

# Woolah

## Layout Plan 1

### Background Report

March 2001

Date endorsed by WAPC



### Amendments

Amendment 2 - November 2012

Amendment 3 - July 2016

Amendment 4 - December 2016

Amendment 5 - January 2020



Department of Planning,  
Lands and Heritage



# WOOLAH LAYOUT PLAN 1

This background report was prepared during 2000 by consultants GHD and Planwest.

Layout Plan 1 (LP1) was endorsed by the Woolah Aboriginal Corporation (WAC) on 24 May 2000 and the Shire of Wyndham East Kimberley, on 15 June 2000. The Western Australian Planning Commission (WAPC) endorsed the LP on 8 March 2001.

During the period November 2012 to December 2016 the WAPC endorsed 4 amendments to LP1. The endorsed amendments are listed in Part 7 of this report. All of the amendments were map-set changes, with no changes made to the background report.

In January 2020 the background report was updated as a part of Amendment 5. The Amendment 5 background report update sought to keep all relevant information, while removing and replacing out-of-date references and data. All temporal references in the background report refer to the original date of preparation, unless otherwise specified.

As part of the machinery of government (MOG) process, a new department incorporating the portfolios of Planning, Lands, Heritage and Aboriginal lands and heritage was established on 1<sup>st</sup> of July 2017 with a new department title, Department of Planning, Lands and Heritage. Since the majority of this report was finalised before this occurrence, the Department of Planning, Lands and Heritage will be referred to throughout the document. Other government departments mentioned throughout this document will be referred to by their department name prior to the 1<sup>st</sup> of July 2017.

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## Community Representative Organisations

Resident community representative organisation	: Woolah Aboriginal Corporation
Traditional Owners representative organisation	: Kimberley Land Council

## Acronyms

ABS	: Australian Bureau of Statistics
AHA	: Aboriginal Heritage Act (WA) 1972
ALT	: Aboriginal Lands Trust
ATSIC	: Aboriginal and Torres Strait Islander Commission
DAA	: Department of Aboriginal Affairs
DIA	: Department of Indigenous Affairs
DoC	: Department of Communities (Housing)
DPLH	: Department of Planning, Lands and Heritage
DWSP	: Drinking Water Source Protection Plan
EHNS	: Environmental Health Needs Survey
GHD	: Gutteridge Haskins & Davey
IARE	Indigenous Area
ILUA	: Indigenous Land Use Agreement (under the Native Title Act 1993)
KRSP	: Kimberley Regional Service Providers
LP	: Layout Plan
NNTT	: National Native Title Tribunal
NTA	: Native Title Act (Commonwealth) 1993
NTRB	: Native Title Representative Body
ORIC	Office of the Registrar of Indigenous Corporations
PBC	: Prescribed Body Corporate (under the NTA, representing native title holders)
RAESP	: Remote Area Essential Services Program
SL-lot	Settlement layout lot
SWEK	Shire of Wyndham-East Kimberley
WAC	Woolah Aboriginal Corporation
WAPC	: Western Australia Planning Commission

### Layout Plans & the Development Process

Layout Plans provide a structure for future development. LP preparation includes consultation with a range of relevant government authorities and agencies, but it is not 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 the landowner, local government, incorporated community council, native title representative body, native title prescribed body corporate, Aboriginal Cultural Materials Committee, Environmental Protection Authority, state and federal government departments, and other relevant regulatory authorities.



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## EXECUTIVE SUMMARY

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Woolah Layout Plan 1 (LP1) was prepared during the dry season in 2000 by consultants GHD and Planwest. The tables below summarise the main issues concerning the planning, development and provision of services within Woolah at that time, and these are covered in more detail in the body of this report.

**Table 1 – Population Summary**

Existing Population	67
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**Table 2 - Place Characterisation Indicators**

Indicator	Community Characteristics
Drinking water	The drinking water supply in Woolah is not regulated. Water quality and quantity is monitored through the RAESP programme. A Drinking Water Source Protection Plan (DWSPP) was completed for Woolah in 2016.
Electricity	Electricity supply operated by community with repair and maintenance by RAESP.
Flood	Community area located on land where flood or storm surge is known to be experienced but some mitigation measures in place.
Land tenure	Community located on a single title, crown lease LAB H081623 on Lot 815, Deposited Plan 219580.
Wastewater	Gravity wastewater reticulation system, with a pressure main discharging to treatment ponds approximately 500m north of the community.
Emergency assistance	Emergency services greater than 30 minutes but no more than 2 hours total travel time from community. Nearest airstrip located at Argyle mine, 30 minutes from community. Dry weather unsealed airstrip 1 km north east of the community.
Education	Dawul Remote Community School in the community, PPR to year 5
Health	The community has a clinic on SL-lot 62
Food	Small shops at the Doon Doon Roadhouse and in Warmun, 1 hour by road.
Transport	Woolah is approximately 105 kilometres south of Kununurra and 300 metres west of the Doon Doon roadhouse, just off the Great Northern Highway.
Waste services	Rubbish tip is located north of the community and managed by the community.
Employment & enterprise	Doon Doon roadhouse. The community is also located 30km from Argyle Diamond mine, which is expected to close by the end of 2020.
Governance	Woolah Aboriginal Corporation.
Aboriginal heritage	The community is located within the determination area of the Yurriyangem Taam (Western Australia) WAD44/2019 determination.

LP 1 plans for future expansion of the community and formalises existing infrastructure and land-uses and provides a future settlement layout lot and road design.

The major purpose of the LP 1 is to guide the growth and development of Woolah by providing a layout of existing and future land uses in the community. The LP 1 addresses future growth issues in the context of constraints to development including available land for growth of the living area and the location of essential service infrastructure.

This Layout Plan outlines a clear and straightforward way for Woolah to grow in a co-ordinated and efficient manner.

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## DEVELOPMENT PRIORITIES

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The following initiatives, development and works were developed by the community in 2000 and considered to be needed to implement LP No.1:

1. roadhouse;
2. training for work skills and sewing;
3. workshop - plumbing, buildings, roads;
4. assistance for developing tourism;
5. mitigate flooding of some dwellings when Donkey Creek floods (every 3-4 years).

### **Implementing the Layout Plan**

The implementation of this LP will rely on the energy and endeavour of the community members.

The future growth of Woolah will require community members to find solutions for the provision of services and infrastructure (such as housing and sealed roads). This reinforces the objectives of the Woolah Layout Plan 1 to help bring about the self support of its members by the development of economic projects and industries, and to encourage members to manage their affairs on their own land.

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# 1 BACKGROUND

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## 1.1 Location & Setting

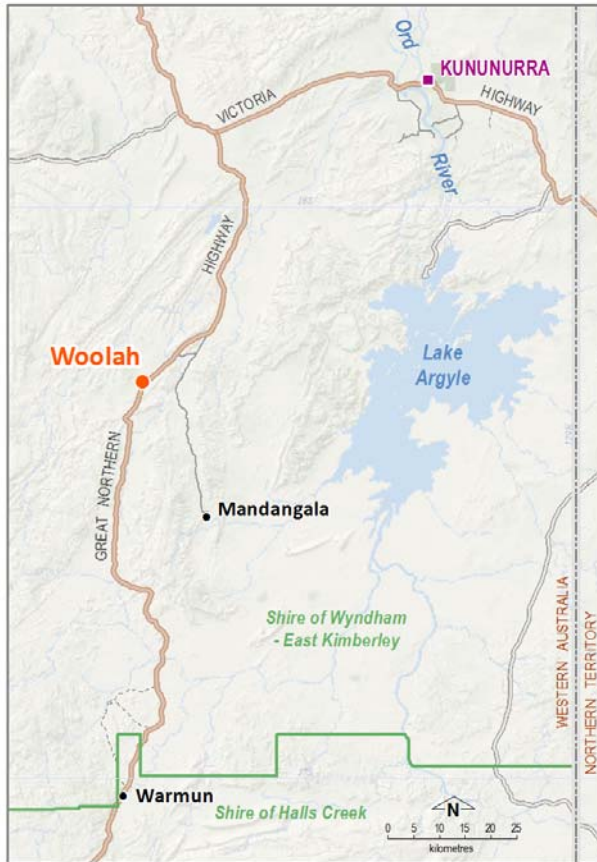


Figure 1 – Regional context of Woolah

Woolah (also known as Doon Doon) is situated in the Shire of Wyndham-East Kimberley approximately 105 kilometres by road south of Kununurra. Figure 1 illustrates the location of Woolah in relation to Kununurra.

The settlement is 300 metres west of the Doon Doon Roadhouse, just off Great Northern Highway. The nearest other Aboriginal settlements are Mandangala, approximately 50 km by road south-east of Woolah, and Warmun, approximately 95 km by road south of Woolah.

Woolah is positioned on the banks of Donkey Creek within the Doon Doon pastoral lease. The extent of the community is bounded by the creek.

There are no established outstations that are recognised as communities. A nearby camp, Speewah, provides shelter for mustering stockmen.

Services available locally in Woolah include a community office, workshops, health clinic and school.

## 1.2 Climate

The Shire of Wyndham-East Kimberley has a tropical climate with a wet and dry season. The dry season is from May to October and the wet season is from November to April. The dry season is characterised by sunny blue skies and cold nights, while the wet season is hot and humid with large rainfall quantities and sometimes violent thunderstorms.

Woolah has a sub-tropical climate characterised by summer rainfall and dry winters. Summers are hot, and winter mild to cool. Mean daily temperatures range between 30-36 °C in summer, and between 15-25 °C in winter. Average annual rainfall is 817 mm. The daytime prevailing wind direction is westerly and southerly at night, with some variation throughout the year. The area is not rated as cyclonic.

## 1.3 History

The community was established as part of Doon Doon Station in the mid 1970s. The population consists of people from Turkey Creek and Kununurra who are predominantly of the Gidja group.

## 1.4 Previous Layout Plan

There is no previous Layout Plan for Woolah.

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## 2 COMMUNITY PROFILE

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### 2.1 Population

**Table 3 – Population**

Existing Population : 67
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#### Existing Population

Estimating and predicting populations in Woolah is difficult because Aboriginal people tend to be mobile in terms of housing and living arrangements. Populations can increase and decrease quite rapidly based on family, cultural or administrative factors (see Taylor 2006 for a useful discussion of demographic trends of remote Indigenous populations).

Population estimates also vary depending on the time of year of enumeration, methods and sources by which data are collected.

As Woolah is not listed by the Australian Bureau of Statistics (ABS) as an Indigenous Area (IARE) there are no population estimates available from that source.

The population estimates in Table 4 were sourced from the Environmental Health Needs Survey (EHNS) undertaken by the former Department of Aboriginal Affairs in 1997 and 2008. These were:

**Table 4 - Environmental Health Needs Survey Population estimate**

Population of Woolah	1997 EHNS	2008 EHNS
Total persons	61	67

At the time of consultation in 2000, the community estimated the population of Woolah to be approximately 80 people.

Based on the available data, the population of Woolah is estimated to be 67 people.

#### Aspirational Population

Aspirational population refers to the resident community's expected future population in the settlement within the next 10-15 years.

At the time of consultation in 2000, there was no discussion of specific aspirational population, however it was assumed that the community would grow based on several factors.

These factors include the establishment of a community store, the (then) new Doon Doon roadhouse and a better-quality creek crossing. It was agreed that in terms of the rate of

growth at the time, the Layout Plan provided for adequate SL-lots to cater for the foreseeable future.

Based on the available records of consultation from 2000, it is not possible to determine an aspirational population for Woolah.

## **Design Population**

The design population is intended to reflect the number of people the Layout Plan plans for, taking into consideration the community's aspirational population, the estimated population growth rate over the years and the servicing and physical constraints of the community.

Based on the available records of consultation from 2000, it is not possible to determine a design population for Woolah.

## **2.2 Governance**

### **Incorporated Community**

The community is managed through its incorporated body - Woolah Aboriginal Corporation (WAC). WAC was incorporated under the *Aboriginal Councils and Associations Act 1976* in 1980.

The objectives of WAC are as follows:

- a) support education, job training, health services, work and housing for its members;
- b) support the social development of its members in all ways;
- c) help to bring about the self-support of its members by the development of economic projects and industries;
- d) help and encourage its members to manage their affairs on community lands;
- e) help and encourage its members to keep and practise their traditional culture;
- f) help to build trust and friendship between its members and other people;
- g) participate with other Aboriginal organisations in projects for their mutual benefit;
- h) receive and spend grants of money from the Government of the Commonwealth or of the State or from other sources;
- i) operate and maintain a gift fund to be known as 'The Woolah Aboriginal Corporation Gift Fund' in accordance with the requirements of the *Income Tax Assessment Act 1997*.

WAC is registered with the Office of the Registrar of Indigenous Corporations (ORIC). Documents on WAC can be obtained from [www.oric.gov.au](http://www.oric.gov.au)

## 2.3 Land Tenure

Woolah is located on a crown lease comprising of a single title.

<i>Tenure</i>	Crown Lease LAB H081623
<i>Lot Details</i>	Lot 815 on Deposited Plan 219580
<i>Certificate of Title</i>	LR3015/576
<i>Primary Interest Holder</i>	State of Western Australia
<i>Area</i>	454 ha

All community housing and infrastructure is located on Lot 815.

## 2.4 Native Title

The community is located within the determination area of the Yurriyangem Taam (Western Australia) WAD44/2019 determination, determined by consent on 23 May 2019.

For further information refer to the determination on the Federal Court of Australia website link: <https://www.judgments.fedcourt.gov.au/judgments/Judgments/fca/single/2019/2019fca0696>

### Background to Native Title in Australia

The *Native Title Act 1993* (NTA) enshrines in legislation the High Court Mabo decision, in which the common law of Australia formally recognised Indigenous land ownership through the continuing observance of traditional law and custom.

Native title is defined by section 223 of the NTA as:

*the communal, group or individual rights and interests of Aboriginal people or Torres Strait Islanders in relation to land or waters where:*

*the rights and interests are possessed under the traditional laws acknowledged, and the traditional customs observed, by the Aboriginal people or Torres Strait Islanders; and b) the Aboriginal people or Torres Strait Islanders, by those laws and customs, have a connection with the land and waters; and c) the rights and interests are recognised by the common law of Australia.*

Native title is therefore not a form of land tenure, such as a freehold estate or pastoral lease, but is the recognition of pre-existing rights and interests in country.

Under the NTA, registered native title claimants and registered native title bodies corporate (often referred to as PBCs) are entitled to the right to negotiate regarding proposed future acts which may affect native title rights and interests. Procedures for negotiation can either be in accordance with Subdivision J of the NTA or in accordance with alternative procedures agreed by both parties in the form of an Indigenous Land Use Agreement (ILUA).

Examples of future acts which may affect native title rights and interests include mining exploration or the construction of public works (such public housing).

Native title rights and interests are also variously affected by different forms of land tenure. For example, native title rights and interests are generally extinguished by valid grants of freehold tenure (see Division 2B of the NTA and also Ward and Lawson decisions) while native title may co-exist with pastoral leases, but if there is any inconsistency between the two then pastoral interests are likely to prevail (see Wik decision).

Additionally, ILUAs can be entered into so that agreement can be made about instances when the non-extinguishment principle applies.

More information about native title can be obtained from the [National Native Title Tribunal](#).



## 2.5 Aboriginal Heritage

Notwithstanding the previous section, the following discussion of heritage matters was derived from consultation with the community and a desk-top survey of sites registered under the Aboriginal Heritage Act (WA) 1972 (AHA) using the [Aboriginal Heritage Inquiry System](#) (AHIS).

The purpose of the following discussion is to foreshadow heritage constraints to development as they relate to the implementation of the LP. These constraints to development must be addressed prior to construction of housing and other works.

### Registered Sites

It should be noted that both registered and unregistered sites of cultural significance to Aboriginal people are protected under the State Government's *Aboriginal Heritage Act 1972*, but only registered sites are recorded on the Department of Planning, Lands and Heritage AHIS database.

There are five registered sites (IDs 13126, 13127, 13128, 13129 and 14353) and no other heritage sites within the vicinity of the Woolah community, as of December 2019.

Any future development at the community, including implementing LP1, should therefore be undertaken in consultation with the community and the Kimberley Land Council who represent the Yurriyangem Taam Native Title Claim Group on behalf of the native title holders, to ensure adequate avoidance of sites.

### Built Heritage

Background notes from the 2000 consultation did not identify any built heritage sites registered under the Heritage of Western Australia Act 1990.

#### Impact of Aboriginal Heritage on Urban Growth in Remote Aboriginal Communities

The *Aboriginal Heritage Act 1972* (AHA) was introduced in Western Australia to provide automatic protection for all places and objects in the State that are important to Aboriginal people because of connections to their culture. The Department of Planning, Lands and Heritage maintains a Register of Aboriginal Sites as a record of places and objects of significance to which the AHA applies. It should be noted that unregistered sites of cultural significance to Aboriginal people are also protected under the State Government's *Aboriginal Heritage Act 1972*, but only registered sites are recorded on the Department's database and are generally included in the Aboriginal Heritage Inquiry System.

The presence of an Aboriginal site places restrictions on what can be done to the land. Under the AHA it is an offence for anyone to excavate, damage, destroy, conceal or in any way alter an Aboriginal site without obtaining the appropriate approvals. Anyone who wants to use land for development or any other cause must therefore investigate whether there is an Aboriginal heritage site on the land.

Contact should be made with the relevant Native Title Representative Body in the first instance.

No formal heritage assessment under the *Aboriginal Heritage Act 1972* has been undertaken as part of the preparation of LP No. 1 and the LP Background Report and LP map-set do not represent clearance under that Act in any way. It is expected that any future development of housing and other infrastructure on the community be undertaken in consultation with the community and native title holders and cleared in accordance with the provisions of the AHA.

## **2.6 Community Aspirations**

At the time of consultation in 2000, the community identified several issues as important in the development of the community. These included:

1. roadhouse;
2. training for work skills and sewing;
3. workshop - plumbing, buildings, roads;
4. assistance for developing tourism;
5. mitigate flooding of some dwellings when Donkey Creek floods (every 3-4 years).

## 3 INFRASTRUCTURE & SERVICES

Woolah is a part of the Remote Area Essential Services Program (RAESP) conducted by the Department of Communities (Housing).

### 3.1 Electricity Supply

The power station compound located on SL-lot 67 accommodates three diesel generator sets with manual synchronising and load sharing with a total generating capacity of 340kW (KRSP 2007). At the time of consultation, the power plant appeared to be relatively quiet and well maintained, and while central to the community, was suitably insulated to minimise noise impacts on the residential areas. Power is reticulated throughout the community by overhead lines supported by steel poles with wooden arms.

The nearest residential dwellings are located within 200m of the power station, which is not considered to be appropriate under the WAPC Aboriginal Settlement Guideline 3: Layout Plan Exclusion Boundaries.

### 3.2 Water Supply

At the time of the Global Groundwater Drinking Water Source Protection Plan (DWSPP) in 2016, Woolah's potable water was drawn from 4 production bores, these being bore 1/87; bore 2/87 (both on SL-lot 57), Windmill bore and bore 1/90. However, new bores had been drilled at 4 sites and once 2 of these bores had been constructed, it was expected that these would be used in preference to bores 1/87; bore 2/87 and Windmill bore.



Groundwater from the bores is pumped into three elevated water tanks (100kl) and (2 x 25kl) located on SL-lot 68 and disinfection occurs via a gas chlorination disinfection system (KRSP 2007).

The Woolah DWSPP was completed in June 2016 by Global Groundwater on behalf of the former Department of Planning. The report identified Priority 1 water source protection areas in the northern and southern areas of the community as shown in Figure 2.

Drinking Water Source Protection Areas are needed to prevent the degradation of the drinking water source from harmful activities as outlined in the Aboriginal Settlements Guideline 1: Layout Plan Provisions 2012.

**Figure 2 – Drinking Water Source Protection Area (aqua)**

### **3.3 Wastewater**

The community is serviced by a gravity wastewater reticulation system, with a pressure main discharging to treatment ponds approximately 500m north of the community on SL-lot 65. This is well located in terms of prevailing winds and proximity to the creeks.

At the time of the visit in 2000, the ponds were near full. During the wet season they overflow outside the fenced pond compound. Whilst the fencing was in good condition, the gates were not locked. The ponds were sprayed to keep mosquito breeding down.

No significant problems with wastewater overflow, pipe blockages or odour from the lagoons were noted by the community.

### **3.4 Rubbish Disposal**

The rubbish tip is located north of the community on SL-lot 80, and is accessed via Second Street. The unregulated rubbish tip is in a location that does not comply with government regulations or the WAPC Aboriginal Settlement Guideline 3: Layout Plan Exclusion Boundaries.

The prescribed exclusion boundary for a rubbish tip is 2000m however, all housing and infrastructure is located within the 2000m exclusion boundary. A more appropriate and regulated site could be considered in the future if required.

### **3.5 Airstrip**

Woolah has a dry weather unsealed airstrip constructed on black soil one kilometre to the north east of the community.

### **3.6 Internal Road Layout**

All internal community roads are unsealed. The community maintains the roads within the LP area with its own grader.

Settlement layout (SL) roads have been named by the community.

### **3.7 Access & Dedicated Roads**

Woolah Community is located approximately 300 metres off the Great Northern Highway. The turnoff to the community is about 105 kilometres south of Kununurra. The Highway is sealed and is normally in good condition. The road from the highway to the community is a gravel road of a reasonable quality, however the access road crosses Donkey Creek just before the community. This creek crossing can be impassable in the wet periods. An alternative access is available to the north of the community, but this is usually flooded at the same time.

Main Roads WA maintains the Great Northern Highway.

### **3.8 Community and Social Services**

The following community facilities and social services are located at Woolah:

#### **Store**

The Doon Doon Roadhouse provides basic grocery items to the community. The community also travels to Warmun, located approximately 1 hour by road for groceries.

#### **School**

The Dawul Remote Community School at Woolah caters for Kindy to Year 6. The school has approximately 10 students and 9 teaching/administrative staff.

#### **Office**

The community has an office which is located on SL-lot 81.

#### **Clinic**

The community has a clinic which is located on SL-lot 62.

#### **Workshop**

The 2019 air photo shows that the community has two workshops, each located on SL-lots 55 and 71.

#### **Recreation Centre and Recreational Activities**

The initial background report did not identify a specific site for a recreation centre.

#### **Playing Field**

A future oval and basketball court is planned for on SL-lot 58.

#### **Arts Centre**

No specific site was identified for an arts centre though reference was made in the initial background report to an arts and craft outlet being included as part of the Doon Doon roadhouse (SL-lot 53).

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## **4 HOUSING**

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### **4.1 Residential Areas**

The Woolah residential area is located west of Donkey Creek. The 2019 air photo for the community shows 20 residential dwellings located in the community.

### **4.2 Number & Type of Dwellings**

No accurate information is available on the number and types of dwellings at Woolah, as of December 2019.

### **4.3 Future Residential Development**

The consolidated site, SL-lot 100 is reserved for future residential development. The topography of Woolah does not provide enough high land to provide for future development options without taking special measures to protect against flood waters.



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## **5 CONSTRAINTS AND LIMITATIONS**

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### **5.1 Flood Hazard**

The initial background report identified inundation of some dwellings when Donkey Creek was in flood. Anecdotal evidence provided by community representatives, suggested that flood levels reached around RL 122.8 AHD, based on floodwater height on the external walls of houses.

Creek crossings wash-out from time to time and it is not uncommon for low lying houses to flood. The community is susceptible to flooding in significant storm events.

The topography of Woolah does not provide enough high land to provide for future development options without taking special measures to protect against flood waters. New development will either need to be built up on sand pads (with the appropriate drainage) or built on stilts.

### **5.2 Drainage**

No drainage issues were identified in Woolah during the consultation process.

### **5.3 Culturally Sensitive Areas**

It was established with the community that no cultural areas (men's areas, women's areas or ceremonial areas) would be affected by the Layout Plan.

### **5.4 Exclusion Boundaries**

The exclusion boundaries shown on the map-set are in accordance with the WAPC's Aboriginal Settlements Guideline 3: Layout Plan Exclusion Boundaries.

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## 6 PLANNING FRAMEWORK

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### 6.1 State Planning Policies

State Planning Policies (SPPs) are prepared and adopted by the WAPC under statutory procedures set out in section 26 of the *Planning and Development Act 2005*.

The WAPC and local governments must have 'due regard' to the provisions of State Planning Policies when preparing or amending town planning schemes and when making decisions on planning matters. The State Administrative Tribunal is also required to take SPPs into account when determining appeals.

The initial version of this background report was prepared prior to the *Planning and Development Act 2005*.

Future versions of this background report will have due regard for the following SPPs:

- SPP 3.0 – Urban Growth and Settlement;
- SPP3.2 Aboriginal Settlements ; and
- SPP2.7 Public Drinking Water Source
- SPP 3.7 Planning in Bushfire Prone Areas

### 6.2 Shire of Wyndham-East Kimberley

#### Local Planning Scheme No. 9

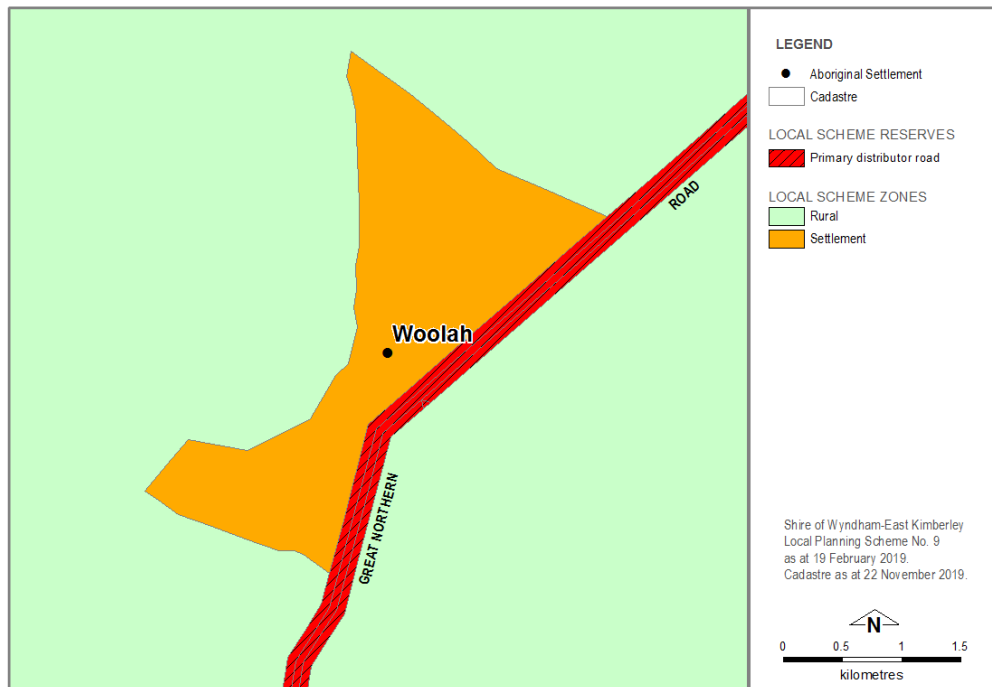
The Shire of Wyndham-East Kimberley Local Planning Scheme No. 9 (LPS 9) was gazetted on 19 February 2019.

Woolah is zoned settlement under LPS 9 which identifies existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of those places.

Under the Scheme, preparation and endorsement of a layout plan in accordance with State Planning Policy 3.2; and ensuring that development accords with a layout plan is a requirement of the settlement zoning (see current Scheme zoning in Figure 3 on the following page).

LPS 9 states development in the Settlement Zone is to accord with an endorsed Layout Plan and provide for:

- (a) a mix of land uses typically found in Aboriginal Settlements, including light industrial, tourism, residential, commercial, community, recreation and public utility; protecting sensitive areas such as No Go areas and drinking water source protection areas from inappropriate development.
- (b) traditional law and culture.



**Figure 3 - Land classification under SWEK LPS 9 - Woolah**

### **Local Planning Strategy**

The Shire of Wyndham-East Kimberley Local Planning Strategy (endorsed by the WAPC 21 August 2019) provides a vision for the growth and development of the Shire over a 10-15 year time frame. The strategy notes that Layout Plans should be prepared for all remote settlements, and should incorporate planning for infrastructure within and to these settlements and that existing Layout Plans within the Shire should be reviewed for currency.

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## **7 ENDORSEMENTS**

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## ADOPTION

WOOLAH

.....  
Name of Community

The Community Council hereby adopts the Layout Plan dated January, 2000 (including the provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the

..... 24<sup>th</sup> ..... day of MAY ..... 2000.

Ronnie Macle Ronnie Macle  
Chairperson (sign and print name)

24-05-00  
Date

Helen M O'Malley Helen M O'Malley  
Secretary (sign and print name)

24-05-00  
Date

## ENDORSEMENT

WYNDHAM-EAST KIMBERLEY

.....  
Name of Local Authority

The Shire Council hereby endorses the Layout Plan dated January, 2000 for the Community as a guide for development within the community area to ensure the proper and orderly planning of the community area, at the

..... Ordinary ..... meeting of the Council held on the  
..... 15<sup>th</sup> ..... day of June ..... 2000.

M. Miodop M. Miodop  
President (sign and print name)

21/06/00  
Date

Tony Brown Tony Brown  
Chief Executive Officer (sign and print name)

16/6/00  
Date

Our Ref: 57-1-1-25P16V  
Your Ref: 611\56060800  
Enquiries: Bob Wallin (9264 7685)



WESTERN AUSTRALIAN  
PLANNING COMMISSION

Gutteridge Haskins & Davey Pty Ltd  
PO Box Y3106  
PERTH WA 6832

ATTN: M Barnes

Dear Sir/Madam

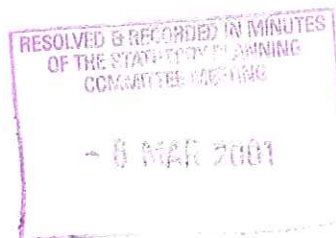
### WOOLAH COMMUNITY LAYOUT PLAN

I refer to the above matter. In this respect, the Commission has resolved to advise that -

- (a) The Commission has adopted the Woolah Community Layout Plan.
- (b) Provisions relating to "Flooding" should specify minimum floor level heights and drainage system requirements.
- (c) An amendment processes should be detailed in accordance with the "Guidelines for the Preparation of Community Layout Plans for Western Australian Aboriginal Communities". This process should involve the Western Australian Planning Commission (WAPC) to ensure that the central registry of Community Layout Plans can be updated.
- (d) Flow diagrams depicting the development approval process should be incorporated to ensure a clear understanding of process and requirements.
- (e) Details on the location and capability of the tip site should be provided.
- (f) Points (b) to (e) may be provided as an addendum to the Provisions or Report or may be considered when the Community Layout Plan is reviewed.

Yours faithfully

STEVEN RADLEY  
FOR SECRETARY  
WESTERN AUSTRALIAN PLANNING COMMISSION



8 March 2001

*Head Office*

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ABN 35 482 341 493



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## CONSULTATION & REFERENCES

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### CONSULTATION SUMMARY

Preparation of this Layout Plan is the result of consultation with the community representatives and a range of agencies, authorities, non-government organisations during 2000. Whilst there was continuous phone and email communication with stakeholders throughout preparation of LP1, information was obtained in person from the following sources:

Organisation	Date
Woolah Community Council	c. 2000
Community Development Employment Projects	c. 2000
Doon Doon Station	c. 2000
Shire of Wyndham-East Kimberley	c. 2000
Argyle	c. 2000
Aboriginal Affairs Department	c. 2000
Aboriginal and Torres Strait Islander Commission	c. 2000

### REFERENCES

Department of Indigenous Affairs (DIA), *Environmental Health Needs Survey of Indigenous Communities in Western Australia* (2008), Government of Western Australia.

Department of Education, *Western Australian Schools Lists* (2019), Government of Western Australia. Available at:  
<https://catalogue.data.wa.gov.au/dataset/western-australian-schools-lists>

Global Groundwater, *Woolah Community Drinking Water Source Protection Plan* (2016), Department of Planning

Kimberley Regional Services Providers *Woolah Asset Condition Report* (2007).

Taylor, J. *Population and Diversity: Policy Implications of Emerging Indigenous Demographic Trends* (2006). CAEPR discussion paper No. 283/2006. ANU: Canberra.

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## **AMENDMENTS**

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## Woolah Layout Plan 1

### Amendment 2

Plan Date : 24 May 2000      WAPC Endorsed : 1 March 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 Woolah 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 Woolah Layout Plan 1.

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

#### Approved

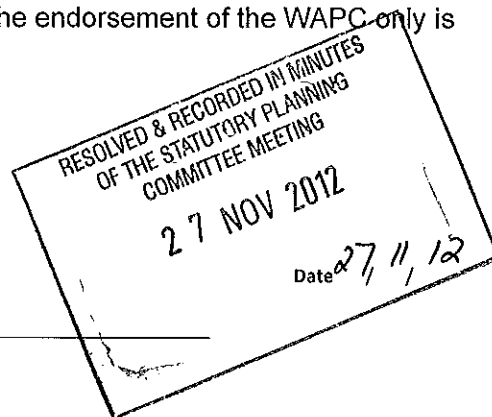
This is a minor amendment as the myriad changes made to content and illustration are of a technical nature. As such, under provision 6.14 the endorsement of the WAPC only is required.

Western Australian Planning Commission

  
please sign and print name

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

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.

**Woolah Layout Plan No. 1****Amendment No. 3**

<b>Proponent</b>	<b>: Department of Planning</b>
<b>Date</b>	<b>: 21<sup>th</sup> July 2016</b>

**Reason for the Amendment**

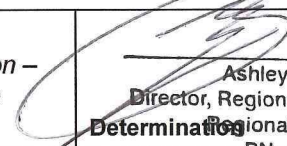
The Department of Planning proposes to make changes to the Woolah Layout Plan 1 to include data from the recent Drinking Water Source Protection Plan (June 2016) undertaken to show two Priority 1 Drinking Water Source Protection Areas.

The Department of Planning propose to make the following changes at Woolah:

<b>Land Identification</b>		<b>Amendment description</b>
<b>1.</b>	Lot 815 Crown Lease H081623	Include the Priority 1 Drinking Water Source Protection Areas in Layout Plan 1.  Change the land use from 'Open Space' to 'Drinking Water Source Protection Area' as per the Priority 1 areas documented in the Woolah Water Source Protection Plan (June 2016) for portions of Lot 815 Crown Lease H081623 within the current recommended settlement zone.

**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 Regional Planning PN: 15151 26/07/2016 date
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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 Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

**Proponent** : Departments of Housing and Planning

**Date** : 30 November 2016

### Reason for the Amendment

The Housing Authority requested that the Woolah 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.

Land Identification		Amendment description
1.	Open space north of SL-lot 58.	Create SL-lot 80 to match the location of the existing rubbish tip and change land use category to 'public utility'.
2.	Open space north of SL-lot 58.	Create Second Street to match the location of the existing road to the rubbish tip and change land use category to 'SL-road'.
3.	Dunham Drive	Realign to match location of existing track, connecting the northern extent of the community with the Great Northern Highway.
4.	SL-lot 58	Create SL-lot 81 to match location of existing office, and change land use category to 'commercial'.
5.	SL-lots 58 & 59	Re-align boundaries of SL-lot 59 to match existing development and coordinate with adjacent existing SL-lots with 'public utility' land use category.
6.	SL-lots 32, 33, 34, 35 & 56.	Amalgamate to form SL-lot 32 and change land use category to 'open space'.
7.	SL-lots 56, 57 & 68 and Dawul Place.	Amalgamate to form SL-lot 57 with 'public utility' land use category.
8.	SL-lots 1, 2, 3, 4, 14, 15, 16, 17, 24, 25, 26, 27, 28, 29 & 30, 31, Mini Street and portions of Martin Place & George Street.	Amalgamate to form SL-lot 100 with 'residential' and 'open space' land uses, bounded by the waterway to the west.



Land Identification		Amendment description
9.	Open space north of SL-lot 58.	Create First Street to match the location of the existing road to the wastewater ponds and change land use category to 'SL-road'.
10.	SL-lot 52 and Open Space area between roadhouse and community.	Change land use category from 'open space' to 'waterway' to match the existing location of Donkey Creek. Realign boundary of SL-lot 52 to match the existing location of Donkey Creek.
11.	SL-lot 68	Re-align boundaries of SL-lot 68 to match existing development and coordinate with adjacent existing SL-lots with 'public utility' land use category.
12.	SL-lot 53	Re-align boundaries of SL-lot 53 to match existing development.
13.	Stockcamp Loop	Re-align to match existing location.
14.	SL-lots 41,42,43,44,49,50 & 51	Re-align to match existing development.
15.	Station Street	Re-align to match existing location.
16.	SL-lots 49,50 and 71	Re-align to match existing development.
17.	SL-lots 70, 71 and open space west of living area	Create Third Street to match the location of the existing road that align with the western boundary of Lot 815.

#### 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*.

Determination

date

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

#### Other Information:

**This Layout Plan does not constitute development approval.**

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## Woolah Layout Plan No. 1

### Amendment No. 5

<b>Proponent</b>	<b>: Department of Planning, Lands and Heritage</b>
<b>Date</b>	<b>: 17<sup>th</sup> January 2020</b>

### Reason for the Amendment

The enactment of the Shire of Wyndham-East Kimberley (SWEK) Local Planning Scheme 9 (LPS 9), gazetted on 19 February 2019, has resulted in the need to delete the 'Recommended Settlement Zone' and add the 'Settlement' zone to match the LPS 9.


DPLH has also undertaken an update of the Layout Plan background report to ensure that it remains up-to-date, accurate and fit-for-purpose. The update includes:

- Revising the population and housing data;
- Editing and reformatting the background report;
- Removing out of date text and references

Land Identification		Amendment description
1.	All	Delete the 'Recommended Settlement Zone'. Add 'Settlement' zone to match the SWEK LPS 9.
2.	All	Update the Background Report.

### 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 Randall Director, Regional Planning PN: 15151	17/01/2020 date
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### Other Information:

**This Layout Plan does not constitute development approval.**

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