

Tjirrkarli

Layout Plan 1

Background Report

June 2004

Date endorsed by WAPC



Amendments

Amendment 1 - April 2013

Amendment 2 - July 2014

Amendment 3 - November 2016

Amendment 4 - September 2020



Department of
Planning



Tjirrkarli

Community Layout Plan Provisions and Report

This document was commissioned by the Western Australian Planning Commission.

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ARUP

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1 November 2003

The report cover image incorporates the mural at the Tjirrkarli airstrip.

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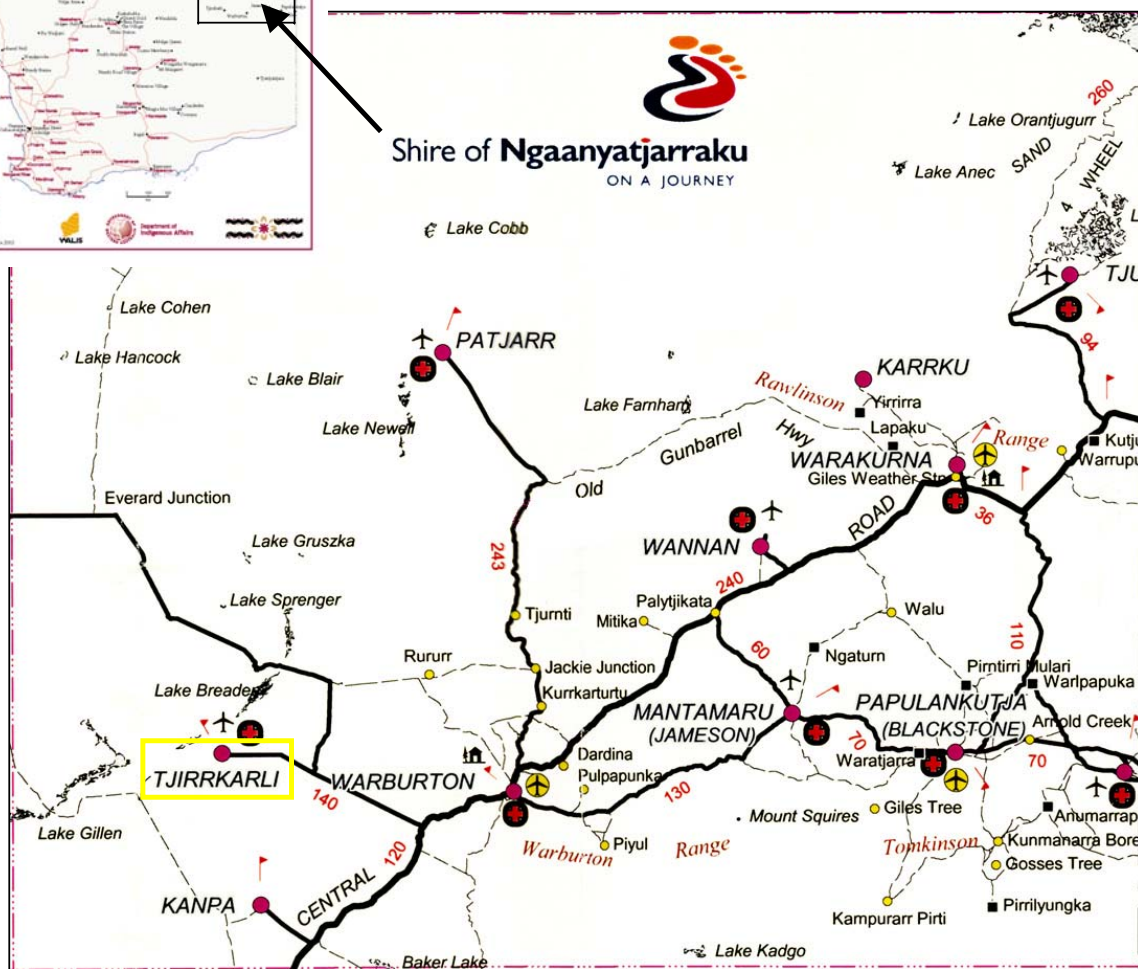
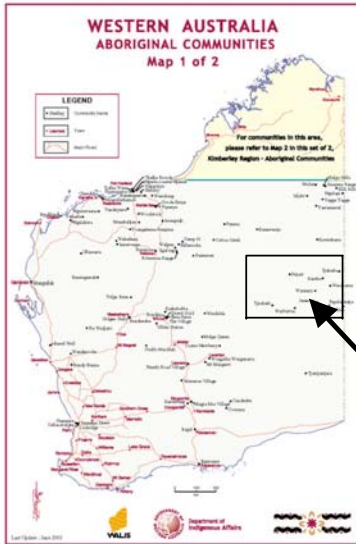
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Tjirrkarli Community Layout Plan - Provisions

1 INTRODUCTION

These Provisions complement the Community Layout Plan (CLP) which illustrates existing and future uses and highlights different land use categories. The Provisions provide guidance in planning for future growth and in the consideration of development proposals.

The CLP is illustrated over the page. A detailed land use table and a Greater Tjirrkarli Plan is located in the Appendix.



Map of the Ngaanyatjaraku Shire showing the location of Tjirrkarli.

2 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 Ngaanyatjarra lands are met and;
- the Plan can be updated in accordance with the changes occurring in the settlement.

2.1 Land Tenure

The Ngaanyatjarra lands, or the Lands, as they are often referred to, are located in the Central Desert region of Western Australia. The Yarnangu are the traditional owners of these lands which encompass parts of the Gibson and Great Victoria Deserts, and comprise some 18,585,575 hectares. The lands are vested in the Aboriginal Lands Trust (ALT) and leased to the Ngaanyatjarra Land Council.

Tjirrkarli is located within an “A” class reserve 40784 being Lot 2 on deposited Plan 91730 as is comprised in QCLT Vol 3123 Folio 600. The lease was issued by the ALT to Ngaanyatjarra Land Council Aboriginal Corporation for 99 years commencing 29/11/1988.

The community was originally established as an outstation from Warburton and was incorporated in 1982. A licence agreement between the Tjirrkarli Community and the Ngaanyatjarra Land Council allows the Tjirrkarli Community to occupy the land and buildings in the area.

2.2 Development Approval

Any change of land use or construction of new buildings or facilities can only take place once building and health approvals have been issued by the Shire of Ngaanyatjarraku. The process to obtain approval is as follows:

1. The Proponent (agency or other body wanting to construct a new building) prepares a development proposal. It is the Proponents responsibility to check the development proposal for consistency with the Community Layout Plan (CLP) and to ensure the infrastructure in the settlement can support the proposed development.
2. A development proposal is forwarded to the Community Council via the Community Coordinator or the Community Chairman.
3. The Community Council considers the implications of the proposal and its compliance with the CLP and advises the Proponent of its decision to support or refuse the application.
4. When the Proponent has obtained the support of the Community Council the Proponent will then forward the proposal to the Aboriginal Lands Trust (the ALT) for its notification, endorsement and comment. The ALT will notify the proponent of its decision.

5. If the development is supported and there are no issues of concern raised by the ALT, the Proponent can then lodge detailed plans and an Application for a Building Licence with the Shire of Ngaanyatjaraku for assessment. At the present time the Shire has contracted the Shire of Canning to undertake the Building Application assessments.
6. The detailed plans are assessed against the Building Codes and the Community Layout Plan and liaison is undertaken between the Shire and its representatives and the Community Council. The Shire will issue a Building Licence to undertake the works when it is satisfied that the development complies.
7. Once the development is completed and an inspection has been carried out the Shire will issue a Permit to Use the Building.
8. The Proponent organises a surveyor to prepare a site plan detailing the location of the new building. This information is then forwarded to the Shire of Ngaanyatjaraku and to Sinclair Knight Merz for inclusion in the “As Constructed” drawing of the community.

The Development Approval process is illustrated over the page.

Form of Application

Applications are to be made in accordance with Ngaanyatjaraku Council building application forms.

2.3 The Endorsed CLP Plan

Development to be undertaken in the community must be consistent with the Plan that has been formally endorsed by the Tjirrkarli Community Council, Ngaanyatjaraku Shire and the WA Planning Commission.

2.4 Changes to the Plan

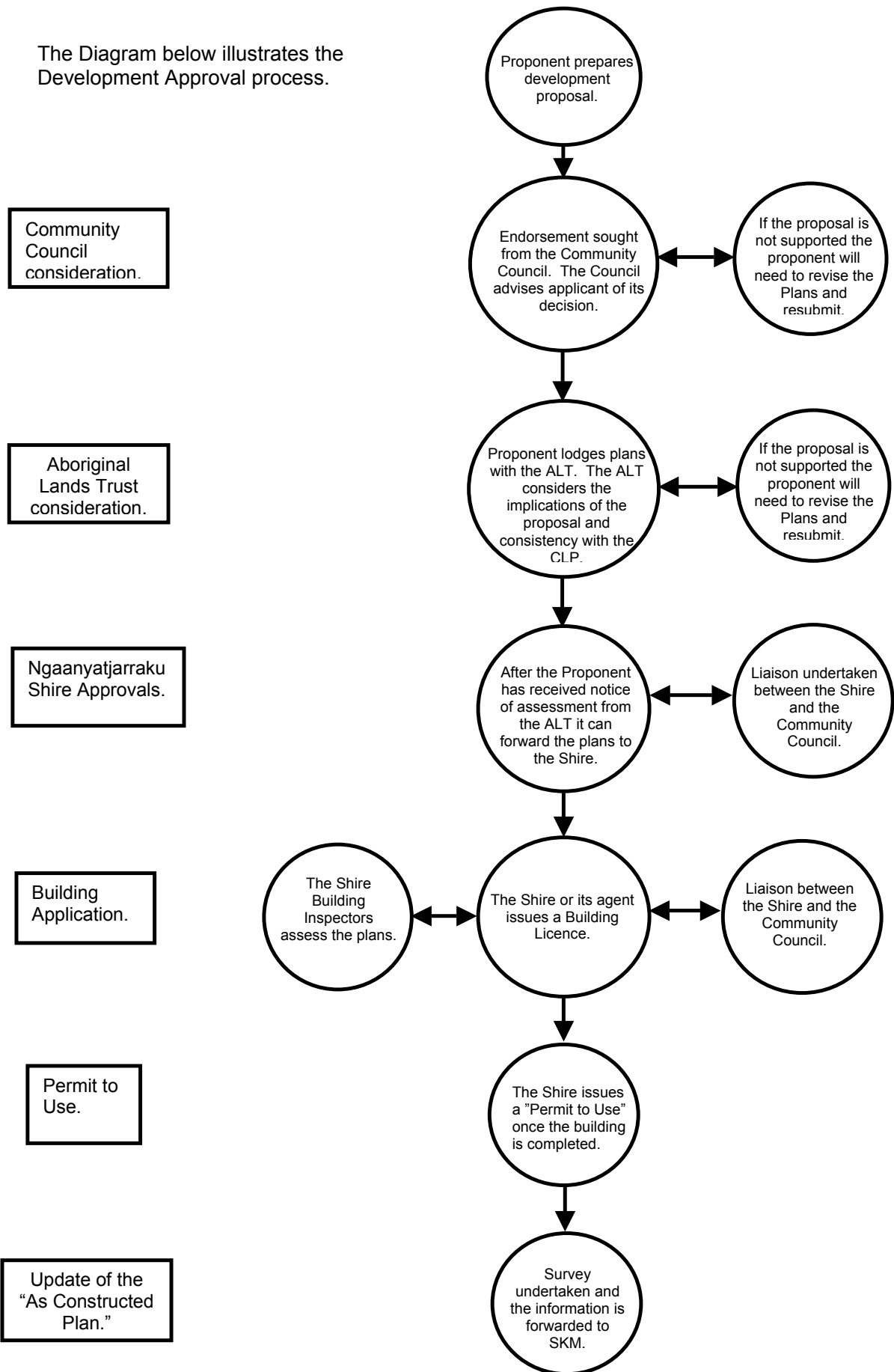
Over time it is expected that it will be necessary to amend the Plan to meet the changing needs of the community and to respond to new proposals that were not previously considered in the Plan. It is recommended that the Plan is reviewed every five years even if the Plan has adequately met the needs of the community up until then.

In undertaking this review it will be important to ensure that all community members have an opportunity to comment on the proposed changes.

The Community Council, the Shire of Ngaanyatjaraku and WA Planning Commission must formally consider the changes and their implications before changes to the Plan are adopted.

The process to amend the Plan should follow the process undertaken for the original adoption of the Plan. It will require community consultation before adoption of the changes and endorsement of the revised Plan. The community consultation to be undertaken should provide a minimum of 28 days for comment, with copies of the original Plan and /or provisions along with the modified Plan prominently displayed in the Community and Shire offices.

The Diagram below illustrates the Development Approval process.



3 LAND USE OBJECTIVES & GUIDELINES

The Community Layout Plan (the CLP) has been prepared with the objective of ensuring sufficient land for these uses and 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.

3.1 Land Use Types

The Land Use Types shown on the Community Layout 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.
2. Community Purposes.
3. Industrial.
4. Utilities, Services and Infrastructure.
5. Parks and Recreation.
6. Open Space.

3.2 Residential

Definition

This includes all of the areas used for permanent dwellings.

Objectives and Key Issues

The land in the Residential areas is discussed below:

- The land allocated for residential development has been determined after consultation with the local community and other stakeholders.
- The layout is consistent with local preferences for the development of the community and the street layout pattern.
- It is anticipated that some of the new houses to be developed in future will be built on the sites of existing dwellings that are no longer serviceable and will be demolished.
- No new areas are required to meet current expectations for the future growth of the settlement. It is anticipated that where housing is required it will be built on sites adjoining existing houses.



A community house.

- Fences serve an important role in defining the boundary of a family's house boundaries and community members expect that new houses will be provided with fences.

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 1,000m². 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 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 20 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.

3.3 Community Purposes

Definition

This includes public and community activities such as the community office, the store, the primary school, the health clinic, the women's centre and the community hall.

Objectives and Key Issues

The land in the Community Purposes area is discussed below:

- The intention is to provide areas for these activities that are centrally located and encourage people to walk rather than use cars.
- The clustering of activities of the community facilities helps reduce the number of trips required for day to day activities.
- Having a clearly defined town centre provides a strong community focus and sense of place.
- The intention is to create an environment where pedestrians have precedence over motor vehicles.
- Provision has been made for the future expansion of community uses in the centre of the settlement.

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.
- Fencing around the Community Purposes areas should be considered to control the movement of vehicles.



The Tjirrkarli School.



The Women's Centre.

- Future development in the areas allocated for Community Purposes should be accompanied by planting programs to provide shade and reduce dust.

3.4 Industrial / Utilities, Services and Infrastructure

Definition

This includes workshops, sheds, CDEP facilities, heavy vehicle parking areas and areas for the storage of building and construction materials. It also includes land set aside for the power generator, water tanks, water purification plants, rubbish pits and the airstrip.

Objectives and Key Issues

The land in the Industrial / Utilities areas is discussed below:

- The workshops and utilities such as the power generator and telecommunications tower are generally located on the eastern boundary of the settlement. The water tanks are located to the south west of the community at the edge of the airstrip.
- The intention is to separate future non industrial development from these areas and to provide a buffer to minimise the impact of noise, dust and potentially dangerous activities or facilities.
- The road layout is intended to minimise the movement of trucks and other heavy vehicles through the community.

Development Guidelines

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

- At some stage in future the opportunity may arise to replace the current power station; if that were to occur the facility should be located at least 200 metres from the nearest residential area.
- The workshops and vehicle storage areas are located close to the community centre. It is recommended that a landscape strip be established within the boundary of the site to reduce dust.
- Fencing around the workshop is essential to protect the public and for security reasons and provision should be made for 2.0 metre fencing.
- Parking for trucks and earthmoving equipment should be provided within the boundaries of the land designated and fenced for Industrial / Utility use.
- Consideration should be given to access, circulation and parking for large trucks if expansion of the industrial area is proposed.



The workshop and fuel storage.



The water tank.



The airstrip.

3.5 Parks and Recreation / Open Space.

Definition

This includes sports grounds, basketball courts as well as areas that have been retained as open space.

Objectives and Key Issues

The land in the Recreation and Open Space areas is discussed below:

- Generally the active recreation areas are located close to the school, they include the football oval and softball oval. The basketball court is located at the rear of the Community Centre.
- 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.
- The community has indicated that it would be desirable for two pergola structures to be built to create meeting meeting. One is to be at the rear of the office the other is to be opposite the community centre.
- Where possible existing trees and shrubs should be retained and additional planting established over time.



The meeting place in front of the Office.



Landscaping has reduced dust and provides shade.



Revegetation near the football oval.

Tjirrkarli Community Layout Plan – Report

4 INTRODUCTION

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

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

It sets out the local and regional context within which the community exists and provides an overview of the factors affecting the future growth of the community. An overview of the consultation undertaken is also included.

The Tjirrkarli 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 Tjirrkarli Community Council, Ngaanyatjarra Council, Ngaanyatjarraku Shire 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.

5 STRATEGIC PLANNING INITIATIVES

5.1 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.

5.2 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 of Aboriginal people living in remote 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 No.13 is supported by Guidelines for Preparation of Community Layout Plans for Western Australian Aboriginal Communities prepared jointly by ATSIC, the Department of Indigenous Affairs and the WAPC. The Guidelines outline the form, content and structure of a CLP.

5.3 The Goldfields Esperance Regional Planning Strategy (2000)

The broad principles of the Strategy aim to develop the region's assets and provide for its unique needs. The Strategy recognises that a relatively large proportion of the population lives in traditional Aboriginal communities and makes the following recommendations that are relevant to Aboriginal communities in the region:

- Prepare Community Layout Plans for major Aboriginal communities in the region.
- Determine a whole of government approach to planning for Aboriginal communities.

- Promote and encourage Aboriginal involvement in tourism initiatives.
- Initiate strategies across government and industry which will encourage Aboriginal individuals and communities to participate in and achieve economic and social benefit from the development of the region.
- Implement strategies to reduce water usage and re-use of water for areas with limited potable water.
- Investigate alternative energy options for potential future use in remote areas and review feasibility figures to determine more cost effective ways to introduce alternative energy sources.
- Examine the issues of access for Aboriginal communities, particularly in relation to the possible future high level of road activity generated by mining companies.
- Examine the level of current and future use of airstrips in the region to prioritise airstrip upgrading.
- Facilitate the provision of a comprehensive telecommunications system to cover all towns, mining camps, pastoral and Aboriginal communities and principal highways in the region.

5.4 RAESP Program

The ATSIC 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. ATSIC and the Department of Housing and Works fund the program under a joint program management arrangement. The Ngaanyatjarra Services Essential Services Division is the regional RAESP provider for the Ngaanyatjarra Lands.

5.5 ATSIC Western Desert Regional Plan

The Western Desert communities are located in the Western Desert Region of ATSIC Warburton Ward administrative area. The Regional Plan sets out the desired goals and strategies of the Western Desert Regional Council in relation to ATSIC funded programs.

The plan does not set out specific projects for each community but confirms funding on an annual basis to individual communities based on submissions made by Ngaanyatjarra Council. The programs relevant to the Community Layout Plan include new and renovated community housing, infrastructure, essential services maintenance, sporting and recreation facilities, and all weather roads.

6 GOVERNMENT

6.1 Ngaanyatjarra Council

Each of the communities within the Ngaanyatjarra Lands have a number of common interests and cultural traditions and are autonomous incorporated bodies. They came together to form the Ngaanyatjarra Council in 1981.

The Council provides, through its agencies, services such as health, housing, essential services, law and justice, finance, Native Title and land management. It has also established a series of financially independent service units or businesses to facilitate service delivery across the region and provide additional funding for community development. The council also plays an important role as a political mouthpiece for the people and a forum for discussions.

The Council meets each month, the venue rotates between each of the communities. The Council office is based in Alice Springs while the chairman, members and supporting staff are based in the Lands.

The Ngaanyatjarra Council provides the following assistance to the communities:

- Ngaanyatjarra Council for book-keeping.
- Ngaanyatjarra Services for construction and road maintenance, building.
- Ngaanyatjarra Council Solicitor for legal services.
- Ngaanyatjarra Health Service for community clinic and resident nurse.
- Ngaanyatjarra Air for twice-weekly air service to Alice Springs.
- Ngaanyatjarra Agency and Transport Service, Perth, for servicing of community stores. Re-supply each month for freezer and dry goods.
- Aboriginal Buying Service, Alice Springs, for retail and wholesale support.
- Fuel is provided through Ampol Alice Springs which is owned by the Council.

6.2 The Shire of Ngaanyatjarraku

The community of Tjirrkarli is one of 11 Western Desert communities that are located within the Shire of Ngaanyatjarraku, they have in total a population of approximately 2,000 people. The Shire office is located in Warburton.

The Shire has not adopted a formal town planning scheme and as such no statutory planning controls for development exist within the area.

The Shire was established in 1993 when the boundary of the Shire of Wiluna was realigned to create a local government for the Western Desert communities. Since the Shire was established the Council has gradually extended the range of local government services provided to communities to include

building and environmental health inspections, road maintenance and drainage, recreation and community facilities.

6.3 Tjirrkarli Governing Committee.

The Committee is comprised of not less than five members from the local community, it meets as necessary to consider community business, but at least once every three months.

The Community has an elected chairman, Mr. Watson, and is assisted by a Community Development Advisor(CDA), Norman Allan. The CDA is responsible to the Community Council (Governing Committee) for the day-to-day management of the Tjirrkarli Community. The CDA supervises workshop and maintenance of community vehicles.

7 THE NGAANYATJARRA LANDS

7.1 Road Access

The Outback Highway (Great Central Road) bisects the Ngaanyatjarra Lands east to southwest, providing access to two major regional centres: Alice Springs (1,000 km NE of Warburton) and Kalgoorlie (900 km SW of Warburton). The 1,000 km section of road from Laverton to Uluru National Park is unsealed and subject to wet weather closure. Whilst numerous other roads exist, they are generally poorly (if at all) maintained and require special permits for transit.

Physical access to and within the Ngaanyatjarra Lands is difficult, as even major roads are not all weather. Permits for travel by non-Aboriginal people anywhere other than the Great Central Road has to be approved by Ngaanyatjarra Council.

7.2 Landuse

The pattern of existing land use within the Ngaanyatjarra Lands is complex and varied, though traditional practices continue to predominate. There has never been a pastoral industry in the region although the United Aboriginal Mission at Tjirrkarli managed sheep, cattle, goats and horses until the mid-1980s. The only export industries have been sandalwood harvesting, collection of dingo scalps, and prospecting.

7.3 Climate

The climate of the Ngaanyatjarra Lands is classified as arid to semi-arid, with hot summers, temperatures are often above 40oC with moderately cool winters and often very cold nights.

Rainfall is erratic and difficult to predict. To the north of the Lands rain is distributed in a tropical and summer pattern whereas to the south the tendency is to expect rain in summer and winter, and not to expect it in spring.

Collected data for temperature and rainfall indicate that most of the mean annual rainfall of 215 mm (Warburton) to 256 mm (Giles) occurs during the hottest months, from December to March. Daytime temperatures during this period are often in the low forty degrees centigrade. This is influenced by the northern cyclonic activity in summer, and the southern depressions in winter.

7.4 Vegetation

Plants of the region are the source of many items of traditional and contemporary value to the Yarnangu. Many plants provide food, medicine, implements, weapons, shelter, narcotics, a source of emergency water, amongst other uses.

The region is generally well vegetated, and for this reason the term Arid Zone is preferred to “Desert” when referring to the region.



Scattered vegetation around the community.

Some of the common vegetation formations on the lands are:

Mulga Woodland (purti)

Extensive stands of Mulga Woodland occur throughout the lands and are extremely productive systems. Mulga (*Acacia aneura*) provides the preferred wood for fuel, branches for shelters (yuu, which are still seen when people are camping, or in “sorry camp”), seed as food, and other useful products.

Spinifex Shrublands (purti)

Scattered trees and shrubs are the dominant formations found in the Gibson Desert, and mostly characterised by spinifex and mulga. Elsewhere large areas in sandhill country are characterised by the presence of ‘Desert Oaks’ or *Allocasuarina decaisneana* which is kurrkapi or kurrkara in the Yarnangu language. In the Great Victoria Desert, Marble Gum and Mallee are the widespread tree species.

Spinifex Grasslands (pila)

This formation of shrub steppe: scattered shrubs, dominates the region. The characteristic shrubs, which are scattered in this formation, include Acacias, Grevilleas and Mallee Eucalypts. These grasslands may be found on landforms including the plains, sandhills and ranges.

All of the above formations are significant economically to the Yarnangu for the useful plant species and the animals they contain.

8 TJIRRKARLI COMMUNITY

8.1 Location

Tjirrkarli is located 140 kilometres west of Warburton, it is linked by a good all weather gravel road. The Tjirrkarli to Laverton route is a 600 kilometre formed gravel road. The geographical location of the community Latitude 25 degrees 59.16 minutes south and Longitude 128 degrees 17.20 minutes east (GPS). The Community uses Western Standard Time.

8.2 Contact Information

Community Address

Tjirrkarli Community
PMB 35
via ALICE SPRINGS NT 0872.

Telephone

Office 8956 7686
Facsimile No. 8956 7627
Clinic 8956 7683
School 8956 7606.

Radio Call Sign

Callsign FIA Mobile 1. VJQ Frequency 53601.

8.3 Population

At the time of our visit in March 2003 the population of the community, as given by the Community Development Advisor the CDA, was 58 people. This figure, as with all Aboriginal communities, tends to fluctuate considerably, in October 2002 there were 45 people registered as living at Tjirrkarli by the Ngaanyatjarra Health Service.

The Community Housing and Infrastructure Needs Survey (CHINS) of 2001 stated that the usual population was 60. The ATSIC Western Desert Regional Plan of 2001 stated that the community had a population of 122.

The Community Advisor and community representatives that we met indicated that the population was slowly increasing as more people moved to Tjirrkarli to avoid problems of some of the larger communities in the Lands. The quiet nature and dispersed pattern of settlement was also seen to be attracting people to the community.

8.4 Community Facilities

Hall / Community Centre

Large hall with gymnasium equipment.

Broadcasting / Communications

The community has a BRAC (Broadcasting to Remote Aboriginal Communities) service, TV and video camera equipment. A satellite dish for TV, fax and telephone is in place.

Community Store

The Community has a store employing two people on CDEP wages. The store is supplied monthly by Ngaanyatjarra Agency



The community hall.

and Transport Service Perth. It has responsibility for the operation of the fuel agency.

Women's Facilities

The Community has a Women's Centre it is used for training in sewing, dressmaking and batik.

Ambulance Service / Emergency Evacuation

The health vehicle is used as necessary for ambulance services. The Royal Flying Doctor Service (RFDS) at Kalgoorlie provides emergency evacuations as and when necessary.

Mechanical Workshop / Depot / Fuel Depot

The workshop is used for maintenance of community vehicles. The CDA supervises the work of CDEP employees. The fuel depot through the community store. It has an overhead storage tank for 21,000 litres of diesel fuel and an underground storage tank for 10,000 litres of Avgas fuel.

8.5 Community Services

Health



The health clinic.

The Community Clinic has a resident nurse, the position is funded and managed by Ngaanyatjarra Health Service, Alice Springs. The clinic also has an Aboriginal health worker and a cleaner. The RFDS makes fortnightly clinic visits from Kalgoorlie.

The Shire of Ngaanyatjarraku Environmental Health & Building surveyor, makes monthly inspections. The community uses a dog immunisation programme to improve the condition of their dogs.

School Facilities

Community has a government primary school with approximately 15 students and 2 teachers.

Law / Order Justice Services

Police from Laverton have a an official program of monthly visits to the Community, and as required.

Employment Programmes

The Community Development Employment Programme (CDEP) is the principal source of employment opportunities at Tjirrkarli currently 15 people are employed in the program. The CDEP programme funds employment positions in the community store and in community maintenance.

The Community CDEP programmes are managed by the Community Development Advisor.



CDEP landscaping works.

8.6 Businesses

The community store and a small sandalwood enterprise provide limited employment opportunities for some community members. Employment is also available in the community through the motor vehicle workshop, community rubbish collection, tree planting and general maintenance.

9 THE COMMUNITY LAYOUT PLAN

9.1 The Layout



Tjirrkarli from the air.

The CLP builds on the existing layout of the settlement while providing for addition sites for housing and other facilities. The differentiation between land uses is intended to ensure that incompatible land uses are separated, provision is made for future development and areas of open space are retained.

The site of the settlement slopes gently from the south west with the high point being at the water tank by the edge of the airstrip. Winds are predominately from the north west. The low lying areas to the east and north east of the settlement are prone to retaining water after heavy rain however, we were advised that stormwater has never directly affected buildings in the community.

The CDEP program has had considerable success with its tree planting program. There has been a significant amount of tree planting occurring in the large areas between housing and in strips along the roads and has been effective in reducing dust.

9.2 Housing



Community houses.

The community has a very dispersed layout with the residential areas spread out over three separate clusters, this reflects the three family groupings or clans within the community. The community has a total of 17 houses of which 3 houses are for administrative staff. The housing stock is in good to fair condition.

A number of serviced house sites have been provided in previous years that have yet to be built on and in addition the demolition of a some older houses in recent years has increased the number of vacant sites.

The CLP provides 19 vacant house sites that have road access and are in close proximity to essential services. In addition one site has been designated for visiting contractors to use.

9.3 Roads / Airstrip



The main entrance to the community.

None of the roads in the community have been surfaced however some have been formed to allow runoff to occur. Road reserves 18 to 20 metres wide have been provided for enabling the future construction of 5 to 6 metre wide carriageways.

The airstrip is located 500 metres from the Community. The runway is 1.8 kilometres long with an all weather gravel surface and electric lights. It has concrete refuelling pad and passenger shelter.

9.4 Community and Recreation Areas

The CLP identifies a “Community Purposes” precinct clustered together at the eastern end of the settlement and containing the



The Community office.

Community Development Advisor's office, the store, health clinic and the hall.

The school and the adjoining football oval are located approximately 300 metres away from the office on the northern boundary of the community.

A Women's Centre has been established in one of the older houses which is located close to the school. The women use the centre for painting and craftworks.

The community has a basketball court with lights and a football oval but this is not grassed or reticulated. The community hall is located next to the office, it has been used for showing films in the past. A BRAC radio transmitting centre is also located in the hall.

A disused community garden and nursery are located on the north western edge of the community.

9.5 Industrial Activities

Within the Industrial and Utilities areas are located the workshop, fuel storage tanks, generator, water tanks and telecommunications towers.

9.6 Buffer Areas

Buffer Areas are shown on the CLP in the vicinity of public utility infrastructure including the fuel storage tanks, power generators, water bores, workshops, rubbish tips, sewerage ponds and sewerage pumps. When new infrastructure facilities are proposed reference should be made to:

*The Department of Industry and Resources
Safety, Health and Environment Division
Dangerous Goods Safety Branch.*

The buffer areas indicated on the CLP are indicative only. Buffer distances around many facilities of the same type can vary according to the particular characteristics of the equipment. For example the noise and associated buffer distance around a generator will vary according to its capacity, age, noise suppression equipment, whether it is located within a storage shed and any other noise controls such as earth berms and landscaping.

Buffer areas are provided around the rubbish pits to because they attract vermin and can be the source of fires and odours.

Diesel fuel is not considered to be a flammable material however petrol stored above ground does require separation from other activities. It is strongly recommended that petrol is stored in underground tanks rather than above ground.

9.7 The Survey Plan

The 'As Constructed' survey plan, with the exception of one house, shows all the existing buildings at the community and picks up the contours. Landscape elements have not been picked up in the survey.

No formal CLP has been previously adopted by the Community, the Survey Plan includes a conceptual road layout which is provides a basic guide to the development of the CLP plan.

9.8 Essential Services

Waste Water

Each house is connected to a septic tank and leach drains, the Community has no deep sewer system or septic ponds.

Rubbish Collection.

Community rubbish is collected in rubbish bags as a CDEP Works Project. Ngaanyatjarraku Shire Council contributes quarterly funds for maintenance of community rubbish tip.

Water Supply

Community water supply is from two bores (one with a solar pump the other with an electric pump), located about one kilometre from community. Water is pumped to an elevated 100kL tank next to the airstrip. Water quality is excellent with constant supply and pressure, it is UV treated. Fortnightly water checks are made by the Essential Services Officer.

No water upgrade works identified under RAESP. No issues with quality or quantity previously raised. Water usage is a little high; this is attributed to internal leakage, plumbing and pipes.

Existing water reticulation will need to be investigated for any required re-alignment and/or replacement prior to any road surfacing works.

Consideration should be given to the installation of a ground tank to meet future community growth. This will provide backup storage capacity. The existing ground tank is old and may need to be removed or used for non-potable uses.

Ngaanyatjarra Services are responsible for collecting monthly microbiological water samples and 6-monthly chemical samples as part of their RAESP contract.

Power Supply

Three diesel generators are in existence one large (100kw) and two smaller (40 and 60 kw) plants. The system provides reliable 24 hour power. Power Authority checks are undertaken on a quarterly basis.

The power station is located close to community buildings. If re-located in the future, may need to go other side of community (near airstrip and water tank), away from the creek, for environmental reasons.

If the power station is relocated, it should be upgraded to include an enclosed shed which will help reduce noise and provide a more comfortable working environment for service crew. The fuel storage facility should also be upgraded to meet the relevant standards concerning bunding.



Solar power operation of the water bores.



The power generator.

10 CONSULTATION

The approach to the preparation of the Plan has been to work closely with the local community to ensure that their concerns are addressed, incorporate local knowledge and ensure a strong sense of ownership of the CLP by the Tjirrkarli community is achieved.

10.1 Site Visit No. 1

Our first visit to the community was undertaken on Monday 24 March, the Chairman Mr. Watson was away at the time. We met with the CDA Norman Allen and with the following community members:

- Warwick Nelson.
- Joey Munroe.
- Colin Turner.
- Joyce Watson.
- Melanie Nelson.

Discussions were also undertaken with Des White of Ngaanyatjarra Services regarding the current and future provision of housing and facilities. The community members generally expressed satisfaction with the physical aspects of the settlement indicating that they liked the low density of development. As opposed to some of the larger communities in the Lands they also liked its quite nature and the lack of disturbances.

Proposed Improvements

Some of the improvements that were suggested were:

1. Provision for community meeting area at the rear of the office. It is anticipated that the facility would be a light weight structure that provide shade and wind protection.
2. It was suggested that a kids' drop in centre could be established although this may be accommodated within the existing community hall. It is proposed that a pool table, table tennis and other indoor games will be provided.
3. It was suggested that it would be desirable for a Men's Centre to be established to provide for men activities.
4. The existing visitor's house is in poor condition, it is proposed that this would be refurbished in future for use by a local family.
5. Noise from the generator was raised as an issue but not a significant problem, it is noted that it is located 150 metres away from the nearest house. Improved insulation may overcome the problem.
6. We were advised that it is unlikely that we would need to provide new serviced lots to meet the needs of the community in the short to medium term.

10.2 Site Visit No. 2

Our second visit to the community was undertaken on Friday 16 May. We met with the CDA Norman Allen and with the Community Chairman Mr. Watson. Mr. Watson emphasised that the community was strongly in favour of maintaining the dispersed layout pattern of the settlement and that this was one of the reasons why people preferred to live here.

Proposed Improvements

Some of the improvements that were suggested were:

1. Provision for children's playground equipment to be installed opposite the community hall.
2. The community hall is to be upgraded to establish a drop in centre for kids and a renovated BRAC radio facility.
3. A visitors/contractors house is proposed for a site opposite the administration staff housing. The existing visitors house is in poor condition it is intended to renovate the house and return it to community use.
4. We were advised that while the generator is within 200 metres of the nearest house that it was not considered to make enough noise to warrant complaint.
5. While family members had visitors stay with them in their houses others camped around the settlement. It was suggested that ablution facilities be provided for visitors near the disused community garden.

10.3 Site Visit No. 3

This was undertaken on Friday 18 July a meeting was held with community representatives including the Chairman Mr. Watson and Councillor Mr. Monroe. Discussions were also held with the community coordinator Mr. Norman Allan and Collin Campbell the essential services officer.

On overview was given of the revisions made to the previous draft of the Plan. The community indicated that they were supportive of the dispersed layout and the provision of house sites in the three areas shown on the Plan.

It was suggested that it was unnecessary to have the community houses close to the administrative staff houses, it was suggested that these be omitted.

10.4 Site Visit No. 4

A final meeting was held with community representatives at Wanarn on Wednesday 24 September. This meeting coincided with the annual general meeting of the communities in the Ngaanyatjarra Lands and was attended by representatives of the all the communities.

At the meeting an overview of the process undertaken in the preparation of the plans was given and an explanation provided of the proposals for each of the communities.

ENDORSEMENTS

Our Ref: 57/1/1/25 PT 87
Your Ref:
Enquiries: Cath Meaghan (9264 7685)



WESTERN AUSTRALIAN
PLANNING COMMISSION

Mr Andrew Watson
Chairperson
Tjirrkali Community
PMB 35
VIA ALICE SPRINGS NT 0872

Dear Mr Watson

TJIRRKALI COMMUNITY LAYOUT PLAN SUBMITTED FOR ADOPTION

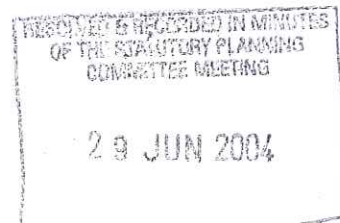
I refer to correspondence regarding the above matter. In this regard, the Commission has resolved to adopt the Tjirrkali Community Layout Plan.

Yours sincerely

for Ian Patterson
Secretary
Western Australian Planning Commission

2 July 2004

cc. Shire of Ngaanyatjaraku



AMENDMENTS

Tjirrkarli Layout Plan No.1
Amendment No.1

Plan Date	: 2 December 2003	WAPC	: 29 June 2004
Proponent	: Department of Planning	Endorsed Requires Endorsement	: WAPC only – minor amendment

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 Tjirrkarli Layout Plan No.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 Tjirrkarli Layout Plan No.1.

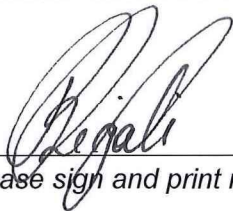
This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord 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

please sign and print name



Rosa Rigali

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

RESOLVED & RECORDED IN MINUTES
OF THE STATUTORY PLANNING
COMMITTEE MEETING
26 MAR 2013

Date **2 / 4 / 13**

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.

Proponent	: Department of Housing (DoH) Ngaanyatjarra Services
Date	: 31 July 2014

Reason for the Amendment

DoH and Ngaanyatjarra Council manage numerous houses in Tjirrkarli. House numbers used by Ngaanyatjarra Services are not in alignment with the SL-lot numbers shown on the Layout Plan. This amendment is to harmonise both numbering systems.

Ngaanyatjarra Services and DoH propose to make the following changes at Tjirrkarli.

Subject Land		Changes required to CLP
1.	Residential SL-lot B1	SL-lot B1 to be renumbered as SL-lot B2

Endorsements:

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>	 31 July 2014 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1 date
	 18 August 2014 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1 name & 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.

Proponent	: Department of Housing
Date	: 29 November 2016

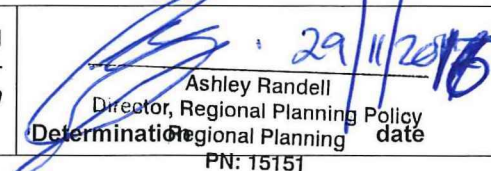
Reason for the Amendment

The Department of Housing requested that the Tjirrkarli rubbish tip be allocated a Settlement Layout Lot (SL-lot) and Settlement Layout road (SL-road). Additionally, the Department of Planning has updated the spatial information shown on the map-set, to best match existing development and existing government administration.

Issue / Proposal		Changes required to LP
1.	SL-lot 61 (rubbish tip)	Relocate SL-lot 61 (rubbish tip) to its correct location as identified on the April 2016 aerial photography, maintain land use classification public utility, and add a 2000 metre rubbish tip exclusion boundary.
2.	First Street	Extend 'First Street' as land use classification 'Road Reserve' to the eastern boundary of SL-lot 61 (rubbish tip).
3.	SL-lot 60 (sewerage ponds)	Realign SL-lot 60 (proposed sewerage ponds) to the standard 200 metre x 125 metre rectangle.
4.	All	Show areas around the eastern curtilage of the living area as 'waterway' land use category, matching the existing location of the creek, based on evidence of inundation and scouring from analysis of the April 2016 air photo image.
5.	SL-lot 75	Create SL-lot 75 as land use category 'public utility' to match existing development (bore).
6.	Third, Fourth, Fifth and Sixth Streets	Realign to match location of existing development..
7.	All	Add Twelfth Street to match the location of the existing track connecting SL-lot 70 (public utility) to First Street.

Endorsement:

In accordance with Planning Bulletin 108/2013 this amendment is minor in nature. As such, the endorsement of the Western Australian Planning Commission is solely required.

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission</i> .	 Ashley Randell Director, Regional Planning Policy 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, community council, native title rep body, DPaW, EPA, APMC, Department of Consumer & Employment Protection and Department of Water.

Proponent	: Ngaanyatjarra Services
Date	: September 2020

Reason for the Amendment


The proposed amendment seeks to facilitate the subdivision of SL-lot B13 into two new community SL-lots to separate the community office and the community centre/hall. The amendment also seeks to realign the lot boundaries of SL-lots A9 and A10 to separate the clinic and the shop. Other minor spatial upgrades are also required.

Landgate has spatially upgraded its data covering Tjirrkarli by approving road names. In August 2020 the Minister for Lands approved the recommendation of the Geographic Names Committee to name the access road and one of the settlement layout roads in Tjirrkarli to Tjirrkarli Road, on the request of the Shire of Ngaanyatjarraku.

Land Identification		Amendment description
1.	SL-Lot B13	Subdivide SL-lot B13 into two new SL-lots, 80 (hall) and 81 (office).
2.	SL-lots A9 and A10	Realign the lot boundary of SL-lot A9 and SL-lot 10 to include the clinic on SL-lot A9 and the shop on SL-lot A10.
3.	SL-lots 81 and A10	Change the land use of SL-lots 81 and A10 from 'Community' to 'Commercial'.
4.	SL-lot B14	Realign western boundary of SL-lot B14.
5.	SL- road Sixth Street	Rename SL-road Sixth Street to Tjirrkarli Road.

Endorsement:

In accordance with State Planning Policy 3.2 Aboriginal Settlements Guideline (June 2020) 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> .	 16 September 2020
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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, Department of Water and Environmental Regulation, Aboriginal Cultural Materials Committee and Environmental Protection Authority.