

# Yulga Jinna

## Layout Plan 1

### Background Report

November 2007

Date endorsed by WAPC



### Amendments

Amendment 1 - May 2013

Amendment 2 - January 2019



Department of  
Planning



# Yulga Jinna Community

## Community Layout Plan Report and Provisions

This project was initiated by the Western  
Australian Planning Commission, Perth WA

Prepared by:

**PLEXUS TOWN PLANNING P/L**

24 Chatsworth Rd.

HIGHGATE WA 6003

Phone: 9328 4374

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# Contents

## YULGA JINNA COMMUNITY LAYOUT PLAN – REPORT 1

<b>1</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>2</b>	<b>LOCATION.....</b>	<b>2</b>
2.1	CONTACT INFORMATION .....	2
<b>3</b>	<b>CONSULTATION.....</b>	<b>4</b>
3.1	SITE VISIT NO. 1.....	4
3.2	SITE VISIT NO. 2.....	4
3.3	SITE VISIT NO. 3.....	4
<b>4</b>	<b>POLICY AND ADMINISTRATIVE CONTEXT.....</b>	<b>5</b>
4.1	YULGA JINNA ABORIGINAL CORPORATION .....	5
4.2	LAND TENURE .....	5
4.3	STATE PLANNING STRATEGY .....	5
4.4	STATEMENT OF PLANNING POLICY 3.2 (SPP3.2) .....	6
4.5	THE W A ABORIGINAL HOUSING AND INFRASTRUCTURE COUNCIL (AHIC) STRATEGIC PLAN 2003/04 – 2006/07 .....	6
4.6	RAESP PROGRAM .....	7
4.7	SHIRE OF MEEKATHARRA.....	7
4.8	DISTRICT FACILITIES.....	7
4.9	NATIONAL ABORIGINAL HEALTH STRATEGY 1998.....	8
<b>5</b>	<b>ENVIRONMENT .....</b>	<b>9</b>
5.1	CLIMATE.....	9
5.2	VEGETATION .....	9
<b>6</b>	<b>YULGA JINNA COMMUNITY.....</b>	<b>9</b>
<b>6</b>	<b>YULGA JINNA COMMUNITY.....</b>	<b>10</b>
6.1	LANDUSE.....	10
6.2	POPULATION.....	10
6.3	EMPLOYMENT .....	10
<b>7</b>	<b>EXISTING DEVELOPMENT .....</b>	<b>11</b>
7.1	LAYOUT .....	11
7.2	LANDSCAPE .....	11
7.3	OFFICE .....	11
7.4	HEALTH CLINIC.....	11
7.5	RESIDENTIAL.....	12
7.6	HOUSEHOLD DENSITY .....	12
7.7	VISITOR CAMPING .....	12
7.8	PLANT NURSERY, GARDEN AND ORCHARD.....	12
7.9	SCHOOL FACILITIES.....	13
7.10	RECREATION FACILITIES.....	13
7.11	CEMETERY .....	13
7.12	NO GO AREA.....	13
7.13	INDUSTRIAL FACILITIES.....	14
<b>8</b>	<b>ESSENTIAL SERVICES .....</b>	<b>15</b>
8.1	ACCESS ROADS .....	15
8.2	INTERNAL ROADS .....	15
8.3	AIRSTRIP .....	15
8.4	WASTE WATER.....	15
8.5	WATER SUPPLY .....	15
8.6	POWER SUPPLY .....	16
8.7	WASTE DISPOSAL.....	16
8.8	TELECOMMUNICATIONS .....	16

<b>9</b>	<b>THE CLP PLAN .....</b>	<b>17</b>
9.1	PROPOSED IMPROVEMENTS.....	17
9.2	COMMUNITY LAYOUT DESIGN .....	17
9.3	STREET NETWORK MODIFICATIONS.....	18
9.4	BUFFERS.....	18
9.5	RESIDENTIAL.....	18
9.6	DESIGN POPULATION .....	18
9.7	BUSINESS / COMMERCIAL.....	19
9.8	RECREATION FACILITIES.....	19

**YULGA JINNA COMMUNITY LAYOUT PLAN – PROVISIONS 1**

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	DEVELOPMENT OF LAND .....	1
1.2	LAND USE TYPES.....	1
<b>2</b>	<b>LAND USE OBJECTIVES &amp; GUIDELINES.....</b>	<b>3</b>
2.1	RESIDENTIAL (EXISTING AND FUTURE) .....	3
2.2	COMMUNITY PURPOSES.....	4
2.3	INDUSTRIAL / PUBLIC UTILITY.....	4
2.4	RECREATION AND OPEN SPACE.....	5
<b>3</b>	<b>CHANGES TO THE CLP .....</b>	<b>6</b>
<b>4</b>	<b>ENDORSEMENT .....</b>	<b>7</b>

# Yulga Jinna Community Layout Plan – Report

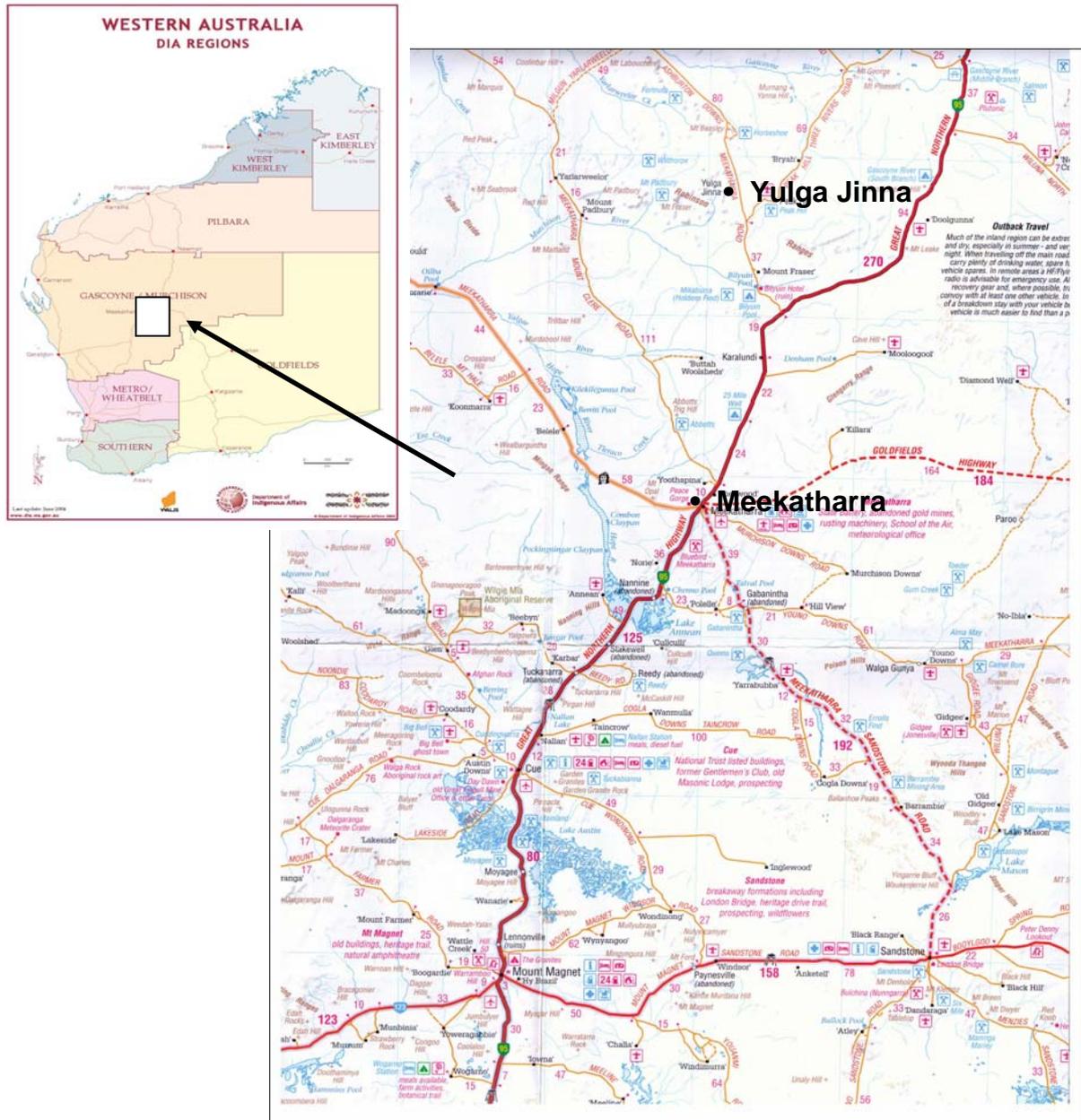
## 1 INTRODUCTION

This report identifies the strategic planning objectives for the region and provides background information on the Yulga Jinna 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 Yulga Jinna 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 Yulga Jinna Aboriginal Corporation, the Shire of Meekatharra 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 Yulga Jinna

## 2 LOCATION

The Yulga Jinna Community, is located 130 kms north of Meekatharra via the Great Northern Highway and the Ashburton Downs Meekatharra Road.

### 2.1 Contact Information

#### Community Address

Yulga Jinna Aboriginal Corporation  
 P.O. Box 455,  
 MEEKATHARRA WA 6642

#### Telephone

Office: (08) 9981 2080  
 Facsimile: (08) 9981 2090



Aerial photographs of Yulga Jinna 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 Tuesday 12 June 2006. Discussions were held with the coordinator Michelle Riley and Chairperson Sheryl Riley. Afterwards an inspection was carried out of the existing facilities and sites for the future expansion of the Community.

Through a National Aboriginal Health Strategy (NHAS) initiative began in 1998, Community infrastructure was upgraded and a number of new houses and facilities constructed. A new primary school was also built in 2003.

The Coordinator advised that the original Community Layout Plan prepared in 1998 continues to be followed however it is necessary to update and revamp the plan.

A meeting was held with the CEO Roy McClymont at the Shire of Meekatharra offices. An overview of the process for preparing the CLP was given and it was explained that endorsement from the Shire would be requested once the CLP was finalised. Input from the Shire was welcomed during the course of the preparation of the plan.

### **3.2 Site Visit No. 2**

The second visit to the Community was undertaken on Monday 28 August. Discussions were held with Sheryl Riley and Community members Linda Riley and Clarrie Smith. Plans for the expansion of the school were explained by the school principal.

Various options, indicating how the future growth of the Community could be accommodated, were discussed.

A further site inspection was carried out to confirm the location of a number buildings and facilities not included in the earlier draft CLP plan.

Copies of the draft plan were provided to the Shire of Meekatharra CEO Roy McClymont for comment.

### **3.3 Site Visit No. 3**

This visit was undertaken on Monday 13 November where the final version of the plan and report was presented to the Community for final review and sign off.

Copies of the draft plan and report were provided to the Shire of Meekatharra CEO Roy McClymont for comment prior to endorsement of the final documents and plan.

## 4 POLICY AND ADMINISTRATIVE CONTEXT

### 4.1 Yulga Jinna Aboriginal Corporation

The Yulga Jinna Aboriginal Corporation was established in 1993. The Corporation serves the interests of the Nharnuwangga, Wajarri and Ngarla people who live in the upper Murchison region of WA. Native Title to the land was granted in August 2000.

The Community established at Yulga Jinna in 1992 previously it occupied land near Peak Hill Mine until it was resumed for mining operations in 1991.

All proposals for building works and infrastructure must be approved by the Yulga Jinna Aboriginal Corporation or its Executive Committee.

### 4.2 Land Tenure

The Community is located on land leased in perpetuity to Yulga Jinna Aboriginal Corporation (Crown Reserve 372853) covering 25 ha of land.

Some of the existing facilities and much of the future infrastructure lie on unallocated Crown Land outside of the lease. Therefore, it may be necessary to extinguish the existing lease and establish a larger one, or to simply establish an additional lease to cover all infrastructure. In this regard the area set out on the Context Plan provides a basis for negotiations of the future lease.

Before any future development occurs outside of the existing lease boundary the proposal will need to be raised with the Department for Planning and Infrastructure's State Land Services branch.

### 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 (SPP3.2)

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.

#### **4.7 Shire of Meekatharra**

The Shire is responsible for the provision of local services and the administration of building approvals under the Building Code of Australia. The Shire building and health surveyors make regular inspections.

The Shire's Town Planning Scheme No. 3 is a townsite scheme only covering Meekatharra. The land at Yulga Jinna is not zoned and the Shire does not have an Interim Town Planning Order covering the area. As such no Development approval can be granted over this land and only Building and Health approvals can be issued.

While the CLP will not have the standing of a Town Planning Scheme the Shire may adopt the CLP as it would any non planning relating document or policy.

#### **4.8 District Facilities**

Meekatharra is the nearest major town and supports a population of approximately 2,100. The township comprises approximately 500 residences, and the following facilities:

- A caravan park;
- A motel and a number of hotels;
- Shopping facilities, including a supermarket, Post Office and banking facilities;
- Vehicle service stations;
- Outdoor picture theatre;
- Recreation facilities include recreation centre, aquatic centre, ovals, tennis courts;
- The town has a district hospital, resident doctor, a volunteer St John ambulance and is a base for the Royal Flying Doctor Service;
- A primary school and a district high school; and
- Several church groups.

#### **4.9 National Aboriginal Health Strategy 1998**

A layout plan had originally been drawn up in 1997, however this was significantly revised in 1998 as part of a National Aboriginal Health Strategy (NAHS) initiative to upgrade infrastructure and construct new housing stock. Works included:

1. Construction of a 4km levee bank to address flooding problems.
2. Eight new houses.
3. A water supply and reticulation system.
4. A new sewerage system.
5. A new power supply and reticulation system.

## 5 ENVIRONMENT

### 5.1 Climate

The climate of Yulga Jinna is similar to that of Meekatharra. Meekatharra has a dry climate with hot summers and mild winters. The annual average rainfall is 237 mm on an average 46 days and while the average rainfall is fairly well distributed throughout the year, there is considerable annual variation.

By contrast winters are mild with the July average maximum and minimum temperatures being 18.8C and 7.4C respectively. Overnight temperatures fall below 5C about once a week in a typical winter. Such temperatures occur on clear nights following a day of cool southerly winds.

June is the wettest month with an average rainfall of 33.2 mm on six days. The other wet months are January to March when thunderstorms can often produce heavy localised falls in short periods. Although rare, tropical lows or weakening tropical cyclones that usually originate off the Pilbara coast can bring widespread rain to the region.

January is the hottest month. The average temperature is 38.1C, but temperatures above 41C typically occur once a week when hot, dry, northeast to north westerly winds arrive. High temperatures are usually followed by a cool change from the south and occasionally a thunderstorm.

*Source: Australian Bureau of Meteorology*

### 5.2 Vegetation



Typical vegetation

The Gascoyne-Murchison sub-region is located in the arid shrublands of Western Australia, extending from the Indian Ocean to the Great Sandy Desert. The vegetation is dominated by chenopod and acacia shrublands and woodlands, but many vegetation types can be found. Much of the area can be broadly described as the “mulga zone”.

*Source: Australian Natural Resource Atlas*

## YULGA JINNA COMMUNITY

### 6.1 Landuse

At the present time the majority of the land at the Community is used for residential, education, infrastructure and cultural purposes.

A Business Plan / Development Strategy was prepared in 2006 which examined a range of future commercial opportunities. The mission statement prepared as part of this plan was:

*“To provide Yulga Jinna community with a safe and comfortable environment with adequate family housing, develop work opportunities for gainful employment of its members, provide health services for the well being of its members and education facilities for our future generations.”*

The Business Plan proposes that various commercial opportunities be pursued; these include the establishing a sandalwood tree plantation, tourism ventures, goat mustering, collection of native tree seeds and establishing a table grape vineyard. It is also proposed that the vegetable gardens and orchards would in future reduce the need to travel to Meekatharra and elsewhere for groceries.

### 6.2 Population

The population of the Community, as identified in the 2016 ABS data was 63 people. The Community Chairman advises that Yulga Jinna currently has a population of 80 people. Estimating and predicting populations in the Gascoyne-Murchison sub-region is difficult because Aboriginal people tend to be mobile in terms of housing and living arrangements.

### 6.3 Employment

Residents at Yulga Jinna are employed in CDEP activities involving maintenance works, care of the plant nursery, garden and orchard and, at the school and in the administration of the community.

Residents also obtain work in the surrounding pastoral stations and there is an agreement in place at a local mine for school leavers to have traineeships.

The community members undertake all of the administrative matters associated with the management of Yulga Jinna.

## 7 EXISTING DEVELOPMENT

### 7.1 Layout



Yulga Jinna and levee banks



Levee bank detail

The Community is located on land adjacent to the Robinson Ranges; the surrounding land is subject to flooding after heavy rains. In 2000 the National Aboriginal Health Strategy works were completed which included the construction of 4.0kms of levee banks, upgrading of infrastructure and provision of additional housing.

The majority of Community facilities are contained within an area of approximately 50 ha which is defined by the levee banks. However as previously noted much of this area falls outside the 25 ha lease boundary.

Some facilities such as the cemetery, sewerage ponds, rubbish pits and site for the airstrip are located outside the levee banks (and the lease boundary).

The levee banks limit the number of crossing points; there is one principal access road into the Community from the Ashburton Downs Meekatharra Road. There are three other levee bank crossing points.

The main housing cluster utilises a horseshoe layout pattern which was developed following discussions with the Community. It allows the residents to overlook the central area of open space while maintaining the bush setting. This central area also contains a BBQ area, the Community office, the preschool, a small building used for meetings and the sewer pump station. The primary and secondary school adjoins the main housing area with three teachers' houses adjacent to the school.

### 7.2 Landscape

Areas of original acacia bushland remain in the Community and this has been supplemented by new plantings of native vegetation. Within the residential area the central area of open space is largely bare however it is planned that in future this area will be landscaped and recreation facilities will be added.

### 7.3 Office

A small office (Lot 19) is located in the central area adjacent to the school. There is no store in the Community; however it is anticipated that a future store would be incorporated as part of the Future Business/Commercial site (Lot 27) opposite the office.

### 7.4 Health Clinic

A health clinic (Lot 20) was established at the end of 2006. The small building is located to the rear of the office and



The health clinic

provides a facility for a visiting nurse, there are no plans for accommodation for nursing staff at the Community.

## 7.5 Residential



Newly constructed housing

Yulga Jinna contains 13 community houses including a duplex. All of the houses are in good condition. There are another four houses occupied by teaching staff.

The residents' houses are well designed for the climate and harsh environmental conditions and incorporate design elements such as breezeways, double roofing to assist in temperature control and are clad in zincalume for low maintenance and durability.

## 7.6 Household Density

On the basis of the current population being 80 people and a total of 13 houses occupied by community members the housing density is 6.2 persons per house.

## 7.7 Visitor camping



Visitor ablution facilities

Visitors to the community camp within the area protected by the levee banks to the west and north west of the established residential area where ablution facilities have been established.

People from language groups to the north of the Community at times use Yulga Jinna as a base for having meetings and carrying out negotiations regarding Native Title matters.

## 7.8 Plant Nursery, Garden and Orchard

To the west of the residential area is the plant nursery, vegetable garden and orchard. The garden is reticulated and highly productive and provides the community with fresh



The Community garden

vegetables and fruit in season, thereby supplementing supplies brought in from Meekatharra.

The Community has established a plant nursery as a basis for the rehabilitation of the vegetation affected by previous pastoral activities. It is intended that this work could also be applied to other pastoral and mining areas in the region and this may provide a future commercial enterprise for the Community.

## 7.9 School Facilities



The school

The Yulga Jinna Remote Community School was constructed in 2003 and provides primary and some secondary education. It is located adjacent to the residential area. The teachers' houses adjoin the school.

The school is in good condition, and includes recreation facilities such as a basketball / tennis court.

A small preschool is located across the road.

## 7.10 Recreation Facilities



Recreation facilities at the school

There are only limited recreation facilities at the community. Within the school grounds there is some playground equipment and a basketball / tennis court, with additional equipment adjacent to the preschool.

A shaded BBQ area with playground equipment has been established in the central area of open space adjoining the residential area.

SL-lot 18 provides for an oval, however this is yet to be developed.

## 7.11 Cemetery

The cemetery is located approximately 900 metres north of the Community and is surrounded by native vegetation. This is an informal cemetery located on unallocated crown land.

## 7.12 No Go Area

There is a 'no go' area located to the east of the residential area and adjoins the water bore area. It is used for dancing and cultural / lore activities.

### 7.13 Industrial Facilities



The workshop

The industrial area containing the workshop and power generator is located to the north east of the housing area.

The main Community workshop building is located on the western end of the industrial area. The building is constructed of corrugated zincalume with a concrete pad and is in good condition.

## 8 ESSENTIAL SERVICES

The Regional Service Provider for Yulga Jinna is Pilbara Meta Maya. Capital works at the Community are undertaken through the RAESP program.

### 8.1 Access Roads

Access is via the Ashburton Downs Meekatharra Road which is unsealed for the 70 kms to the Great Northern Highway. There is another 60 kms on the sealed all weather road to Meekatharra.

The Ashburton Downs Meekatharra Road is limited to four wheel drive access after wet weather and can be closed for a number of days after heavy rains and when the Murchison River is in flood.

### 8.2 Internal Roads

The roads within the Community are sealed and are in good condition. There are some minor traffic calming devices in place and no traffic management problems within the Community.

There is no record of any water pooling on the roads after heavy rains.

### 8.3 Airstrip

A site for an airstrip has been identified approximately 300 metres to the north of the community. The strip is to have a SW-NE configuration however it has yet to be established. The airstrip lot meets the preferred runway size for the Royal Flying Doctor Service for all weather conditions.

### 8.4 Waste Water



Waste water ponds

Yulga Jinna Community is serviced by a deep sewerage system which is gravity fed to a sewer transfer pump station, located to the west of the office in the central area of open space. The pump station transfers the effluent to a waste water treatment plant located 800m to the south west of the Community.

The treatment plant consists of a system of oxidisation and evaporation ponds. Sewer pond capacity is approximately 3,820 kL. The pond is surrounded by a 2.0 metre security fence.

### 8.5 Water Supply

Water Supply is provided by 2 bores (located 35m apart within the fenced compound) and ground tank to overhead tank then distributed by reticulated system to the community. UV treatment is provided and located within the bore compound. The facilities are surrounded by a 2.0 metre security fence.



Water storage tanks

Bore East and Bore West are equipped with an electric submersible pumps which are each designed to provide 90 kL per day.

The ground water tank has a capacity of 150kL and the overhead water tank has a capacity of 50kL.

Actual usage is approx 384.4 L/person/day for the population of 45 persons. (this result was taken over period 06/06/02-08/04/03). Future demand of 100 people at a usage of 1000L/person/day would require 100kL/day. Current availability is 180kL/d.

No water upgrade works have been identified under the RAESP program. No concerns have been raised regarding water quality or quantity.

## 8.6 Power Supply



The diesel / solar power generators

Power is provided through two solar hybrid / diesel generators. The generators have a capacity of 60 kva and the solar panels 10 kw. The units are relatively new and are in good condition.

The power house has been constructed on a raised pad surrounded by a 2.0 metre high security fence. The site is isolated from current and future residential areas.

No power generator upgrade works have been identified under the RAESP program.

## 8.7 Waste Disposal



The rubbish tip

Rubbish is taken to a fenced site approximately 900 metres south of the Community to a fenced compound. The rubbish is dumped in 2 metre pits and regularly buried.

## 8.8 Telecommunications

A compound containing Telstra facilities is located at the western end of the central open space area. It contains solar panels and a communications aerial. There are phones at the office and at the school.

## 9 THE CLP PLAN

This section of the report describes the changes to the layout of Yulga Jinna incorporated in the Community Layout Plan. The Plan builds on the layout established through the 1998 Plan. The following section addresses the changes and additions provided in the current Plan.

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

### 9.1 Proposed Improvements

- There is a continual demand for new houses for people wishing to return to their Lands and for old peoples' housing.
- A visitor centre for tourists and other visitors.
- Recreation and sports facilities including a football oval, basketball courts and tennis courts.
- Community store.

### 9.2 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.

As discussed previously the site of the Community is confined to the area within the levee banks. There is however sufficient land within this area to accommodate the growth of the Community for the foreseeable future.

It has been indicated that the existing layout generally meets the needs of the Community. As such the CLP focuses on:

- the modification of some access roads to better accommodate future growth;
- providing better integration between existing and future development areas; and
- improving the potential utilisation of the available land.

### 9.3 Street Network Modifications

The general street layout has been retained in the current Plan. The layout provides for direct access and permeable pedestrian routes.

Minor changes have been made in the vicinity of the school. The road to the rear of the residential area has been modified to allow future housing to back onto the existing dwellings.

The road layout identified for the future residential areas has been reconfigured to provide for a more open street pattern. The arrangement also provides for larger lots and an access road to be connected through to the west. The access road provides easier pedestrian access to the school and will allow the undeveloped area to the west to be used more efficiently.

### 9.4 Buffers

There are three buffer areas identified on the plan.

- The 200 metre buffer to the power station.
- There is a 50 metre to the sewer pump station.
- A 500 metre buffer to the water bores and water chlorinator is indicated.

Much of the community falls within the water bores buffer due to the central location of the bores. However the buffer area excludes the sewerage ponds and rubbish pits and highlights the need to carefully consider development in the immediate vicinity of the bores.

The area used for cultural purposes which abuts the water supply area is also protected from future development. This area will continue to be focus for lore, dancing and traditional cultural activities.

### 9.5 Residential

The plan provides for future infill housing and retains the horseshoe layout concept for a new residential area to the south east of the existing residential area. A total of 17 future housing lots with sizes of approximately 1,000 sqm are provided.

### 9.6 Design Population

There are 17 existing houses and 19 future house lots. The future total of 36 dwellings indicates a design population of 180 people.

## 9.7 Business / Commercial

A site (Lot 27) has been reserved, on the main access road into the Community opposite the office, for a future store or other commercial activity.

This plan retains the office in its existing location (Lot 19) recognising that there may be a need to extend the building in future.

## 9.8 Recreation Facilities

### Football Softball Ovals

Sites for a football and softball oval are located east of the 'no go' area.

### Basketball and Tennis Courts

It is proposed that these would utilise some of the open space in the central area (Lot 21) adjacent to the existing residential area.

### School Grounds

An area to the south of the school has been identified for future recreation facilities. This may include a small football oval.

# Yulga Jinna Community Layout Plan - Provisions

## 1 INTRODUCTION

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

It should be noted that as a first priority the extension of the current lease boundaries to cover existing facilities should be addressed prior to any additional facilities outside the lease are developed.

### 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 Meekatharra are met and;
- the Plan can be updated in accordance with the changes occurring in the Community.

#### Development Approval

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

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 Meekatharra 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 / Future).
2. Community Purposes.
3. Business / Commercial.
4. Industrial.
5. Public Utility.
6. Open Space (Recreation / 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.

#### Development Guidelines

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

- Generally the Plan makes provision for house sites with an area of approximately 1,000m<sup>2</sup>. 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 numerous 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.

## 2.2 Community Purposes

### Definition

This includes public and Community activities such as the school and the office.

### 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.

## 2.3 Industrial / Public Utility

### Definition

This includes workshops, sheds and areas for the storage of building materials. It also includes land set aside for the power generator, pump station, water tanks, water purification plants, sewerage ponds 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:

- The existing workshop is in relatively close proximity to a number of dwellings. Care needs to be taken to ensure

that the activities undertaken at the workshop do not disturb residents.

## 2.4 Recreation and Open Space.

### Definition

This includes sports grounds, basketball courts 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:

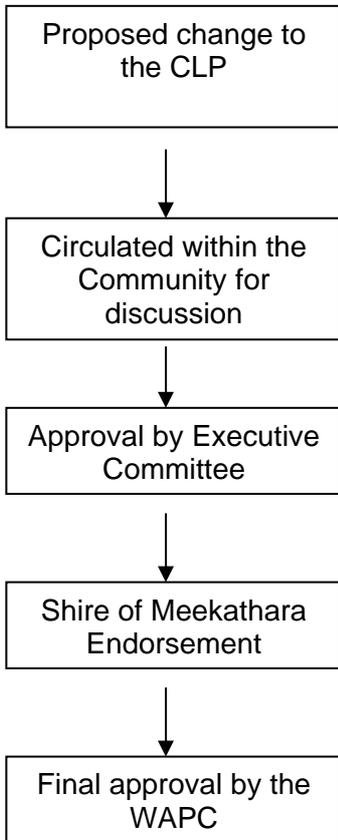
- Areas designated for Recreation and Open Space should be protected from encroachment of other forms of development.
- These areas should be enhanced with additional landscaping over time to better meet the needs of the Community.
- Provision of additional planting will assist with reducing dust and improve the living environment in the Community.

### Development Guidelines

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

- Consideration should be given to the species of tree chosen to avoid problems associated with invasive root systems.
- Existing bushland is to be retained and enhanced with plantings of native vegetation.
- Existing native bushland should, where possible is to remain undisturbed.

### 3 CHANGES TO THE CLP



42 days

14 days

42 days

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 Yulga Jinna Executive Committee 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 Corporation meeting for further discussion and consideration.

Following approval of the Amendment and endorsement by the Yulga Jinna Executive Committee, the Amendment shall be submitted to the Shire of Meekatharra for its endorsement.

The Shire of Meekatharra 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 Meekatharra and Western Australian Planning Commission.

## **ENDORSEMENTS**

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#### 4 ENDORSEMENT

The **Yulga Jinna Aboriginal Corporation Executive Committee** hereby endorses the Community Layout Plan dated 2-4-2007 (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 Executive Committee held on the 2<sup>nd</sup> day of APRIL 2007

Shouh Riley..... Chairperson

Shouh Riley..... Administrator

The **Shire of Meekatharra** 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 Yulga Jinna 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

[Signature] 13 NOVEMBER 2007

an officer of the Commission duly authorised by the Commission pursuant to Section

24 of the *Planning and Development Act 2005*.



## AMENDMENTS

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Plan Date : 2 April 2007 WAPC Endorsed : 13 November 2007  
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 Yulga Jinna Layout Plan 1.

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 Yulga Jinna Layout Plan 1.

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.

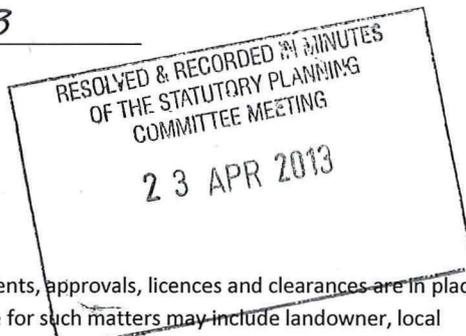
**Western Australian Planning Commission**

 2/5/2013  
Date / /

please sign and print name

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to section 24 of the Planning and Development Act 2005

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.

<b>Proponent</b>	<b>: Department of Planning, Lands and Heritage</b>
<b>Date</b>	<b>: 21 January 2019</b>

### Reason for the Amendment

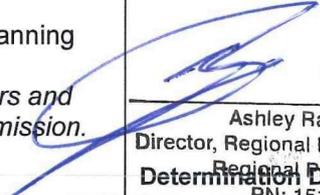
The Department of Planning, Lands and Heritage (DPLH) proposes Amendment 2 to Yulga Jinna Layout Plan 1 (LP1). Amendment 2 is in response to the latest aerial photograph of Yulga Jinna captured in October 2018 by Landgate. The amendment proposes minor spatial upgrades to improve the accuracy of LP1 by matching the SL-lot and SL-road framework with the existing development footprint shown in the aerial photograph.

Land Identification	Amendment description
Yulga Jinna Road	Realign Yulga Jinna Road to match existing road.
SL-lots 17-18, 41-52, 60, 62, 63	Realign SL lots to match realignment of Yulga Jinna Road.
SL-road Fourth Street	Realign Fourth Street to match existing road.
SL-road Fifth Street	Realign Fifth Street to match existing road.
SL-lots 56 (rubbish tip)	Upgrade SL-lot 56 to be 100metres by 100 metres.
SL-lot 13 (school)	Extend SL-lot 13 into SL-lot 11 to match existing fence boundaries.
SL-lot 24 (Telstra compound)	Extend SL-lot 24 into SL-lot 23 to match existing fence boundaries.
SL-lot 33	Realign SL-lot 33 to have 6 metre frontage onto First Street.
SL-lot 25	Split SL-lot 25 into 2 lots to accommodate existing duplex, resulting in creation of new SL-lot 124
SL-lots 29 and 36	Realign SL-lots 29 and 36 to match existing fence boundaries.
SL-lot 31	Realign SL-lot 31 to match eastern boundary of Lot 57 Crown Lease H372853.
SL-road Second Street	Truncate Second Street to align with SL-lots 58 and 60.
SL-road Third Street	Truncate Third Street to align with SL-lot 35.

SL-lot 54 (proposed airstrip)	Realign to meet preferred runway size for Royal Flying Doctor Service all weather conditions.
Unnamed SL-road west of Fourth Street	Remove unnamed SL-road west of Fourth Street and change land use to 'open space'.
All	Updates to text of sections 6.2, 7.5, 7.9, 7.10, 7.11, 8.3, 9.1, 9.5 and 9.6.

**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>	 21/01/2019 Ashley Randell Director, Regional Planning Policy Regional Planning Determination Date PN: 15151
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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.