REGIONAL PLANS

The Wandanooka Community is located in the Geraldton Region of the ICC.

The Regional Plan sets out the desired goals and strategies of the ICC Regional Council in relation to funded programs.

The Plan does not set out specific projects for each community but confirms on an annual basis to individual communities based on submissions made by the Community Council.

With regard to Regional Plans, there are a number that are applicable to the State in its entirety and others that are specifically applicable to communities such as the Wandanooka Community.

The regional plans relating to the community are the *State Planning Strategy*, *Statement of Planning Policy No. 13* and *Guidelines for The Preparation of Community Layout Plans For Western Australian Aboriginal Communities*. These plans are designed to:

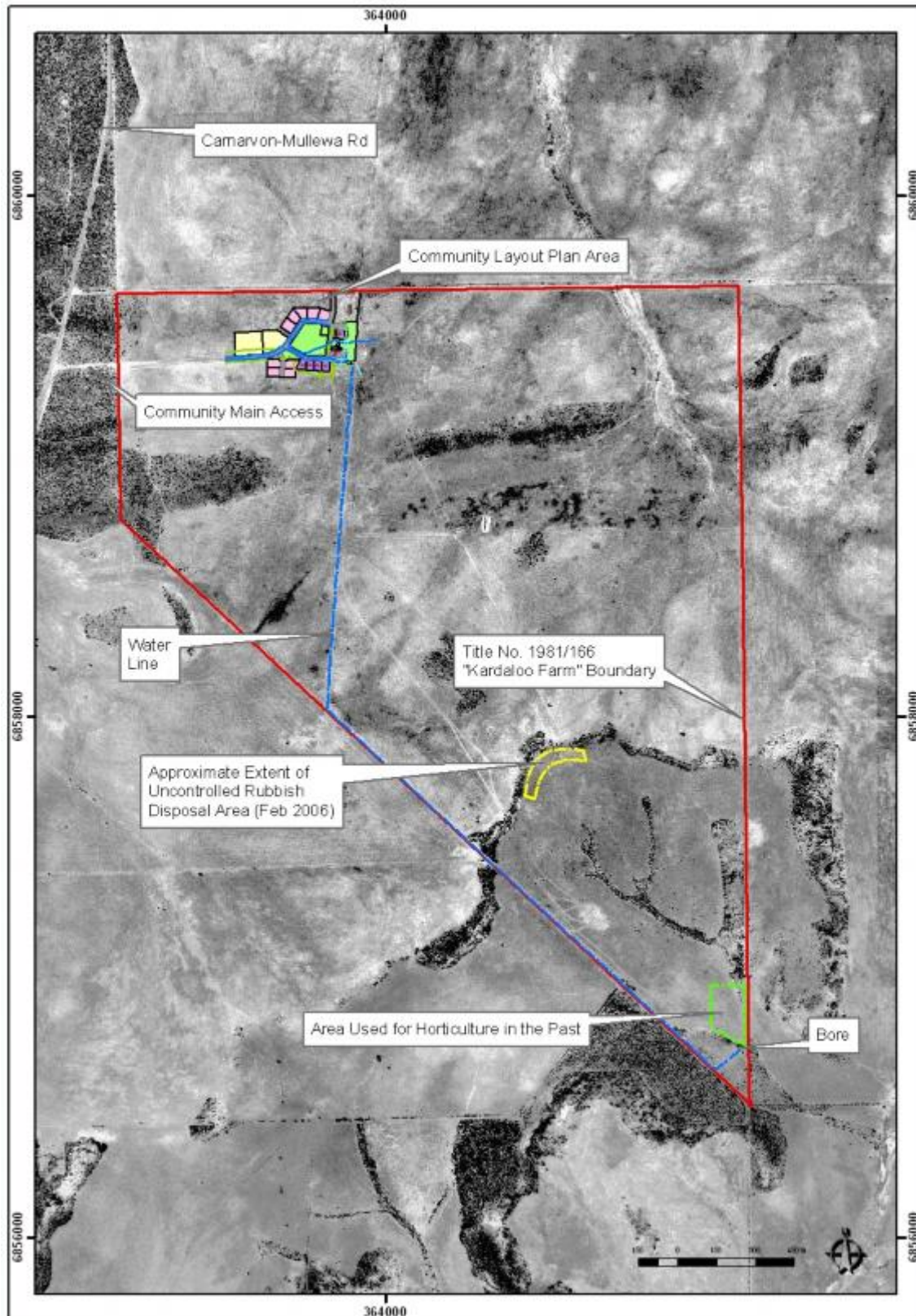
- Ensure appropriate facilitation of Community Layout Plans for remote Aboriginal communities;
- Facilitate the members of the community to plan for and determine the future of their settlements;
- Provide a framework and mechanism for a coordinated approach to ensure appropriate provision of services and infrastructure and the development of effective planning policies to ensure this occurs;
- Encourage Aboriginal Participation in training (both industry related and on-the-job)
- Ensure that remote Aboriginal communities and their associated land uses are appropriately identified and zoned within Local Government town planning schemes to facilitate proper and orderly planning of the community;
- Provide a framework that encourages community involvement in the decision making process through negotiation and decision making between Aboriginal communities and local government to guide the community's future growth whilst recognising their aspirations;
- Provide a mechanism that will enable both Local government and the WAPC to approve CLP's prepared for Aboriginal communities (*Statement of Planning Policy No. 13*);
- Ensure that health, safety and welfare outcomes for the community are maximised through appropriate and desirable development.

Another key regional plan for the general area is the *Shire of Mullewa Town Planning Scheme No. 1 Mullewa Townsite*. This document is the only Town Planning Scheme available for the general area. It does not, however, address the area occupied by the Wandanooka community (the area being addressed by the proposed CLP). The *Shire of Mullewa Town Planning Scheme No. 1 (District Scheme)* map depicts the area that will be directly impacted by the Scheme. The area that the Wandanooka community dwells in is not identified in the TPS No. 1 Scheme Map. Also, there is no mention of the Wandanooka community in the Town Planning Scheme Text. The community's site has, however, been identified as being one that should receive recognition in the consecutive *Shire of Mullewa Town Planning Scheme No. 2*.

The Draft *Shire of Mullewa Local Planning Strategy* contains direct reference to the Wandanooka community. In this section of the strategy the Wandanooka community and their requirement carry out appropriate future land use and development is recognised. The Community Layout Plan currently being prepared for the community, and forming the basis of this report, is identified as being the plan that future development in the area should comply with. This Strategy also supports the community receiving recognition in the *Shire of Mullewa Town Planning Scheme No. 2* as a “Special Use-Aboriginal Community”

DESCRIPTION OF CLP AREA

GENERAL SITE PLAN



INFRASTRUCTURE

Funding provider, program coordination

The department of Housing and Works (DHW) funds the community infrastructure. The provision and maintenance of infrastructure is coordinated through the Remote Area Essential Services Provider (RAESP) program currently managed by engineering group Parson & Brinckerhoff (Peter Devellerez 9489 9700).

The Regional Service Provider is Pilbara Meta Maya based in Port Hedland (Colin Jones 9172 5155).

Maintenance and repair works are carried out at the community by contractor Geraldton Electrical (Dave McKinley 9964 1733).

The "Chip Report - Policy Guidelines" implies that the ICC may not grant further infrastructure funding if the tenure is not secured.

Water supply

The current borefield at the Wandanooka Community consists of two production bores (Bores 6/97 and 8/97).

Both bores are powered by Western Power overhead-reticulated power supply and as such their operating capacities are capable of 24 hour a day continuous operation.

The operation of the production bores is managed by a telemetry system operated via float level switches in the Community Header Tank. Manual override switches are available at each bore.

Each of the production bores and their head works are contained and protected within a fenced compound. The bore casing is elevated above ground level to prevent the potential ingress of surface water occurring. The annular space between the bore casing and the borehole has been cement grouted to prevent ingress of surface water. The discharge head works are sealed to prevent debris and small animals from entering the bores.

Future groundwater supplies will require to be sourced from existing or new bores located beyond the influence of the current bores.

Bore 6/97 is equipped with an electric submersible pump unit (Grundfos SP2A-9/0.37kW) designed to produce a recommended discharge rate of 150kL/d, from a pump inlet setting of 29mbgl.

Bore 8/97 is equipped with an electric submersible pump unit (Grundfos SP2A-9/0.37kW) designed to produce a recommended rate 90 kL/d from a pump inlet setting of 25mbgl.

Actual usage is approx 14.68 kL/day for the population of 39 persons (result taken over period 10/10/02-10/04/03). Future demand of 125 people would require 100kL/day. Current availability 240 kL/d.

Actual usage (kL/day)	Actual Usage (Per person-average day)	Excess Availability for use (kL/day)	Excess Availability for use (No. persons-estimated average 0.8kL per person per day)	Lot number serviceable to based on current availability and consumption
14.68	0.37 kL/day	225.32	281	All

Water Treatment

The Wandanooka water supply system is equipped with a gas chlorine sterilisation unit (Hydramet) that treats all water being delivered to the Community prior to delivery to the Community Header tank. The chlorination dosage unit operates in respect to the flow through the delivery pipeline to the Community.

No other form of water treatment is in place throughout the Community.

The Community has indicated that they do not like the taste of the chlorinated water, and have been known to turn the chlorination unit off.

Wastewater

Sewerage disposal is via septic tanks and leach drains adjacent to each of the houses. The system appears to be adequate for the population. The Community and septic tanks are located down gradient and at least 3km away from the borefield.

Water Infrastructure Information Current Projects

The following projects are currently being undertaken for the community:

- 2006/2007: Essential Services Infrastructure. Upgrading the water and tank and replacing liner. This project is currently in progress.
- 2006/2007: Essential Services Infrastructure. Planning for water and water source protection is being undertaken and management plans prepared. This project is currently in progress.

Power supply

Power supply to the Wandanooka community and associated infrastructure is provided via Western Power overhead mains power. The reliability of this power system is considered to be good. No back up generator power supply is available to the community.

Western Power supplies power to the community.

High voltage

Underground power lines distribute power supply to each buildings.

All houses in the community are on power cards.

Power Cards are purchased from the resource agency Bundiyarra Aboriginal Corporation.

Roads & Drainage

The road network in the community comprises a sealed section feeding each house (6 in total). The roads are in relative good condition.

Vehicles still use informal tracks for access through the community thus creating opportunities for dust and ponds.

The Community is established well outside locally known flood areas.

Solid Waste Disposal

The community disposes of solid waste within the property.
Solid waste disposal is a critical issue at Wandanooka.

Households have recently been provided with dedicated bins.
Wind and dogs seem to disperse a significant amount of garbage throughout the community living area.
The Community has no waste recycling system in place.

An uncontrolled surface tip located at a high point approximately midway between the community living area and the community bore has recently been targeted for closure and the community is seeking assistance in this area.

Contamination of the bore field due to the surface tip remains a possibility.

Buildings

No discrepancies noted between the “as surveyed” plan and the buildings on the ground.

Capital Works:

No capital works are programmed at this stage.

HOUSING

Provision of housing

The ICC Geraldton office coordinates the provision of housing at Wandanooka.

Two new houses and a community building are planned to be constructed in 2006-2007

Construction date(s)

The initial Kardaloo Farm homestead was build at the turn of the previous century. A large shed was constructed near the homestead at a later stage.

A second home was erected and the homestead renovated presumably soon after the purchase of the property in 1993.

The four remaining houses were built in 1996.

Cost contribution

The community contributes to the cost of housing repairs and maintenance through a rental scheme whereby money is deducted from Centerlink entitlements or CDEP wages.

Total distribution

6 residences

Visitor accommodation

There is no specific accommodation for visitors.

The needs of visitors are provided through each household. This can prove challenging for the host families during large and durable gatherings.

A disused portable ablution block is evidence that the need to provide dedicated sanitation to visitors was recognised at the early stage of the development.

Immediate needs

Communal kitchen and ablution for visitors

Dedicated shaded outdoor areas for each group

COMMUNITY FACILITIES

Clinic

The community does not have a dedicated clinic.

Emergency evacuations are directed by road to the Mullewa Hospital (15 min. drive) thus allowing family visitations and communication with patients.

Major health services can be obtained at the Geraldton Hospital (90 min. drive)

Store

Supplies are sourced directly by community members from stores in Mullewa and Geraldton

School

A school bus service is available to all children attending school at Mullewa.

Community hall

There is no community hall at Wandanooka.

Workshop and depot

The old Kardaloo farm shed is still standing but may require repairs (safety).

The shed was designed for storage as well as vehicle maintenance. The community wishes to retain and renovate the shed for small repairs and the storage of agricultural equipment and products.

Sporting

The community has a single basketball hoop with a degraded half court hard surface. The community immediate expectation is to establish a large centrally located grassed area for children and visitors.

Other

Given its close proximity to Mullewa, the community has no specific facility for women, single and aged persons.

OPPORTUNITIES & CONSTRAINTS ON DEVELOPMENT

ECONOMIC DEVELOPMENT

Community Development and Employment Program

The main provision of employment is the CDEP with X participants.
Some individuals have jobs in Mullewa.

Tourism

Tourism opportunities in the Mullewa region are modest if not inexistent. The community has no immediate declared aspirations in this area.

Farming and Horticulture

The opportunity to engage in farming and horticulture has always existed at Wandanooka. In the past the community had pigs, sheep and cattle on the property. Lack of regular tending and poor fencing have contributed to the discontinuation of these activities. Remains of yards are still there.

With adequate fencing and proper management, the property is large enough and has sufficient water to sustain sheep and cattle to meet the community annual need in meat. This remains the community's main objective.

In 2005 the community has successfully grown watermelons, zucchinis, pumpkins, butternut pumpkins and rockmelons over a 7000 sqm area in close proximity to the community bore. This area has been made productive using synthetic lining (requiring replacement soon) to facilitate water retention.

The operation has shown that it could yield some 200kgs of vegetables per month for approximately three months. Excess production was sold to distributors in Mullewa. The fresh fruit and vegetable operation was partially funded through the Indigenous Landcare Grants.

This initiative is of significant importance as it provides improved health outcomes for the community, occupation/employment, self support and some (modest) revenue.

The community has identified other production possibilities under shade structures such as cabbage, cauliflower, lettuce, cucumber, carrots, beetroots, celery and corn.

The existing markets for fresh fruits and vegetables could be Aboriginal communities in the region, pastoral stations and mining operations.

Mining

The community is part of the Mallewa-Wadjury joint Native Title claim over the Talling Peak Iron Ore area.

ENVIRONMENTAL CONSIDERATIONS

Climate

Wandanooka enjoys a typically Mediterranean climate. The warmer summer months range from December to February and the cooler winter months are from June to August. Average annual rainfall is 339.5mm with an average of 64 rain days. Most of this rain has been recorded during the winter months, consistent with typical Mediterranean climatic conditions.

A relatively large variance exists between the mean maximum temperatures and mean minimum temperatures of the area, which is indicative of the fact that the location is an inland one, not significantly affected by winds prevailing from the coast.

From November through to March temperatures are warm with the mean maximum temperature being above thirty degrees Celsius. Between the months of June to August temperatures are quite low, with the mean minimum temperature being below ten degrees Celsius.

The weather tends to be quite clear, with the mean number of clear days comprising more than 50% of total days for the months of December and January. Likewise the mean number of cloudy days is quite low, with July being the month with the highest number of cloudy days at 8.2 days.

Wind

Wandanooka is located inland and as such does not receive wind speeds or gusts as high as many coastal locations with generally otherwise similar climatic conditions. The highest proportionate wind speeds recorded were 1-10 km/h for all months except November and December, when wind speeds were slightly higher with the highest proportion of wind speeds being made up of speeds of 1-20 km/h.

The predominant wind direction in the area is South-Easterly (SE). The exceptions to this are June and July (when the predominant wind directions are both North East (NE) and North West (NW) to an equal degree) and the pm time frames of September to December (during which the wind is mainly flowing in the direction of South West (SW)).

Drainage

The catchment boundary exists over the majority of the townsite and extends south and west into an area of remnant vegetation.

The main streamline draining the catchment enters a buried culvert on the south-western edge of the town. It discharges to the surface 880 m downstream on the north-eastern edge. The route of this culvert is unknown, however it is believed that it probably coincides with the low-lying area through the central business district within the town (Department of Agriculture and Food, 2001).

Soil

The main types of soils that can be found in the Mullewa region are red shallow sands and loams, red and red loamy earths (some red sands, red loamy duplexes and gravels).

Flooding

Recently, efforts have been made with regards to the construction of surface water diversion structures. This is largely due to the fact that Mullewa has experienced flooding and surface water control problems in the past. Generally this has been the result of episodic summer rain events.

Solid Waste Disposal Site

The solid waste surface tip operated by the community is a priority issue. The practice constitutes a health hazard to the community, it represents a potential threat to the community water source and it is in breach of the Environmental Protection Authority solid waste disposal policy.

Alternative disposal measures should be explored with the Shire, the ICC and other relevant organisations to support the community effectively in this area.

With minimum infrastructure all organic waste could be reused in-situ and recyclables set aside for separate collection.

Flora

Wandanooka is contained within the Yalgoo sub-region according to the Department of Conservation and Land Management's (CALM) document - *A biodiversity Audit of WA 2002*. The report describes the sub-region's vegetation type by 'low woodlands to open woodlands of Eucalyptus, Acacia and Callitris on red sandy plains of the Western Yilgarn Craton and southern Carnarvon Basin. The latter has a basement of Phanerozoic sediments. Mulga, Callitris-E. salubris, and Bowgada open woodlands and scrubs on earth to sandy-earth plains in the western Yilgarn Craton. The subregion is particularly rich in ephemerals' (CALM, 2002).

Fauna

Wild Goats are the main type of non-domesticated fauna present within the community. These animals are introduced species and are sometimes referred to as feral animals. Land degradation and soil erosion can often be effects of introduced species such as the Wild Goat. As well as this, Wild Goats compete with domestic stock for pasture. This is particularly the case during times of drought. Wild Goats are known to carry certain diseases, making it difficult to keep livestock free from disease. A specific example of this is foot rot.

Rare Vertebrates Include:

Western Spiny-tailed Skink (*Egernia stokesii badia*), Carnaby's Cockatoo (*Calyptorhynchus latirostris*) and Slender-billed Thornbill (*Acanthiza iredalei iredalei*) (CALM, 2002).

Domestic Animals

The community has a few pets, mainly dogs. These are in relative small numbers and are restrained near houses for most of the time.

INFRASTRUCTURE AND SERVICES CAPACITY

Water Supply

The system appears to have sufficient capacity for additional houses however an assessment would need to be made before proceeding with implementation.

Bores 3/97, located to the 250metres north of the existing borefield, adjacent to the pipeline has the potential of providing an additional yield of 35kL/d if equipped.

Power Generation

Capacity: Main power supply should accommodate any future increase. Western Power to confirm.

IDENTIFICATION OF COMMUNITY'S OBJECTIVES, SPECIAL NEEDS AND REQUIREMENTS

The Community's objectives, special needs and requirements can be summarised as follows:

- To provide a camping site for visitors to lessen the impact of visiting populations on permanent residents;
- To facilitate the introduction of a Community building for the benefit of existing residents and visitors and encourage an increased sense of community;
- To allow for future expansion of the community through the provision of lots for future residential development;
- To ensure that appropriate provision of services to the area is achieved;
- To ensure that a central public open space is created at the centre of the community;
- To promote a sense of community empowerment through the development of processes and opportunities designed to encourage the achievement of community goals and activities. An example of this is the proposed continuation of agricultural business within the community's property;
- Increase training opportunities and the level of skill present within the area;
- The community to develop self-oriented goals and visions for the area in which they live.

PLANNING PHILOSOPHY

The planning philosophy has been articulated along the following principles:

- To promote community independence through the facilitation of empowering decision-making processes;
- Development and encouragement of further economic independence, largely through the development of an agricultural business on the land;
- To provide a road network and lot layout that provides privacy for community members as well as an increase in the utilisation of common spaces and facilities such as the proposed community building or the old shearing shed area set aside for light industrial purposes;
- Understanding and respect for the Community's choices and expectations;
- Preservation of significant existing vegetation throughout the Reserve;
- To allow the continuation of farming within the Reserve that will maximise economic opportunities to the benefit of the community as well as its individual members;
- To acknowledge/recognise past cultural activities that took place, and have now ceased, on the Reserve;
- To find an appropriate balance between the future residential needs of the community and its desire to re-introduce rural activities on the Reserve.

PHOTOS OF THE COMMUNITY



The original Kardaloo farm homestead



Four new homes built in 1996



Community bore



Community workshop



Community horticulture area

METHODOLOGY TO PREPARE THE CLP

The methodology to prepare the CLP has been based on the preparation of documentation, planning options and concepts, the presentation of such material during three visits to the community and the allowance for negotiation “loops” to be completed between community members themselves between each visit and outside the consultant’s presence

SITE VISIT AND CONSULTATION 1

Date:

23 February 2006

Visiting Team:

Hervé Calmy, Town Planner, GHD

Bill Doble, DIA Geraldton

Attendees at Meeting:

Bill Pearce - Chairperson

June and Roderick Pearce

Hervé and Bill met the community’s Chairperson Bill Pearce at the community.

Under instruction from Bill, a young member of the community provided guidance for Hervé and Bill to visit the property.

Subsequently the visiting team met June and Roderick Pearce at the Centrelink office in Mullewa

The Inception Visit consisted of a briefing from Hervé Calmy in relation to the CLP purpose and process, the objectives of the consultation schedule and the program of future visits.

The Key issues raised were:

- Maintenance of the property’s perimeter fence;
- Ineffective management of rubbish within the living area;
- Inappropriate disposal of rubbish within the property (non compliance with EPA Standards);
- Quality of potable water and recent contamination results;
- Connection between security of tenure and grants for future infrastructure projects (ICC – “Chip” policy Guidelines);
- Desire to continue horticultural activities on the property;
- Interest in renovating the community workshop (old farm shed);
- Desire to introduce a grassed area in close proximity to the living area;
- Visitors needs and possible location for a camping area;
- Potential location of future community facility and office and
- Potential location of future houses;

SITE VISIT AND CONSULTATION 2

Date:

22 May 2006

Visiting Team:

Hervé Calmy, Town Planner, GHD

Attendees at Meeting:

Roderick Pearce

Hervé met Roderick Pearce the acting Community Secretary together with three community members at the community.

The meeting focused on three options to expand the community in terms of residential and community use. These hand drawn colour options were provided by mail two weeks prior to the visit. Option 3 was considered the most desirable and further modifications to that option were considered following a detailed site inspection.

The key issues raised were:

Visitor's campsite

The campsite for visitors should remain at the entrance of the community to minimise disruptions and the movement of vehicles within the community.

New community building

The community has expressed interest in establishing a communal facility for community meetings and gatherings.

The community building would have a small kitchen that could be used during special events and assist visitors when required.

The building should address the community central open space.

Ablution facility would need to be provided and address the adjacent campsite.

Central grassed area

There is currently no grassed area for public recreation within the community. A central open space defined by the existing sealed roads at the centre of the settlement would provide for such need. This landscaping and water reticulation initiative could also help reduce dust.

Original sheering shed

The original shed is well constructed with steel columns and trusses. The community uses the facility for mechanical repairs. In the future the shed is expected to be refurbished and used to support local business activities.

SITE VISIT AND CONSULTATION 3

Date:

13 November 2007

Visiting Team:

Herve Calmy, Town Planner GHD

Attendees at meeting:

Trevor Brandy, Town Planner for the Shire of Mullewa based in the City of Geraldton-Greenough.

Mark Chadwick, Manager Environment Health & Ranger Services – Geraldton-Greenough

The short meeting prior to the visit to the community informed Trevor and Mark of the progress made to date. The purpose and objectives of the CLP and the endorsement process was discussed. Issues associated with the community's approach to rubbish disposal and the opportunity to close the community's uncontrolled rubbish dump where also raised.

Date:

13 November 2007

Visiting Team:

Herve Calmy, Town Planner GHD

John Doran, Housing Officer Bundiyarra

Attendees at meeting:

June Pearce and Roderick Pearce

The Draft of the CLP (A1 plan and report was forwarded to the community by mail in April 2007 and the community representatives acknowledged receiving the documents at the time.

The meeting focused on the completion of the Community Layout Plan and report and subsequent processes. The community representatives took this opportunity to discuss other issues and initiatives relevant to the community's future.

The key issues raised were:

Community Leadership:

GHD is informed that June Pearce is now acting as the community Chairperson whilst Roderick Pearce assumes the role of the community co-ordinator.

Community access road:

A recent application for funding to seal the community access road as failed because a portion of the road between the community boundary and the Camarvon-Mullewa Rd. (approx. 300m) traverse a CALM Reserve where such funding does not apply. The community seeks the support of CALM and the ALT to resolve this issue.

Adoption of the CLP:

There are no outstanding issues with the plan or the report and the community is ready to adopt the plan. The signing of the plan occurs at the meeting.

Endorsement process:

GHD will finalise the report (record of the 3rd visit) and issue signed copies of the plan and report to the Shire of Mullewa for endorsement.

Date:

13 November 2007

Visiting Team:

Hervé Calmy, Town Planner GHD

Attendees at meeting:

Tom Hartman, Chief Executive Officer Shire of Mullewa

The short meeting subsequent to the visit to the community informed Tom of the progress made to date and the community's formal adoption of the plan.

Tom reiterated that the Mullewa Council had noted the content of the CLP at its April Council meeting and raised the following issues:

- The land tenure relationship between the land owner in freehold (Aboriginal Land Trust) and the lessee (Wandanooka Aboriginal Corporation) requires formalisation.
- The responsibilities under the lease (see land tenure section of this report) needs to be addressed.
- Progress by the community towards meeting the objectives of the incorporated body needs to be established prior to further development of the site.
- The Shire of Mullewa draft local planning strategy recognises the Wandanooka community however there needs to be some requirement to ensure that the current development be brought to an acceptable standard regarding housing, waste disposal, environmental health and adherence to existing maintenance and service agreements.

It was also noted that whilst the points above will be relevant in considering future development, the CLP itself was an important planning tool for State and Federal funding agencies and that its endorsement by the Shire remained an important and valuable objective.

The Council also notes that the provision of assistance and services to the community is not practical considering that the nominated regional service provider is based in Port Hedland and contractors to do the work are mainly coming from Geraldton.

EXISTING STATUTORY AND NON-STATUTORY CONTROLS

STRATEGIC TOWN PLANNING INITIATIVES

State Planning Strategy

This document was prepared by the Western Australian Planning Commission (WAPC) and provides a strategy for the future decision making and planning by government agencies.

Recommendations included in this document that apply to the region are:

- Facilitate the preparation of Community Layout Plans for remote Aboriginal communities to enable them to determine the future of their settlements;
- Develop planning policies for service provision to remote Aboriginal communities and town reserves;
- Encourage Aboriginal participation in industry related vocational training and on-the-job training.

Statement of Planning Policy No. 13

This WAPC Policy establishes a formal planning framework for the preparation and approval of a CLP for permanent Aboriginal communities. The objectives of the policy are to improve the standard of living and quality of life for people living in Aboriginal communities by:

- Providing a framework to ensure that large permanent Aboriginal communities are afforded a high level of service;
- Ensuring that these communities and associated land uses are appropriately identified and zoned within Local Government town planning schemes;
- Providing a mechanism that will enable both local government and the WAPC to approve CLP's prepared for Aboriginal communities;
- Providing a framework for negotiation and decision making between Aboriginal communities and local government.

Guidelines For The Preparation Of Community Layout Plans For Western Australian Aboriginal Communities

These guidelines were prepared jointly by ATSIC, the Department of Indigenous Affairs and the WAPC. The Guidelines outline the form, content and structure of a CLP. They highlight the importance of establishing an effective consultation process with the Aboriginal community and stakeholders in order to achieve a CLP that is understood and endorsed.

The guidelines outline the purpose of CLP's as:

- A vision for the community and a guide to the community's future growth and development recognizing the community's aspirations;
- 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 with social, 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.

Draft Shire of Mullewa Local Planning Strategy

The Draft Shire of Mullewa Local Planning Strategy effectively addresses the Wandanooka Community and their requirements, both through a separate section regarding the community and a larger section on the entire region encompassed by the Shire of Mullewa, inclusive of the Wandanooka area. Although this document tends to be more strategic in nature it also contains objectives that can be utilised as a basis for statutory decisions and development guidelines and is designed to eventually be integrated into the *Shire of Mullewa Town Planning Scheme No. 2*.

The Local Planning Strategy is designed to be a leadership document that can be used to guide decision-making as well as being a useful tool for seeking funding and to attract investment to the area. Conjunctively, once the information in the *Local Planning Strategy* is integrated with the *Local Planning Scheme* a document that allows for specific guidance on permitted development pertaining to the area will be available.

The main objective expressed for the Wandanooka community within the document is to ensure that the community is recognised and to ensure appropriate future land use and development within the area, largely through the identification of the community as “Special Use-Aboriginal Community” in the *Shire of Mullewa Town Planning Scheme No. 2* being created by the Shire, DPI and the WAPC.

The Local Planning Strategy addresses state wide strategies within its text. The strategies that relate most closely to the Wandanooka Community are to do with rural and mining activities and conservation, environment and cultural protection. Therefore, the community is appropriately addressed through the aforementioned strategy.

LOCAL GOVERNMENT

The Shire of Mullewa

The Shire's Statement of Intent is as follows:

The Shire of Mullewa will endeavour at all times to:

- *Develop and maintain the lifestyle for residents and visitors, and*
 - *Ensure that the Shire is a safe and desirable place to live, work and visit.*
- (Shire of Mullewa Principal Activities Plan 2005/06)*

Town Planning Scheme Provisions

The main objectives of the Town Planning Scheme No. 1 are:

- Reserving land required for public purposes
- Zoning the balance of the land with the Scheme Area for the various purposes described in the Scheme;
- Providing development controls for the purpose of securing and maintaining the orderly and properly planned use and development of land within the Scheme Area;
- Introducing measures by which places of natural beauty and places of historic, cultural or scientific interest may be conserved;
- Making provision for other matters authorised by enabling the Act.

VERSIONS

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the draft Wandanooka Layout Plan 1.

Proposed Version 1 of the Wandanooka Layout Plan 1 was prepared by consultants GHD, in consultation with the resident community and relevant government agencies and authorities. However, Layout Plan 1 was not endorsed by the resident community at that time for a range of reasons, including governance arrangement issues.

Layout Plan 1 Version 1 (1 November 2007) was not endorsed by any party.

Reason for redrafted version

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the draft Wandanooka Layout Plan 1 (LP1).

Proposed Version 2 to the Wandanooka LP1 is consequential to the conversion of the map-set from CAD to GIS. This has resulted in a myriad of technical changes to content and illustration of Layout Plan map-sets, which are effectively an amendment to that plan. Establishing the Layout Plan suite in GIS aims to improve the functionality of the map-set when used by associated agencies and authorities and endorsement of the consequent amendments is recommended.

In the case of amendments, the CAD to GIS changes are considered to be minor amendments as the myriad changes made to content and illustration are of a technical nature. As such, under provision 6.14 the endorsement of the WAPC only is required.

Ratification

In some instances, such as Wandanooka, Layout Plans remain in draft form. This can be for a range of reasons, usually political (failure to secure endorsement from various parties) or empirical (absence of data necessary to permit considered decisions). Delivery of housing and infrastructure by state agencies and authorities relies on Layout Plans for an agreed spatial framework. WAPC ratification of draft Layout Plans ensures that there is an agreed spatial framework for housing and infrastructure development on Aboriginal settlements.

Western Australian Planning Commission

please sign and print name


Ashley Handell
Planning Manager, Aboriginal Communities
Regional Planning & Strategy

23/04/2013
Date / /

Other Information:

This Layout Plan does not constitute development approval.

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