

Wakathuni

Layout Plan 1

Background Report

October 2001

Date endorsed by WAPC



Amendments

Amendment 1 - November 2012

Amendment 4 - October 2016

Amendment 6 - June 2017

Amendment 7 - August 2017



Department of
Planning



Western
Australian
Planning
Commission

Contents

1.	INTRODUCTION	1
1.1	COMMUNITY INPUT	1
1.2	PROGRAMME OF VISITS TO WAKATHUNI	2
2.	PURPOSE OF THE PLAN.....	3
3.	LOCAL AND REGIONAL CONTEXT	4
3.1	ASHBURTON TOWN PLANNING SCHEME.....	4
3.2	LAND TENURE AND COMMUNITY LAYOUT PLAN AREA.....	4
4.	BACKGROUND INFORMATION	5
4.1	COMMUNITY DETAILS	5
4.2	COMMUNITY DEMOGRAPHICS.....	5
4.3	DESCRIPTION OF THE SETTLEMENT.....	6
4.4	ENVIRONMENTAL ISSUES.....	7
5.	INFRASTRUCTURE AND SERVICES.....	8
5.1	INFRASTRUCTURE DEVELOPMENT PLAN	8
5.2	POWER SUPPLY SERVICES.....	8
5.3	WATER SUPPLY	8
5.4	SEWERAGE SYSTEM.....	9
5.5	ROADS.....	9
5.6	DRAINAGE	9
5.7	SOLID WASTE DISPOSAL	10
6.	OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT.....	11
6.1	OPPORTUNITIES	11
6.2	CONSTRAINTS.....	11
7.	OVERVIEW OF THE COMMUNITY LAYOUT PLAN.....	12
7.1	ROAD PATTERN	12
7.2	RESIDENTIAL AREAS	12
7.3	ADMINISTRATION / COMMERCIAL FACILITIES AREA.....	12
7.4	RECREATION / SPORTING FACILITIES	13
8.	PROVISIONS	14
8.1	RESPONSIBLE AUTHORITY.....	14
8.2	COMMUNITY LAYOUT PLAN AREA	14
8.3	PURPOSE OF THE COMMUNITY LAYOUT PLAN PROVISIONS.....	14
8.4	LAND USE TYPES	14
8.5	LAND USE OBJECTIVES & GUIDELINES	15
8.6	DEVELOPMENT OF LAND.....	17
8.7	CHANGES TO THE PLAN.....	17
9.	ADOPTION.....	19
10.	ENDORSEMENT	20

Wakathuni Community Layout Plan Report and Provisions

1. INTRODUCTION

The Wakathuni community is located within the Shire of Ashburton approximately 28 kilometres from Tom Price. Access is via the sealed all weather Tom Price-Paraburdoo Road. The community was established in 1990 but the first permanent houses were not built until 1994. The community currently has a population of approximately 90 people.

The community has had a town plan prepared which provides a sound foundation for the future expansion of the community. In addition, there are current Landinfo plans showing topographical and cadastral details and information on infrastructure. The recent establishment of the community has meant that the standard of services and infrastructure is generally high.

This Community Layout Plan (CLP) will help the community to be more proactive about how the settlement grows, functions and how the different activities that exist relate to each other. Closer cooperation between the community and the Shire of Ashburton, in relation to the delivery of municipal services, is also an objective of the plan. The plan will also provide for better coordination between those responsible for the provision and maintenance of services and infrastructure.

1.1 COMMUNITY INPUT

The approach to the preparation of the CLP has been to work closely with the community to highlight the importance of having the plan as well as its implications and responsibilities. The process recognised that it is essential to have community input from the outset to ensure a strong sense of local ownership of the CLP.

To this end, the process of preparing the CLP has involved extensive community participation and has allowed considerable time for discussion, the consideration of alternative approaches and evaluation of the implications the proposals put forward.

1.2 PROGRAMME OF VISITS TO WAKATHUNI

Visit No.	Date	Attendees	Reason for Visit
1	4.05.00	J. Meggitt, H. Calmy (Hames Sharley)	Inception meeting.
2	28.06.00	J. Meggitt, R. Spencer (Hames Sharley) O. Chan, K. West (Ove Arup)	Discussion of community needs and requirements.
3	16.08.00	J. Meggitt, R. Spencer (Hames Sharley), K. West (Ove Arup)	Discussion of layout plan options.
4	19.09.00	J. Meggitt, R. Spencer (Hames Sharley)	Finalisation of plan.

2. PURPOSE OF THE PLAN

The purpose of the Wakathuni CLP is to ensure that development meets local needs while protecting the community's lifestyle and culture for the benefit of future generations. It is intended that the plan will provide a framework for decisions made by the community on land use planning matters over the next five years.

The plan will also more specifically:

- establish a 'vision' for the community, a guide to the community's future growth and development recognising the community's aspirations;
- provide a community focus and involvement in the development process;
- facilitate proper and orderly planning of the community to establish development requirements based on need and social/cultural, physical, environmental and economic opportunities and constraints;
- provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services infrastructure information;
- promote development that maximises health, safety and welfare outcomes for the community.

3. LOCAL AND REGIONAL CONTEXT

Tom Price is 30 minutes drive from Wakathuni and provides a wide range of goods and services. Facilities in Tom Price include a police station, primary and secondary schools, accommodation, medical services, supermarket shopping and a range of recreation and sporting opportunities. Further facilities and an airport - providing access to Perth and other parts of the region - are located at Paraburdoo (which is a similar distance to the south of the community).

3.1 ASHBURTON TOWN PLANNING SCHEME

The Shire of Ashburton's offices are located in Tom Price and the current shire planning scheme makes no provision for Wakathuni community within its statutory planning controls.

The scheme is currently under review. The revised document will make special provision for Aboriginal communities. It will provide for the Wakathuni Community Layout Plan to be endorsed by the Council and adopted under the new scheme as planning policy.

This approach will provide formal recognition of the Plan and acknowledgement of the vision and approach that the community is taking towards its future growth. It will also allow the Council to better program its provision of municipal services to meet the future needs of the community.

3.2 LAND TENURE AND COMMUNITY LAYOUT PLAN AREA

Wakathuni community falls within a Crown Reserve, Gregory Location 105 on Land Administration Plan 19084. The State of Western Australia is the registered proprietor of the land, it is leased to the Wakathuni Aboriginal Corporation. The lease covers an area of 1662.532Ha, and has been leased for a peppercorn rent in perpetuity.

The CLP applies to the land illustrated in the Plan as well as those other elements such as the rubbish tips, sewerage ponds, airstrip and access roads that are identified in this report.

4. BACKGROUND INFORMATION

4.1 COMMUNITY DETAILS

Representative Community Organisation :

Wakathuni Aboriginal Corporation.

Community/Coordinator Chairperson :

Lola Young

Vice Chairperson :

Ali Parker

Local Government Area :

Shire of Ashburton

Contact details :

Mail – Wakathuni Aboriginal Corporation

PO Box 601

TOM PRICE WA 6751

Phone – 08 9189 1220

Facsimile – 08 9188 1062

Visiting Arrangements:

Visits by appointment.

4.2 COMMUNITY DEMOGRAPHICS

The community has a relatively stable permanent population level of approximately 90 people. In 1997/98 the community had a population of 75 people, indicating a growth of 15 people or 17% over the past 2-3 years.

The community's population fluctuates during law time or when other community or sporting gatherings take place. Community facilities need to cope when these get-togethers bring many people to the settlement sometimes for weeks at a time.

The community members have relations at Karratha and other towns on the coast; these people also have strong cultural ties with the area around Wakathuni and many are seeking to establish themselves in the community.

There is a desire to provide for an increase in the number of houses in the settlement to accommodate those wishing to relocate here. The community representatives have advised that approximately 10 dwellings will be needed over the life of the plan (equates to approximately 53 additional people, assuming an average household occupancy rate of 5.3 – Population Density Measure or PDM from EHNS 1997).

4.3 DESCRIPTION OF THE SETTLEMENT

Broad Layout Pattern

The community is located on a sealed access road half a kilometre from the Tom Price-Paraburdoo Road. This road is also used to gain access to mining operations in the area.

The road network within the community consists of a single through road and a one-way loop road that provides access to the majority of the houses. The community office, doctor's clinic and meeting place are positioned close together on the loop road.

The settlement is nestled in a small valley with a small steep hillside to the north and more gently rising land to the south. Development is hemmed in by Bellary Creek, as the watercourse wraps around to the west and south. Immediately to the west of the creek is the Law Area where access is restricted to senior members of the community.

The undeveloped land to the east is affected by waterlogging after heavy rains and is not considered appropriate for development. This area is used for visitors' temporary camping.

The water tanks are located on the hillside above the community. They are connected to two bores which lie to the west of the settlement between two tributaries of the creek.

A sewer pumping station is located at the lowest point in the settlement near the western access track. The wastewater is pumped to ponds located 300 metres north east of the settlement.

Rubbish pits are located approximately one kilometre south west of the settlement on the opposite side of Bellary Creek.

Administration

The office is located amongst the houses on the loop road, and visitors to the community need to drive through the settlement to report to the office. The office is relatively small with a reception area, storage space and toilet. The community has expressed a desire for the office to be relocated in the future to the main access road. This is to ensure visitors call at the office and to protect the privacy of community members.

The community does not have a workshop or shed but the building materials have been delivered and it is proposed that a structure will be constructed in the near future.

Commercial Facilities

There are no commercial facilities within the community.

Social / Sporting Infrastructure

Community social infrastructure is limited to the clinic located by the office. This centre has childcare facilities and provides assistance to the women.

The community meeting place near the office consists of a covered pergola with picnic tables.

At the centre of the loop road is an area set aside for sporting and recreation facilities and is currently occupied by a football oval and playground equipment. No formal landscaping treatment has been undertaken at the community.

Housing

There are 14 houses that are laid out in a regular pattern with the fenced house sites having an average area of 1,000m². One additional building is used for pensioners' accommodation and is currently occupied by 2 people. Basic accommodation is also provided as single persons quarters and has 4 residents. The dwellings in the settlement appear to be in good condition.

4.4 ENVIRONMENTAL ISSUES

The community is in close proximity to the creek, however the elevated site has meant that it has not been affected by flooding.

The area experiences heavy rains and at times cyclonic weather conditions from November to March. These rains are not sufficient to prevent access to the highway to Tom Price.

The settlement suffers from windblown dust from the central recreation area and a lack of shade. It is anticipated that the oval will be reticulated and grassed in the next few years that will help overcome this problem. The environment will also be significantly improved once shade trees are established, as they will also help to better define the road network and draw together the different elements of the settlement.

Landscaped areas defined in the CLP should guide the orderly development of future landscaping initiatives.

LEGEND

- EXISTING HOUSES
- FUTURE HOUSES
- EXISTING COMMUNITY FACILITIES
- FUTURE COMMUNITY FACILITIES (swimming pool now deleted)
- PROPOSED LONG TERM ROAD LAYOUT
- POSSIBLE FUTURE ROAD LAYOUT
- AREA SUBJECT TO OCCASIONAL FLOODING
- POSSIBLE FUTURE LANDSCAPING
- POTENTIAL DRAINAGE
- VISITOR CAMPING AREAS
- EXISTING VEGETATION
- POSSIBLE FUTURE VEGETATION
- CONTOURS
- CADASTRAL
- POSSIBLE FUTURE BUILDING SITE



SERVICES LEGEND

- EXISTING OVERHEAD POWER
- PROPOSED UNDERGROUND POWER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER RETICULATION
- PROPOSED WATER RETICULATION

Wakathuni Infrastructure Development Plan (IDP)

12/03 / 02 / 01
6 SEPTEMBER 2000

ARUP



0 25 50 100 150m

HAMES SHARLEY

12/03 / 02 / 01

5. INFRASTRUCTURE AND SERVICES

5.1 INFRASTRUCTURE DEVELOPMENT PLAN

This section addresses the infrastructure and servicing issues associated with the advancement of the CLP. The attached Infrastructure Development Plan (IDP) facilitates the proposed expansion of the community over the next 5-10 years, as outlined in the Community Layout Plan (see section 7 for details).

5.2 POWER SUPPLY SERVICES

The power to the community is currently supplied by the following gensets.

- G1: 81kVA Failed (underloaded) tagged off by Sinewave
- G2: 48kVA Recently overhauled.

Problems have been occurring with this system and there is currently a RAESP budget item to install a new genset and to clean up the associate power assets. These systems are on a manual governing and operating system.

Power is reticulated to the buildings via overhead power cables. This reticulation system seems to be working well. If funding became available it would be worthwhile to develop an underground power reticulation network. However, for ease of maintenance it may be preferable to reticulate power in the near future on overhead cables.

The generator is positioned to the South East of the community. Due to the noise generated by the equipment, it is suggested that buildings are kept away from the powerhouse. The housing lots that are shown on the Layout Plan are far enough from the power station to ensure that the noise level will be acceptable.

5.3 WATER SUPPLY

The community's water supply comes from 2 bores located to the west of the community. The yield from these bores is 10L/second, which is equivalent to 864kL/day. Assuming that each person consumes 1000L/day, this supply is sufficient for approximately 864 people.

Community members indicated that there were no pressure problems with the water supply, which suggests that the system is working well.

The water is pumped to an overhead tank at the community, under the control of a telemetry system. The overhead tank is in an elevated position to the North of the community. This height will ensure that the current system is adequate for supplying water to the new housing areas that are shown on the Community Layout Plan.

5.4 SEWERAGE SYSTEM

The community effluent discharges by gravity sewer system to the sewerage pump station. The inlet level of the gravity lines to the pump is 636.5m. This means that the gravity feed system is capable of carrying waste from the new houses at the positions shown on the Community Layout Plan.

All of the new houses at the community are connected to the main sewerage network. This system is working well. Two of the older houses however, are still working on septic tanks. These houses should be connected to the main network to assist with the normalisation of services at the community. This will also dissipate the smell produced by the septic tanks.

To assist with the normalisation of the services at the Community, the new sewerage pipes will be located in the service corridor in the road reserve. The location of these services is shown on the IDP.

The sewerage is pumped from the pump station to the ponds. The pump is a Flygt 3127.18. This size pump will be able to handle the increased loads that are placed on the system by the addition of the small number of new houses. A buffer zone has been left around the sewerage pump station.

There are four sewerage ponds at the community. This is sufficient for Wakathuni's present and future needs. However, the vegetation in the ponds is preventing them from working to their full capacity. It is also providing a good environment for mosquitoes to breed. To rectify this health problem, it is critical that the pond vegetation is removed. It would also be advantageous to line the first 2 ponds with PVC to prevent vegetation from growing in the future.

5.5 ROADS

The roads at the community are sealed and in good condition. As the new housing is established to the South of the community, a new road network will be developed to provide access to these lots. The network that is shown on the Community Layout Plan provides efficient access to this new housing area.

Parking will be established off the road at the entrance to the community, in front of the new administration centre. This will ensure that all visitors coming into the community will have to stop at the office.

5.6 DRAINAGE

The drainage at the community works fairly well. However, there is a large creek, which is subject to flooding running along the southern and western bounds of the housing. Therefore a buffer zone has been left free of housing around this creek. Similarly, the small gully that runs out of the central area of the community towards the creek has been left free of housing and other buildings, to allow for the times when it floods. Landscaping and

recontouring should be undertaken in this area to ensure that it acts as an effective flood route in times of heavy rains.

Community members indicated that water is pooling on and near the road to the northwest of the community. To overcome this problem, a culvert crossing could be installed. This would drain the water under the road to the oval area.

The area to the east of the community that has been left free for a camping and visitors area is fairly low lying. This may cause the ground to be damp at certain times of the year.

5.7 SOLID WASTE DISPOSAL.

The solid waste disposal area is located to the south west of the community. There are a series of trenches that seem to be used for domestic waste. This area should be fenced to clearly define the rubbish dump, and to prevent rubbish from being blown away.

The rubbish tip seems to be well located. However thought should be given to alternative areas that could be used when the creeks are flooded.

6. OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT

The issues affecting the future development of the community have been addressed in some detail in the preceding sections. The following list provides a summary of these matters:

6.1 OPPORTUNITIES

- The community has excellent supplies of good quality water. As well as meeting household needs it is sufficient to provide for the 'greening' of the community.
- The existing layout of the community follows a coherent pattern.
- The close proximity of Tom Price enables the community to tap into municipal services and infrastructure that would otherwise have to be provided and maintained by the community.
- Tom Price is convenient for a large range of goods and commercial services. It also has primary and secondary schools and medical facilities.
- The roads in the settlement have recently been surfaced with asphalt providing a sealed link to Tom Price via the Tom Price-Paraburdoo Road.
- The small size of the community and its relatively slow growth simplifies management and future planning requirements.
- The community has existed for only 10 years so the standard of housing and infrastructure is generally good.

6.2 CONSTRAINTS

- The Bellary Creek provides a barrier to development to the south and west.
- Development must not occur or overlook the Law Area to the northwest of the community.
- The steeply rising land immediately north of the community and the lease boundary limits growth in this direction.
- The railway to the northeast generates noise and is potentially a safety hazard for children.
- After rains the unoccupied land southwest of the community becomes waterlogged.
- Dust and the lack of shade need to be addressed.

7. OVERVIEW OF THE COMMUNITY LAYOUT PLAN

In light of inspections carried out, evaluations of infrastructure capacity and the information gathered from consultations with the community the CLP was drawn up (see over). The following provides an overview of the main elements of the plan.

7.1 ROAD PATTERN

The major defining element of the CLP is the road structure. The road layout that has been prepared provides for a clearly defined logical network of access roads. It will also allow for vehicles to pass through the community without passing the majority of houses.

The road pattern builds on the existing road layout adding a new loop to the main access road on the southern side of the settlement.

The layout plan for the future housing area uses a grid street layout. This arrangement provides an easily understood street network that builds on the existing road pattern. Development costs are minimised as infrastructure can be extended in a very efficient manner.

This pattern also encourages people to walk rather than drive as there are no obstacles to access either along the roads or by the pedestrian walkways.

7.2 RESIDENTIAL AREAS

Within the existing road and lot layout a further 5 housing sites can be provided within the existing community plan. The new road will accommodate an additional 9 new dwellings on the small hill overlooking the existing settlement and Bellary Creek. Another 10 housing lots have been indicated as possible future lots on the other side of the proposed road. In terms of priority, these two areas should be extended after the consolidation of housing within the existing area has occurred.

Overall, up to 74 people could be accommodated on the 14 lots (consolidating the existing area plus the new lots adjacent to the main entry road to the community) assuming an average household occupancy rate of 5.3 – PDM from EHNS 1997. The additional lots on the southern side of the settlement (10 lots) indicate an appropriate expansion pattern over the longer term.

This provision will be more than sufficient to accommodate the community's predicted needs for 10 new homes over the next 5-10 years.

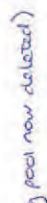
An ablution block is to be provided within the visitors camping area to the east of the community.

7.3 ADMINISTRATION / COMMERCIAL FACILITIES AREA

When funding becomes available, it is proposed that the existing office and clinic be replaced with new larger facilities on the main

HAMES SHARLEY

42



access road near the entrance to the community. The current buildings are too small and are poorly located. The office may also include a small shop to provide a small range of basic foodstuffs.

It has been indicated that these buildings could also be accompanied by a new meeting place and community centre.

Once the new office and clinic are built the future use of the existing structures can be determined. It is possible that they could be used for accommodation purposes or for general community uses.

The new workshop is to be erected by the sewer pump station. This building site is not suitable for housing and is not adjoined by existing dwellings.

7.4 RECREATION / SPORTING FACILITIES

It is proposed to substantially upgrade the existing recreation facilities. This is to meet the recreation needs of adolescents in particular and to provide local recreation opportunities.

A key element of the community layout is the central open space that contains the football oval and children's play equipment, and it is intended that this area will be upgraded and landscaped. It is proposed that the oval will be reticulated and grassed and that a basketball court and small skate ramp be established.

The new ablution block in the visitors camping area will also improve the level of facilities available to those using the recreation facilities.

~~A suitable site for a proposed swimming pool has been indicated on the plan.~~



8. PROVISIONS

These Provisions along with the Plan and the Report together make up the Wakathuni Community Layout Plan (the CLP). The CLP identifies current and future uses in the Wakathuni settlement and provides guidance to community members and the Wakathuni Aboriginal Corporation in planning for future growth and responding to development proposals.

Once adopted by the community, the CLP will be forwarded to the Shire of Ashburton for endorsement and then to the Western Australian Planning Commission for final registration.

8.1 RESPONSIBLE AUTHORITY

The community is located within the Shire of Ashburton, which has its administration centre in Tom Price. Under the Ashburton Shire Planning Scheme it is intended that the area covered by the CLP will fall under the Rural Settlement zone.

The Wakathuni Aboriginal Corporation is the responsible authority for the implementation of the CLP. Development Approvals and Building Licences will need to be obtained from the Shire of Ashburton before development can take place.

8.2 COMMUNITY LAYOUT PLAN AREA

The area addressed by these Provisions is the Wakathuni settlement identified in the CLP Plan.

8.3 PURPOSE OF THE COMMUNITY LAYOUT PLAN PROVISIONS

The purpose of the Provisions is to:

- Set out the Wakathuni Aboriginal Corporation's planning aims and intentions for the CLP area.
- Control and guide land use and development.
- Set out procedures for the assessment and determination of development proposals.
- Make provision for the administration of the CLP.

8.4 LAND USE TYPES

The CLP Plan identifies current and future landuses and a framework within which future growth in the community can occur. The location of the structures shown on the plan as future or proposed facilities indicate the preferred site based on currently available information. The actual location of each building will be expected to vary according to its final design characteristics, community preferences and funding availability.

The following explains the uses shown in the Plan:

Existing / Future Houses

This category covers current and future areas allocated for housing. It includes the houses occupied by community members as well as the pensioners' quarters. House sites are approximately 1,000m² in

size, proposed as well as existing house sites are shown on the plan.

The area identified in the CLP plan for new houses was chosen after site inspections and discussions with the community. The area can be connected to existing infrastructure. These areas also avoid locations at risk of flooding and maximise access to the community facilities.

Community Facilities

It is intended that the main community buildings, being the office and clinic, will be replaced during the life of the plan. The new buildings are to be located on the main entrance road into the community. The buildings to be constructed will include the new community centre / meeting place and office, and a new clinic.

Recreation Facilities

Current recreation facilities are limited to the football oval and the children's playground equipment, it is intended that in future a basketball court, skate ramp and possibly a swimming pool will be built. In addition, new change rooms and ablution facilities are proposed for the use of sporting groups and visitors.

Commercial

At the present time there are no commercial facilities in Wakathuni. Community members have expressed a desire for a small shop to be established as part of the office. This will allow community members to obtain basic essentials without having the need to travel to Tom Price.

Cultural Purposes

This category covers the Law Area to the west of the settlement. Access to the Law Area is restricted.

Utilities and Access

The capacity and constraints on the engineering and infrastructure services are set out in the CLP report. The location of these facilities and their future expansion has been considered in the preparation of the CLP plan.

Care has been taken to avoid problems of noise, smells, dust and vehicle movements by ensuring an adequate separation from residential areas both now and when growth occurs.

Industrial

There are no industrial facilities in Wakathuni. Building materials exist for the construction of a workshop, it is proposed that it would be located by the sewer pump station.

8.5 LAND USE OBJECTIVES & GUIDELINES

The CLP plan that has been prepared shows existing and future land use activities. During the life of the plan it is anticipated that new proposals will arise that have not been identified on the plan.

The following land use objectives and guidelines will assist the community when considering the location and character of new facilities:

Housing

The size of the house sites allows for dwellings to be orientated in an east west direction to best utilise the climatic conditions. These large house sites also allow room for family members to have the option of spending time or camping outside their house.

A choice of housing sites is provided on the plan. A balance will have to be made between cultural considerations and the costs of providing new houses. It will be more expensive to provide infrastructure (power, water, sewer connections) to the more distant house sites and it may be necessary to build fewer houses if sites that are closer to the existing houses cannot be built on.

Fencing that is provided around each new housing site will provide a degree of privacy and keep dogs out, they will also help control where cars are driven. To retain the 'open' feel of the community and ensure that community members can overlook areas of public open space, it is suggested that these fences should be low and be of the wire meshing type.

Community / Recreation facilities

The plan provides for a substantial upgrading of community and recreation facilities. Future community and recreation facilities should be located in close proximity to the existing football oval.

The future use of the current office and clinic, once the new buildings have been constructed, has yet to be determined, however it is intended that they be retained for community purposes.

The future development of a swimming pool ^{is not supported by} ~~requires close liaison with the Shire of Ashburton in relation to health, safety and building standards.~~

Open Space

A significant amount of land has been provided as open space. This has been partly in response to the land that cannot be built on due to flooding and also to enhance the living environment of the settlement.

The opportunity exists to landscape the recreation areas and the streets to provide shade and relief from dust. The areas identified as future landscaping on the plan should be used as framework for future community greening programs and assist stormwater drainage if required.

Commercial

It is not anticipated that new commercial activities will be established during the period of the plan. If a new business venture is to be established consideration should be given to locating it in close proximity to the administration centre.

If a new site is to be established consideration should be given to access for loading and unloading, security, access for community members and the possibility of noise or other amenity issues associated with the use.

Industrial

Future new industrial buildings or workshops should be located in the vicinity of the proposed workshop. In considering new structures the community should take into account the impact on nearby residents and address such matters as vehicle access, storage needs, parking of trucks, noise and smells.

8.6 DEVELOPMENT OF LAND

The following planning assessment process has been drawn up in order to ensure that:

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

Development Approval

Development to be undertaken in the community must be consistent with the CLP Plan that has been formally endorsed by the Community Association and the Shire of Ashburton. Upon the Shire's endorsement, it is anticipated that a formal subdivision plan, consistent with the CLP, will be prepared to cater for immediate housing needs. Development proposals, once they have been considered by the Community Association, are to be forwarded to the Shire for assessment and formal approval.

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

Form of application

Applications are to be made in accordance with the Shire of Ashburton Development Application form available from the Shire office in Tom Price.

8.7 CHANGES TO THE PLAN

Over time it is expected that it will be necessary to amend the CLP to meet the changing needs of the community and to respond to new proposals as they arise.

In undertaking these changes it will be important to ensure that all community members have an opportunity to comment on the proposed changes. It will also be important to ensure that the Shire of Ashburton also is consulted about the proposed changes.

The Wakathuni Aboriginal Corporation must formally consider the changes and their implications before changes to the CLP are

adopted. This is essential as future government funding for projects at the community will conditional on the development being consistent with the CLP.

It is recommended that the CLP is reviewed every five years even if the CLP has adequately met the needs of the community up until then.

The process for amending the CLP is to be consistent with the process for the original adoption of the plan. It will require community consultation before adoption of the changes, endorsement of the plan by the Shire of Ashburton and registration with the Western Australian Planning Commission.

The community consultation to be undertaken must provide a minimum of 28 days for comment, with copies of the original plan and /or provisions along with the modified plan prominently displayed.

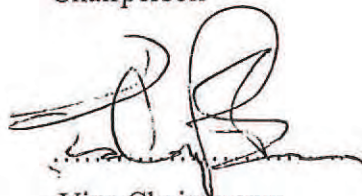
9. ADOPTION

WAKATHUNI COMMUNITY

The Wakathuni Aboriginal Corporation hereby adopts the Community Layout Plan dated..... (including the Report and Provisions), for the purpose of ensuring the proper and orderly planning of the community of Wakathuni at the meeting of the Community Council held on the.....day of.....20.....

LOLF YOUNG

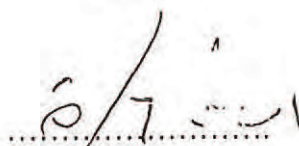
Chairperson



Vice Chairperson

6/1/2001

Date

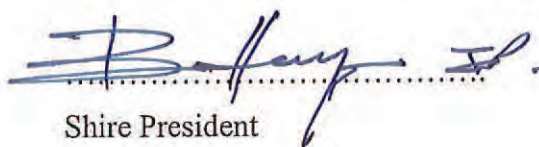


Date

SHIRE OF ASHBURTON

The Shire of Ashburton hereby adopts the Community Layout Plan (including the Report and Provisions) dated...OCTOBER...2000..... for the Community as a guide for development within the Wakathuni settlement to ensure its proper and orderly planning at the meeting of the Council held on the TWENTY...FIRST...day of...AUGUST...2001, with the amendments as shown within this report, deleting the proposed swimming pool from the plan.

Seal No 92

Shire President

23/8/01

Date

.....
Chief Executive Officer.....
Date

10. ENDORSEMENT**WESTERN AUSTRALIAN PLANNING COMMISSION**

The Western Australian Planning Commission hereby endorses the Community Layout Plan (including the Report and Provisions) dated.....for the Wakathuni Aboriginal Corporation as a guide for development within the community of Wakathuni to ensure the proper and orderly planning of the settlement.

.....
Secretary of the
Western Australian Planning Commission

.....
Date

AMENDMENTS

Wakathuni Layout Plan 1

Amendment 1

Plan Date : October 2000 WAPC Endorsed : 2 October 2001
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 Wakathuni 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 Wakathuni 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.

In addition, Wakathuni Aboriginal Corporation has requested some modifications to the Layout Plan in order to facilitate construction of a community clinic and to recognise the existence of a 'No-Go' area. These changes have been incorporated into this amendment.

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

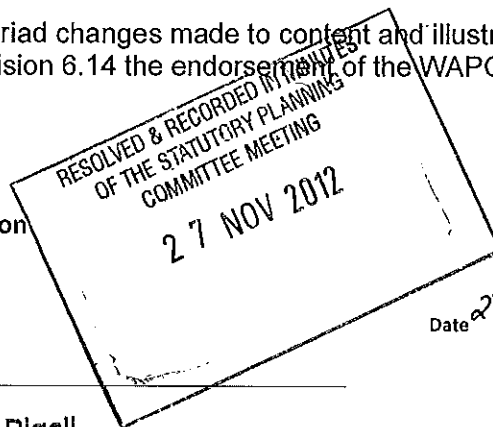

please sign and print name

Rosa Rigall

Other Information: Planning Administration Team Leader
Perth, Peel Planning - Department of Planning

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.



Date 27/11/12

Proponent	: Department of Planning and Housing Authority
Date	: 10 October 2016

Reason for the Amendment


Housing Authority requested for the boundaries of SL-lot 50 to be realigned to enable proposed extension to the existing water tank. Further to this, a review of the Wakathuni Layout Plan 2 (LP2) has been carried out. This review has resulted in the identification of various changes of a minor nature that are required to be made to LP2, including amalgamation of SL-lots, boundary realignments and spatial upgrades. These changes will ensure that orderly and proper planning is carried out in Wakathuni.

Land Identification		Amendment description
1.	SL-lot 50	Realign the boundaries of SL-lot 50 to extend the site to the north-east and south-east. Change the land use classification of the new portion of SL-lot 50 from 'Open Space' to 'Public Utility'.
2.	SL-lots 52, 56 and 57	Amalgamate SL-lots 52 (swimming pool) and 57 (basketball court) with SL-lot 56.
3.	SL-lot 55	Realign the eastern boundary of SL-lot 55 to create a 5m access way.
4.	SL-lot 62	Create SL-lot 62 (rubbish tip), which was referenced in the Layout Plan Background Report but not spatially identified on previous Layout Plans.
5.	SL-lots 42, 43 & 44 Fifth Street	Re-align back boundaries of SL-lots 42, 43 and 44 to be 3 metres from existing overhead powerline. Re-align eastern boundary of Fifth Street to match overhead powerline location.
6.	SL-lots 41, 48, 58 and 59	Spatial upgrade of the boundaries of SL-lots 41, 48, 58 and 59.
7.	Various SL-lots	Spatial upgrade of the boundaries of various SL-lots to ensure they are consistent with existing fence lines.

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 *Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.

 12/10/2016
Ashley Randell
Director, Regional Planning Policy
Determination date
PN: 15151

Other Information:

This Layout Plan does not constitute development approval.

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

Wakathuni Layout Plan No. 1

Amendment No. 6

Proponent	: Department of Planning
Date	: 15 June 2017

Reason for the Amendment:

An amendment to the Wakathuni Layout Plan No. 1 is required to include data from a Drinking Water Source Protection Plan (DWSP) prepared by *Global Groundwater* in June 2017. The DWSP identifies areas around the settlement's water supply that require protection from contamination and harmful development activity. The amendment seeks to incorporate the Priority 1 Area identified in the DWSP by changing the land use from 'Open Space' to 'Drinking Water Source Protection Area'.

Land Identification		Amendment description
1.	Lot 105 (Crown Lease AB H164887) Area zoned Open Space generally west and south-west of the settlement, within Recommended Settlement Zone (RSZ).	Include the Priority 1 Area in Layout Plan 1 by changing the land use from 'Open Space' to 'Drinking Water Source Protection Area', as per the Wakathuni DWSP (June 2017).

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 *Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.

 19/06/2017
Determination _____ date

Ashley Randell
Director, Regional Planning Policy
Regional Planning
PN: 15151

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent	: Department of Planning, Lands and Heritage
Date	: 29 August 2017

Reason for the Amendment

In April 2017 an air photo image was taken of Wakathuni. The Department has reviewed the Layout Plan and drafted changes to ensure that the Plan matches existing development.

Land Identification		Amendment description
1.	Open space area east of Third Street	Add SL-lot 115 to match the location and extent of the existing cemetery. To be shown as 'community' land use. The cemetery was previously not shown on the Layout Plan, and is added for accuracy and comprehensiveness.
2.	Open space area east of Third Street	Add 'waterway' land use extent to match the location of the existing Bellary Creek tributary. Modify SL-lots 58 and 59 to match.

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>	 29/08/2017 Ashley Randell Director, Regional Planning Policy Determination Regional Planning date PN: 15151
---	--

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.