

Weymul

Layout Plan 2

Background Report

July 2008

Date endorsed by WAPC



Amendments

Amendment 1 - September 2012



Department of
Planning



Weymul (Cherrata) Community

Community Layout Plan Report and Provisions

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Australian Planning Commission, Perth WA

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Weymul (Cherrata) Community Layout Plan – Report

1 INTRODUCTION

This report identifies the strategic planning objectives for the region and provides background information on the Weymul Community that has been gathered as part of the preparation of the Plan.

It also sets out the consultations undertaken, the local and regional context within which the Community exists and provides an overview of the factors affecting the future growth of the Community.

The Weymul 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 Plan will also:

- Establish a vision which is consistent with the Community's aspirations to guide its growth and development;
- Provide a Community focus and involvement in the development process;
- Facilitate proper and orderly planning of the Community;
- Establish development requirements based on need and social/cultural, physical, environmental and economic opportunities and constraints;
- Facilitate closer cooperation between the Weymul Aboriginal Corporation, the Shire of Roebourne and Government agencies;
- Provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services infrastructure information; and,
- Promote development that maximises health, safety and welfare outcomes for the Community.



Map showing the location of Weymul

2 LOCATION

The Community, which was established in 1999, it lies on the western edge of the Pilbara approximately 35kms from Karratha by the Hamersley Iron Tom Price railway and Mt. Welcome pastoral station access road. Karratha is the regional centre for the Shire of Roebourne.

2.1 Contact Information

Community Address

Weymul Aboriginal Corporation Inc.
 PO Box 242
 ROEBOURNE WA 6718

Telephone

Jean Churnside
 Mob. 0428 962 236



Aerial photographs of Weymul Community

3 CONSULTATION

3.1 Site Visit No. 1

The first visit to the Community was undertaken by John Meggitt of Plexus Town Planning on Friday 9 June 2006. Discussions were held with community representatives Chairperson Jean Churnside, Thomas Mowarin and Tony Mowarin. Afterwards the Community was inspected and sites for new housing and areas affected by water pooling were identified.

It was stated that there are concerns about the condition of the housing stock and the need for new housing to allow other Community members living in Roebourne and Dampier to return to Weymul.

A meeting was held with Robert Sharkey, Manager Planning Services, Shire of Roebourne. It was identified that the Shire currently provides a number of services to the Community including building and health surveyor inspections.

The Shire wishes to see a service agreement established to formalise the role of the Shire and extent of services to be provided to the Community. Issues relating to the payment of rates and the ownership of the land need to be clarified.

3.2 Site Visit No. 2

The second visit to the Community was undertaken on Wednesday 6 September. A meeting was held with Jean Churnside and Tom Mowarin.

Through these discussions it was agreed that the scale and range of facilities indicated in the preliminary draft plan, which was based on the plan adopted in 2002, could not be achieved during the 5- 10 year timeframe of the current plan.

A meeting was held with Robert Sharkey of the Shire and phone conference to Tom Allen and Allen Wilkenson of the Department of Housing and Works regarding the draft plan and proposed works at the communities.

Copies of the current draft plans were left for comment however it was agreed that a revised plan would be drawn up showing a better defined layout and a greater focus on the residential character of the Community.

3.3 Site Visit No. 3

This visit was undertaken on Wednesday 15 November where the revised version of the plan and report was discussed with the community prior to final review and sign off.

Copies of the final draft plan and report were provided to the Shire of Roebourne for comment prior to endorsement of the final documents and plan.

4 POLICY AND ADMINISTRATIVE CONTEXT

4.1 Weymul Aboriginal Corporation

The Weymul Aboriginal Corporation was established in 1999 to represent the Ngarluma people of the Pilbara region. The objective of the organisation is to promote the social, cultural and economic well being of its members. The Corporation is governed by an elected committee.

4.2 Land Tenure

The land is within the Mt Welcome pastoral lease and adjacent to the Maitland river. It is 40 hectares in area and described as “North Location 26, Volume 451 Folio 194A”.

The Weymul Aboriginal Corporation was granted title to the land in November 2000; however ownership of the land has been disputed and this matter is currently before the courts for resolution.

4.3 State Planning Strategy

This document was prepared by the Western Australian Planning Commission (WAPC) and provides a strategy for future decision making and planning by government agencies. Recommendations included in the 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, through a combination of formal training and on-the-job training.

4.4 Statement of Planning Policy 3.2 (SPP 3.2)

This is a statutory policy prepared by the WAPC under Section 5AA of the Town Planning and Development Act 1928 and gazetted on 11 August 2000.

It 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 of 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 town planning schemes.

- Providing a mechanism that will enable both local government and the WAPC to approve layout plans prepared for Aboriginal Communities.
- Providing a framework for negotiation and decision making between Aboriginal communities and local government.

SPP 3.2 is supported by Guidelines for Preparation of Community Layout Plans for Western Australian Aboriginal Communities which was prepared jointly by ATSIC, the Department of Indigenous Affairs and the WAPC. The Guidelines outline the form, content and structure of a CLP.

4.5 The W A Aboriginal Housing and Infrastructure Council (AHIC) Strategic Plan 2003/04 – 2006/07

The capital works expenditure undertaken through the AHIC Strategic Plan is largely targeted to new housing stock, housing upgrades and essential service infrastructure works. There is also some provision for environmental health initiatives such as contributions towards sealing of internal roads, greening and landscaping projects and recreational facilities.

The normalisation / regularisation of essential services (power, water, waste water) and municipal services are core strategies.

The AHIC Vision is:

All Aboriginal and Torres Strait Islander Western Australians will have equitable access to quality housing and services.

Underpinning this vision is that:

- Aboriginal and Torres Strait Islander people will have access to affordable and appropriate housing and infrastructure which is safe, well designed and contributes to their health and well being;
- housing and infrastructure services will be well managed and maintained;
- there will be a vigorous and sustainable Aboriginal and Torres Strait Islander community housing and business enterprise sector operating in partnership with all levels of Government and other stakeholders involved in the delivery and management of housing and infrastructure services;
- there will be sufficient growth in new housing to address the backlog of housing need and the emerging needs of a rapidly increasing Aboriginal and Torres Strait Islander population;
- economic, employment and training opportunities for Aboriginal and Torres Strait Islander people will be an

integral part of housing and infrastructure programs and initiatives;

- the planning and delivery of housing and infrastructure services will contribute to positive social outcomes for Aboriginal and Torres Strait Islander people and communities.

4.6 RAESP Program

The Remote Area Essential Services Program (RAESP) provides a repair and maintenance service for power, water and wastewater systems to selected remote Aboriginal communities across Western Australia. The Federal Government and the Department of Housing and Works fund the program under a joint program management arrangement.

Weymul does not currently fall within the criteria for communities which are covered by this program.

4.7 Shire of Roebourne

Three Aboriginal Communities, Cheeditha, Weymul and Mingullatharndo, and the town community of Roebourne are located within the Shire.

Under the Shire of Roebourne Town Planning Scheme No. 8 (TPS 8) Weymul Community is identified as being within the Rural Zone. Within this zone the Scheme states:

“6.8.1 In considering any proposed development within the Rural Zone, but in an area subject to strategic proposals for urban or industrial development, the Council shall only grant approval where that proposed development or use will not, in the opinion of Council, prejudice the future development of those proposals.

6.8.2 Before considering any proposal for subdivision or development of land for the purposes of rural residential, rural living, intensive agriculture or a rural settlement, the Council may require the preparation of a Development Plan for the area or any part or parts of the area as is considered appropriate by Council. ”

Environmental Health Officer

The Shire has appointed an Environmental Health Officer for Aboriginal Communities (EHO-AC) to provide environmental health services to Aboriginal Communities in the Shire of Roebourne and surrounding areas.

Environmental Health Programme for Aboriginal Communities

The purpose of the Shire’s Environmental Health Program is to ensure that Aboriginal Communities receive ongoing services to improve and maintain a healthy environment. The services that may be provided will relate to the following key environmental health issues:

- Water supply
- Electricity

- Housing standards
- Food hygiene
- Dog health
- Waste management
- Dust
- Pest control
- Health education

The Environmental Health Officer-Aboriginal Communities provides Aboriginal Communities with advice, support, expertise and information regarding general environmental health matters, to enable them to play a direct role in determining the services they need to ensure good environmental health within their communities.

4.8 District Facilities

Karratha is the nearest major town and supports a population of approximately 12,000. The township comprises approximately 1,000 residences, and the following facilities:

- Four caravan parks;
- Two hotels;
- Shopping facilities include a shopping centre, Post Office and bank;
- Recreation facilities include recreation centre, aquatic centre, ovals, tennis courts;
- The town has a district hospital and a number of medical centres; and
- Five primary schools, 2 high schools and a regional TAFE;

4.9 Weymul Community Layout Plan, 2002

In July 2002, the first Weymul Community Layout Plan was adopted. The plan established several use types, objectives for use types, development guidelines and a procedure for changes to the plan.

This plan was not endorsed by the Shire of Roebourne nor recognised under TPS 8 however it has provided the Community with a guide for development up until now.

4.10 Weymul Flood Study, Voran Consultants 2002

The community land lies between the Maitland River and Munni Munni Creek. A flood study was undertaken by Voran Consultants in 2002 as part of the preparation of the initial Weymul CLP.

The access road to the Community crosses the Munni Munni Creek and a number of smaller watercourses which can result in the road being closed for 2 to 3 days, or longer per year.

It was found that the site of the Community is at least 1.0 metre above the 1 in 100 year flood level for either the Maitland River or Munni Munni Creek. The study identified

that flood mitigation works or building controls are not required.

Localised flooding may occur due to the flat terrain and underlying clay soils. The Voran study recommends that buildings at Weymul should be raised at least 0.5m above the surrounding ground level to avoid flooding problems.

5 ENVIRONMENT

5.1 Climate

Rainfall in this area of the Pilbara is low throughout and quite variable. Annual totals vary from 250 -450mm and many years without significant rainfall occur. The lower totals are typical of the south of the Pilbara where tropical cyclone effects are less frequent. Most of the summer rain comes from scattered thunderstorms and the occasional tropical cyclone. Almost all storms occur in the summer.

The coast from Port Hedland to Exmouth Gulf is the most cyclone prone area in Australia.

This region contains some of Australia's consistently hottest places. However on the coast is there some relief to the summer heat provided by sea breezes.

The normal inland maximum temperature range in summer is 37-42C. The coast, such as at Port Hedland, is 2-3C cooler but usually more humid. Minimum temperatures range from 25C in midsummer to 12C in July near the coast and 8-12C inland. Winter is a short 6-8 week period and retreats quickly by late August.

Frost does not normally affect the coastal areas but some susceptible inland locations may have light frosts on a couple of days per year, especially following strong cold fronts.

Source: Australian Bureau of Meteorology

5.2 Vegetation



Typical vegetation in the area

The vegetation within the area falls within the Roebourne subcategory of Pilbara vegetation. The region includes coastal and sub-coastal plains with a grass savanna of mixed bunch and hummock grasses, and dwarf shrub steppe of *Acacia translucens* or *A. pyrifolia* and *A. inequilatera*.

Uplands are dominated by *Triodia* hummock grasslands. Ephemeral drainage lines support *Eucalyptus* woodlands. *Samphire*, *Sporobolus* and mangal occur on marine alluvial flats and river deltas.

Resistant linear ranges of basalts occur across the coastal plains. Islands are Quaternary sand accumulations, basalt and/or limestone.

Source: Australian Natural Resource Atlas

6 WEYMUL COMMUNITY

6.1 Landuse

The Weymul Aboriginal Corporation was established in 1999 to represent the Ngarluma people who are the traditional owners of the Ngarluma region of the Pilbara. The objective of the organisation is to promote the social, cultural and economic well being of its members.

The Community occupies what was once the Cherrata out station, which was once part of a larger sheep station. A number of the old station buildings remain at the community and some of which are used as living quarters.

For the most part the Community provides residential accommodation. There are no local industries, other commercial activities or a CDEP program. However there are employment opportunities associated with the mining industry within commuting distance of Weymul.

The families living at Weymul travel to Roebourne and Karratha for employment, shopping, health and community services and facilities.

There is no Police presence at the Community and if required they would attend from the station at Karratha. There is also no cemetery at the Community nor is one proposed, the facilities at Karratha are used for funerals.

In the longer term, as the population increases, it is proposed that a wider range of facilities will be developed commensurate with the increased size of the Community.

6.2 Population

The population of the Community, as identified in the 2004 ATSI Environmental Health Needs Survey was 30 people. The population of the Community, as given by the Community Chairman is approximately 20-25 people. There are no school age children at the Community.

There are approximately 60 people associated with the Community who are living in Karratha and Roebourne however the lack of housing and community facilities has prevented them from relocating. However they have a strong desire to move back to their traditional country.

6.3 Employment

The majority of people within the Community are employed in Roebourne, Karratha and elsewhere in the Pilbara region. There is no CDEP program in place at the Community.

With the mining boom underway in the region there are significant skilled and unskilled employment opportunities available within commuting distance of the Community.

6.4 Cherrata Outstation Buildings



One of the old Cherrata station buildings

The Cherrata outstation buildings have been recognised by the Shire of Roebourne for their heritage value. The majority of the buildings are of timber construction with corrugated iron cladding and are in fair to poor condition.

They include buildings originally used for accommodation, workshops, shearing sheds and cattle yards. Remains of a number of original stone buildings are also in evidence.

7 EXISTING DEVELOPMENT

7.1 Layout



The Community is located between a small range of hills

The Community is located at the base of a small range of hills which abuts a relatively flat treeless plain. No formal road pattern has been established and there are no formed roads. The Community is based around the old Cherrata outstation homestead buildings.

Additional buildings including transportable accommodation units, an office, ablution facilities and power generator have been added within the flat area to the east of the original station buildings.

Although the area is not subject to flooding, after heavy rains water runs off the hills and pools at the front of the Community buildings before draining away to the north.

7.2 Residential / Visitor Facilities



Station buildings used for accommodation

Residents occupy three of the original station buildings and three of the transportable accommodation units. An ablution block with showers and laundry equipment has been located between the office and the station buildings. Visitors to the Community occupy the transportable units and utilise the communal ablution facilities.

7.3 Household Density

On the basis of the identified population of 25 people and a total of 6 houses occupied by community members the housing density is 4.2 persons per house.

7.4 Office



The office

An office has recently been constructed. It is located approximately 150 metres east of the station buildings, adjacent to the main access track into the Community and away from the area where water pools after heavy rains.

7.5 Visitors Camping

There is no formally identified camping area for visitors to the Community. Visitors generally stay with relatives or utilise the transportable accommodation units for short periods of time.

7.6 No Go Areas

There are no specific 'no go' or areas or areas of special cultural significance within the community.

8 ESSENTIAL SERVICES

The Regional Service Provider for Parnngurr is Pilbara Meta Maya. The Community is not within the RAESP program and as such there is no formal arrangement for capital works to be carried out.

8.1 Access Roads



The access road through Mt Welcome Station

The Community is accessed via the unsealed Hamersley Iron Tom Price railway access road and 9kms of graded track on Mt Welcome Station.

The track into the community is a gazetted road. It is poorly drained and crosses a number of creeks; it becomes boggy in places after heavy rain. This access track is generally closed for a number of days each year due to flooding.

8.2 Internal Roads



Unformed roads within the Community

No formal internal road network has been established and there are no built up or sealed roads within the community. Visitors use a number of access routes which generates a significant amount of dust.

8.3 Water Supply



The water bore and old windmill

The community's water supply is obtained through a bore and water treatment plant located on the eastern edge of the Community. It is understood that the bore provides a reliable, good quality water supply. The bore is connected to a water tank on the hill to the north west of the old outstation buildings.

8.4 Waste Water

The sewerage treatment and disposal is by septic tanks. These appear to be working satisfactorily and there are no current plans to upgrade the facilities. It is not likely that during the timeframe of this plan that there would be an increase in the housing stock that would necessitate a more comprehensive waste water treatment system.

8.5 Power Supply



The diesel power generator

The Community has a small interim diesel generator located approximately 100 metres east of the nearest dwelling. The unit is adequate for the current size of the Community but will need upgrading as the Community expands.

All power cables have been located underground. Maintenance is undertaken by Pilbara Meta Maya an Aboriginal controlled service provider based in South Hedland.

8.6 Waste Disposal



Waste disposal area

Waste is currently disposed of in an area 200 metres south the power generator. There is the potential for it to affect the underground water supplies. It will be necessary to establish a transfer station at Weymul for the waste to be disposed of in Karratha.

THE CLP PLAN

This section of the report describes the proposed changes to the layout of Weymul incorporated in the Community Layout Plan.

There is a desire for the community to expand to accommodate more of the Ngarluma people living elsewhere in the Pilbara. However it is recognised that due to limited funding the Community can only expand at a slow pace.

It is also recognised that employment and community services such as education, health and retail facilities will continue to be provided at the major regional centres of Karratha, Dampier and Roebourne.

A copy of the CLP Plan and Context Plan are included at the end of this report.

9.1 Proposed Improvements

A number of proposed future improvements were identified in discussions with the Community and other stakeholders. These have been incorporated in the CLP Plan and are set out below:

1. Two new houses are to be constructed in the short term. Works have been put on hold until the CLP is updated and adopted.
2. In the medium to longer term the Community requires a substantial investment in additional housing, defined roads and drainage works. No funding has been identified for these works.
3. The existing power station is a temporary facility. A site has been located to the south of the existing facility for a new power generator. No funding has been identified for these works.

9.2 Residential

The population of the Community has not significantly increased in size since the last plan was prepared in 2002. This plan identifies 14 additional house sites all of which are to be located on pads raised 0.5 metres above natural ground level.

It is proposed that the current system of septic tanks and leach drains would be continued.

It is not expected that all of the available sites would be taken up during the life of the plan however, they provide for a number of options for housing sites.

The area opposite the existing station outbuildings are affected by water pooling after heavy rains. In addition to locating the new dwellings on raised pads it would be desirable

for drainage improvements to be carried out as these sites are taken up to ensure the rapid dispersal of storm waters.

9.3 Design Population

There are 4 existing dwellings and 14 future house lots two of which are currently occupied by occupied transportable accommodation units. The future total of 18 dwellings indicates a design population of 90 people.

9.4 Community Layout Design

The CLP has been prepared from an assessment of the site's physical and environmental characteristics, re-use of existing infrastructure where possible, regard for the population demographics and constraints (physical, servicing). These principles have guided the form of the plan.

The Plan builds on the layout established through the 2002 Plan. The current plan however differs from that plan in that it provides for a significantly reduced number of facilities and a more compact form. It provides for a greater focus around the original Cherrata outstation buildings.

The site is subject to localised flooding and water pooling after heavy rains. Because of the extreme weather conditions associated with cyclonic activity on the area some caution needs to be applied in regards to this issue. As such an appropriate drainage system is required as well as need for buildings to be located on pads raised 0.5 metres above the surrounding ground level.

9.5 Street Network

The plan provides for a modified grid layout to accommodate the scale of growth anticipated during the life of the plan, contain the cost of road works, and provide for additional future expansion.

The main north south road is to serve not only as an access route but also to allow storm water to be disposed of rapidly after heavy rains.

Vehicles are to be discouraged from driving off the marked roads to avoid dust build up and to allow the vegetation to be reinstated.

9.6 Buffers

There are two buffer areas identified on the plan.

- The interim power station has a buffer of 100m which is sufficient given the small scale of the power unit.
- There is a 500 metre buffer to the water bore and water treatment plant.

It is proposed that the power station will eventually be resited to the southern boundary of the Community on the land allocated for this purpose.

Because of the ongoing use of septic tanks and leach drains new housing is excluded from the buffer area of the water bore.

It is not anticipated that during the life of the plan that new buildings would be developed within the area containing the outstation heritage buildings.

9.7 Landscaping

The community has initiated a landscaping program and has planted a number of trees and shrubs in the vicinity of the outstation buildings. Ongoing works are encouraged to assist with the reduction of dust, to help provide definition to the internal road network and to provide shade and improve the amenity of the community.

9.8 Community Facilities

No specific community facilities are provided for in the plan. It is anticipated that for the life of the plan the focus would be on accommodating new dwellings. Over time the construction of these facilities could be considered and land has been reserved for potential community uses in the central area to the rear of the office.

9.9 Recreation Facilities

Currently there are no recreation facilities provided at the Community. There is land located close to the centre of the Community, adjacent to the Telstra tower, that would be suitable for a football oval and softball triangle and could accommodate other recreation facilities. This site is down stream of the groundwater flow as such fertilisers would not adversely affect the water source.

9.10 Utilities

The Plan provides for the power station and a workshop to be established on the southern boundary of the Community. This will provide an adequate noise buffer from the residential areas.

The site occupied by the water bore and water treatment plant is recognised in the plan. As the Community grows it may be necessary to locate a new water bore closer to the southern boundary of the Community to avoid contamination of the water supply from.

9.11 Outstation Buildings

The community currently utilises the Cherrata outstation buildings for residential purposes and the workshops for maintenance activities.

These buildings are important to the Community and are also part of the heritage of the Shire. They may provide a basis for future tourism related commercial activities.

The ongoing use and maintenance of these buildings by the Community will assist with their preservation however it is important that any modifications carried out are undertaken in such as a way to protect the integrity of the structures.

Weymul Community Layout Plan - Provisions

1 INTRODUCTION

These Provisions complement the Community Layout Plan Report and the Land Use Plan. The Provisions provide guidance when planning for future growth and will assist in the consideration of development proposals.

1.1 Development of Land

The Provisions have been drawn up in order to ensure that:

- development occurring in future is consistent with the Plan;
- building and health standards applicable in the Shire of Roebourne are met and;
- the Plan can be updated in accordance with the changes occurring in the settlement.

Development Approval

Development to be undertaken in the Community must be consistent with the Plan that has been formally endorsed by the Weymul Aboriginal Corporation, and the Shire of Roebourne.

The construction of new buildings or facilities can only take place once building and health approvals have been issued.

Form of Application

Applications are to be made in accordance with Shire of Roebourne building application forms.

1.2 Land Use Types

The Land Use Types shown on the Plan indicate the preferred areas within which future development should occur. The actual location of new buildings could be expected to vary according to Community preferences, design characteristics and infrastructure and servicing constraints.

The following Land Use Types have been included in the Plan to reflect current uses and to guide the future choice of sites for activities and development:

1. Residential (Existing and Future).
2. Community Purposes.
3. Industrial / Public Utility.
4. Open Space (Recreation and Bush).

2 LAND USE OBJECTIVES & GUIDELINES

The Land Use Plan has been prepared with the objective of ensuring that there is sufficient land for these uses and the separation of non compatible uses.

It is anticipated that some development proposals will arise for uses that have not been identified on the Plan. The Land Use Objectives and Guidelines will assist in the consideration of the most appropriate location for future development and will assist with layout and design matters.

2.1 Residential (Existing and Future)

Definition

This includes all of the areas used for permanent dwellings.

Objectives

The objectives for the land in the Residential areas are discussed below:

- The provision of land for residential development that is consistent with local preferences for the development of the Community.
- To provide land areas for people to live with proper access to power, water, sewerage communications and roads.
- To provide a living area where there is minimal disturbance from noise, and the operation of non-residential activities.
- To provide living areas convenient to central facilities and amenities.
- To protect the future residential areas from other forms of development, incompatible with this use.
- To protect the heritage value of the Cherrata Outstation buildings.

Development Guidelines

The following development guidelines have been prepared to encourage good design and to address amenity issues:

- Buildings at Weymul should be raised at least 0.5m above the surrounding ground level to avoid flooding problems.
- The soils are expansive clays, this requires particular attention to be paid to building footing design.
- Generally the Plan makes provision for house sites with a minimum area of approximately 1,000m². This provides sufficient room for effective solar orientation, space for the occupiers to utilise outdoor living areas as well as indoor spaces and parking for vehicles.

- The practice has been adopted of locating houses centrally within a building site, the Community has found this to effectively address the amenity issues associated with setback controls. A minimum 6.0 metre front setback and a setback of at least 10 metres between buildings is recommended.
- Fences should be provided around new dwellings. It is recommended that a maximum height of 1.2 metres is established.
- Care should be taken to retain the existing Cherrata out station buildings. Where modifications and maintenance are required attention is to be paid to ensure that the changes are in sympathy with the form and materials of the original structures.

2.2 Community Purposes

Definition

This relates to the proposed cultural and recreation facilities.

Objectives

The objectives for the land in the Community Purposes area are discussed below:

- To provide areas for these activities that are centrally located within the Community and encourage people to walk rather than drive.
- The clustering of Community facilities to reduce the number of trips required for day to day activities.
- Having a clearly defined Community centre to provide a strong Community focus and sense of place.
- To create an environment where pedestrians have precedence over motor vehicles.

Development Guidelines

The following development guidelines have been prepared to encourage good design and to address amenity issues:

- Consideration should be given to access, circulation and parking for vehicles if an expansion of the Community facilities is proposed.
- Future Community facilities should be located close to established uses to consolidate these activities.
- Buildings at Weymul should be raised at least 0.5m above the surrounding ground level to avoid flooding problems.
- The soils are expansive clays, this requires particular attention to be paid to building footing design.

2.3 Industrial / Public Utility

Definition

This includes workshops, sheds, vehicle parking areas and areas for the storage of building materials. It also includes land set aside for power generators, pump stations water tanks, water purification plants and rubbish pits.

Objectives

The objectives for the land in the Industrial / Utilities areas are discussed below:

- The intention is to separate these areas from other activities and to provide a buffer to minimise the impact of noise, dust and potentially dangerous activities or facilities.
- The location is also intended to minimise the requirement for trucks and other heavy vehicles to move through the Community.

Development Guidelines

The following development guidelines have been prepared to encourage good design and to address amenity issues:

- Fencing around the workshops and industrial facilities is essential to protect the public and for security reasons and provision should be made for 2.0 metre high fencing.
- Buildings at Weymul should be raised at least 0.5m above the surrounding ground level to avoid flooding problems.
- The soils are expansive clays, this requires particular attention to be paid to building footing design.

2.4 Recreation and Open Space.

Definition

This includes sports grounds, and recreation facilities as well as areas that have been retained as open space.

Objectives

The objectives for the land in the Recreation and Open Space areas are discussed below:

- Areas designated for Recreation and Open Space should be protected from encroachment of other forms of development.
- These areas should be enhanced over time to better meet the needs of the local Community.

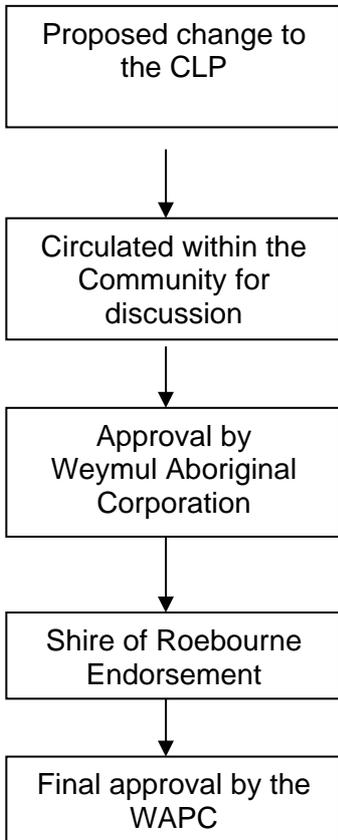
Development Guidelines

The following development guidelines have been prepared to encourage good design and to address amenity issues:

- Extensive areas of passive recreation areas have been provided in the layout of the settlement. These areas provide for the planting of trees and for bushland to be retained. They also allow for informal meeting areas.

- Where possible existing trees and shrubs should be retained and additional planting established over time.
- Consideration should be given to the reticulation and grassing of the future oval to assist with the control of dust.

3 CHANGES TO THE CLP



A change to the Layout Plan shall be called an Amendment and shall be prepared in a form that can be copied and circulated throughout the Community in such a way as to clearly show the proposed changes. The Amendment shall show the existing situation and how the Layout Plan will look with the amendment.

From the time the Amendment has been circulated, the Weymul Aboriginal Corporation shall not make a decision for at least 42 days. This time is to let concerned community members tell their elected community organisation members, who will in turn pass these concerns to the Weymul Aboriginal Corporation meeting for further discussion and consideration.

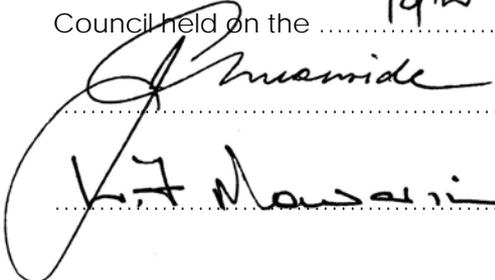
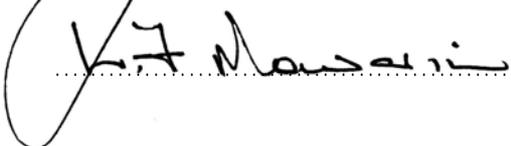
Following approval of the Amendment and endorsement by the Weymul Aboriginal Corporation, the Amendment shall be submitted to the Shire of Roebourne for its endorsement.

The Shire of Roebourne shall submit the Amendment to the Western Australian Planning Commission for its assessment and final approval.

The Amendment shall not come into effect until endorsed by the Shire of Roebourne and Western Australian Planning Commission.

4 ENDORSEMENT

The **Weymul Aboriginal Corporation** hereby endorses the Community Layout Plan dated
..... February 20⁰⁷ (including the Report, the Plan and the Provisions), for the purpose of
ensuring the proper and orderly planning of the community area, at the meeting of the
Council held on the 19th day of APRIL 20⁰⁷

 Chairperson
 ~~Secretary~~ COMMITTEE MEMBER

The **Shire of Roebourne** hereby endorses the Community Layout Plan dated
..... 20.. (including the Report, the Plan and the Provisions), for the purpose of
ensuring the proper and orderly planning of the community area, at the meeting of the
Council held on the day of 20...

..... President
..... Chief Executive Officer

The **Western Australian Planning Commission** hereby endorses the Weymul Community Layout
Plan as a guide for development to ensure proper and orderly planning within the community
area.

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*.

AMENDMENTS

Weymul Layout Plan 2

Amendment 1

Plan Date : February 2007 WAPC Endorsed : 1 July 2008
Proponent : Department of Planning Requires : WAPC only – minor amendment
Endorsement

Reason for the Amendment

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Weymul Layout Plan 2.

Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Weymul Layout Plan 2.

This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord with Aboriginal Settlements Guideline 1, inclusion of drinking water source protection areas, incorporation of updated cadastre, and many other general improvements.

Approved

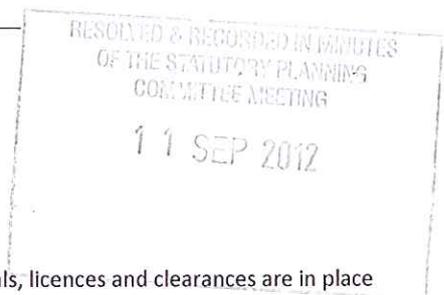
This is a minor amendment as the myriad changes made to content and illustration are of a technical nature. As such, under provision 6.14 the endorsement of the WAPC only is required.

Western Australian Planning Commission


please sign and print name

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

Date 12/9/2012



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.