

# Karalundi

## Layout Plan 1

### Background Report

November 2007

Date endorsed by WAPC



### Amendments

Amendment 1 - October 2012

Amendment 2 - November 2012

# Karalundi Community

## Community Layout Plan Report and Provisions

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Australian Planning Commission, Perth WA

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# Karalundi Community Layout Plan – Report

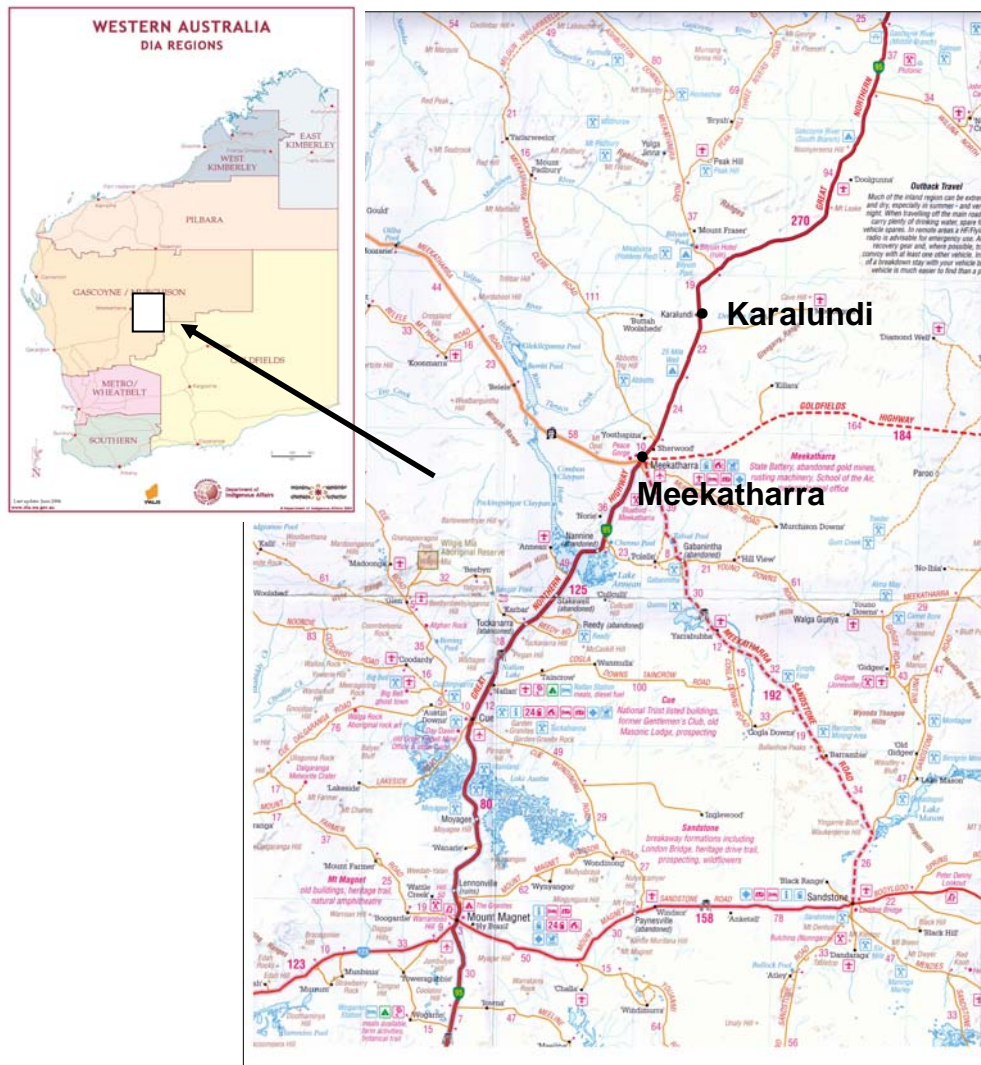
## 1 INTRODUCTION

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

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

The Karalundi 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 Karalundi Aboriginal Education Community, the Shire of Meekatharra and Government agencies;
- Provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services infrastructure information; and,
- Promote development that maximises health, safety and welfare outcomes for the Community.



Map showing the location of Karalundi

## 2 LOCATION

The Karalundi Aboriginal Education Community Campus is located 60 kms north of Meekatharra on the Great Northern Highway.

### 2.1 Contact Information

#### Community Address

Karalundi Aboriginal Education Community  
PMB 6,  
MEEKATHARRA WA 6642

#### Telephone

Office: (08) 9981 2000  
Facsimile: (08) 9981 2801





Aerial photographs of Karalundi from Google Earth  
and as provided by the Community

### **3 CONSULTATION**

#### **3.1 Site Visit No. 1**

The first visit to the Community was undertaken by John Meggitt of Plexus Town Planning on Tuesday 13 June 2006. Discussions were held with the Administrator Glenn Grey. Afterwards an inspection was carried out of the existing facilities and sites for the future expansion of the Campus.

A master plan for the site had been drawn up in 2005 and many of the proposals from that plan have been included in this Community Layout Plan. However the education centre is going through a phase of rapid growth and a need has been identified for sites for additional facilities and houses.

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

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

The second visit to the Community was undertaken on Monday 28 August 2006. A meeting was held with Glenn Grey.

Various options, indicating how the future growth of the Community could be accommodated, were discussed. The main focus for attention was the area not subject to inundation after heavy rains. This area is located to the south west of the existing dwellings and facilities.

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

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

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

This visit was undertaken on Monday 13 November when the plan and report was presented for final review and sign off.

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

## **4 POLICY AND ADMINISTRATIVE CONTEXT**

### **4.1 Karalundi Aboriginal Education Community**

The Karalundi Aboriginal Education Community Campus is a co-educational school originally established as a Seventh-Day Adventist Mission in 1954. 'Karalundi' is an Aboriginal word meaning clear good water.

The Community is built around an independent parent controlled school. Any new initiatives proposed in the CLP would be considered by the Education Community's Executive Committee.

### **4.2 Land Tenure**

The Campus is located within 212 hectares of freehold land which is under the control of the Karalundi community. The majority of the land is used for rural purposes. The site is identified as being Lot 1 CT 2602/964. There are no Native Title issues affecting the land holding.

The current and future layout of the Community is constrained by the configuration of the current lease and by the impact of flood waters on the northern portion of the site. As a result it is necessary for new housing and community facilities to be located away from the central core of activities.

It is recommended that the potential for expanding the lease to the adjoining pastoral lease to the south be raised with the Department for Planning and Infrastructure's State Land Services branch.

### **4.3 State Planning Strategy**

This document was prepared by the Western Australian Planning Commission (WAPC) and provides a strategy for future decision making and planning by government agencies. Recommendations included in the document that apply to the region are:

- Facilitate the preparation of Community Layout Plans for remote Aboriginal communities to enable them to determine the future of their settlements.
- Develop planning policies for service provision to remote Aboriginal communities and town reserves.
- Encourage Aboriginal participation in industry related vocational training, through a combination of formal training and on-the-job training.

### **4.4 Statement of Planning Policy 3.2 (SPP 3.2)**

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

It establishes a formal planning framework for the preparation and approval of a CLP for permanent Aboriginal communities. The objectives of the policy are to improve the standard of living and quality of life of people living in Aboriginal communities by:

- Providing a framework to ensure that large permanent Aboriginal communities are afforded a high level of service.
- Ensuring that these communities and associated land uses are appropriately identified and zoned within town planning schemes.
- Providing a mechanism that will enable both local government and the WAPC to approve layout plans prepared for Aboriginal Communities.
- Providing a framework for negotiation and decision making between Aboriginal communities and local government.

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

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

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

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

The AHIC Vision is:

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

Underpinning this vision is that:

- Aboriginal and Torres Strait Islander people will have access to affordable and appropriate housing and infrastructure which is safe, well designed and contributes to their health and well being;
- housing and infrastructure services will be well managed and maintained;
- there will be a vigorous and sustainable Aboriginal and Torres Strait Islander community housing and business



enterprise sector operating in partnership with all levels of Government and other stakeholders involved in the delivery and management of housing and infrastructure services;

- there will be sufficient growth in new housing to address the backlog of housing need and the emerging needs of a rapidly increasing Aboriginal and Torres Strait Islander population;
- economic, employment and training opportunities for Aboriginal and Torres Strait Islander people will be an integral part of housing and infrastructure programs and initiatives;
- the planning and delivery of housing and infrastructure services will contribute to positive social outcomes for Aboriginal and Torres Strait Islander people and communities.

## **4.6 RAESP Program**

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

## **4.7 Shire of Meekatharra**

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

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

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

## **4.8 District Facilities**

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

- A caravan park;
- A motel and a number of hotels;
- Shopping facilities, including a supermarket, Post Office and banking facilities;
- Vehicle service stations;

- Outdoor picture theatre;
- Recreation facilities include recreation centre, aquatic centre, ovals, tennis courts;
- The town has a district hospital, resident doctor, a volunteer St John ambulance and is a base for the Royal Flying Doctor Service;
- A primary school and a district high school; and
- Several church groups.

#### **4.9 Karalundi Master Plan, September 2005**

The master plan was prepared following an additional 173ha of freehold land being made available for the Community.

The plan identified new sites for residential, education, social, recreation, business and rural activities in anticipation of a significant increase in school student numbers. The plan has a focus on new building facilities and building upgrades to accommodate the growth of the Community.

The plan identifies the need to locate the proposed building facilities on the southern edge of the site in an approximate 250 metre strip which is above the existing known flood level.

## 5 ENVIRONMENT

### 5.1 Climate

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

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

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

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

*Source: Australian Bureau of Meteorology*

### 5.2 Vegetation

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

*Source: Australian Natural Resource Atlas*

## 6 KARALUNDI COMMUNITY

### 6.1 Landuse



The entrance to Karalundi

Karalundi Aboriginal Education Community is a co-educational school catering for students K – 10. It is a mandated alcohol free and Christian community. Most of the students at the school are boarders; the school currently caters for approximately 90-100 students.

As well as the education, residential and administrative facilities, other activities at the Community include:

- Small scale crop production.
- Lucerne production.
- Citrus and olive production.
- Recreation activities including horse riding and KOPE (adventure therapy) areas.
- Workshops and small scale industrial facilities.

Within the Gascoyne-Murchison sub-region, within which Karalundi is located, the principal agricultural land use is low intensity grazing of domestic stock on about 250 pastoral leases.

### 6.2 Population

Karalundi community has a population of around 150 - 200 people of which 90-100 are students.

### 6.3 Employment



Agricultural production

All residents at Karalundi are either students or are involved in activities directly or indirectly related to the Education Community. The Community Development Employment Program (CDEP) is utilised to assist with the creation of these employment opportunities.

The jobs undertaken include school teaching and management, store operation, infrastructure operation and maintenance and agricultural production.

## 7 EXISTING DEVELOPMENT

### 7.1 Layout



Roads are laid out in a modified grid form

The developable site of the Community is primarily defined by lot boundaries to the south and east and by the 471 metre contour; land below which is subject to flooding. This provides a 250 metre wide band on the southern boundary which is suitable for building works.

There is an access road leading in from the Great Northern Highway. The streets are laid out in a modified grid form with streets coming off Crystal Brook Road and Yaborda Street; the east west central spine roads.

The land south of the flood line is occupied by education, administration, residential, recreation, workshop and power station buildings. The land to the north contains the agricultural uses, sewerage ponds, KOPE and horse riding areas.

### 7.2 Landscape



Landscape grounds of the school

The school Campus is well established with grassed parkland and planted eucalypts and tamarisks amongst existing river gums.

The grassed and treed parkland around which the school buildings, dormitories and church are located provides a strong central focus for the Campus.

### 7.3 Office / Store



The office and store

The office is located at the eastern entry point to the Community. The building is of rammed earth construction and in good condition. It provides administration and meeting facilities.

The building also contains the Community store which provides a small range of essential goods; Community members travel 60kms to Meekatharra for regular grocery shopping.

The current store is of an inadequate size to provide the full range of goods and services required by the Community. A proposal for a new facility is discussed in Section 9 as part of the future development initiatives.

### 7.4 Residential

The residential areas are located within a compact pattern of streets. The Community has a total of 22 dwellings;





Student dormitory accommodation

including three duplexes, transportable accommodation and three dormitory buildings for the students. The majority of housing stock and the dormitories have been built using a rammed earth construction system and are in good condition. Three older fibro houses, located at the site of the proposed 'future village centre', are in fair condition.

After taking into account future development proposals there are currently 3 serviced house sites available (Lots 1-3).

The 2005 master plan identified a site on Crystal Brook road for an additional 10 sites however as yet services have not been extended to these sites.

The Department of Housing and Works has funds in their 2006/07 budget to construct four new houses within the Community.

## 7.5 Household Density

The majority of students are housed in dormitory accommodation. On the basis of the current non student population being approximately 100 people and there being a total of 22 houses the household density is 4.6 persons per house.

## 7.6 School Facilities



Karalundi school buildings

The U-shaped rammed earth school building (reflecting the shape of a boomerang) accommodates primary and secondary students. It is located opposite the dormitory buildings on the southern boundary of the Campus. The building is in good condition and well located in relation to student accommodation, recreation facilities and the administration building.

It has been recognised that the current building is adequate for the existing student intake. It is proposed that to accommodate a future increase in student numbers that the building could be expanded through a number of ground level 'spur' extensions. It may also be possible to utilise the existing dormitory blocks for future classrooms after the new student dormitory buildings are constructed.

## 7.7 Church



Vaughan Seventh-Day Adventist chapel

The Vaughan Seventh-day Adventist Chapel is located within the central grassed area adjacent to the school buildings and the dormitories. It is constructed of rammed earth and zincalume and is in good condition. The chapel is centrally located due to the Community's Christian focus.



## 7.8 Recreation Facilities



Swimming pool facilities



Horse riding in the KOPE area

### Recreation Centre

The recreation centre is located immediately north of the dormitory buildings; it is of lightweight construction and in good condition. The structure is compatible with the other utility buildings in the area.

### Football Oval

A grassed and reticulated football oval is located on the south western edge of the Community. This site occupies a large portion of the centrally located available land above the flood line.

### Basketball Court

A basketball court is located immediately west of the school building. It is paved and has lighting.

### Swimming Pool

The swimming pool and ablution block are located immediately north of the basketball courts and are in good condition. No changes are proposed for these facilities.

### KOPE Area

The Karalundi Outdoor Personal Enrichment (KOPE) program adventure therapy and playground area occupies land to the north of Crystal Brook Road.

### Go-Kart and BMX Track

This area occupies a parcel of land under the flood contour between the sewerage ponds and the proposed future housing area. It is to be relocated between the rubbish tip and the western boundary.

## 7.9 Heritage Area



The original school and heritage garden

A memorial garden has been established to the north of the office. The original school building has been relocated to this site.

This area contains a memorial wall which stands where the original building stood while the Mission was under construction. The first Church service at Karalundi was held at this site. The area also contains the original pool, farm irrigation system and various memorabilia.

There are no culturally sensitive or 'no go' areas located within the Community.

## 7.10 Caravan Park

A site by the main entrance to Karalundi, to the south of the office, has been designated for a caravan park. Although the site is currently being used for this purpose there has not

as yet been any ablution facilities constructed. It is proposed that this site would continue to be used for this purpose.

## 7.11 Industrial / Utility Areas



Water treatment facility and storage tank



Workshops

### Generator

The power station is located in the area to the north of the dormitory facilities on Gayilee Road. It abuts the water storage facilities and workshops and the rural area.

### Water tanks

Water tanks and the water treatment plant are located within the central industrial area with access from Gayilee Road.

### Workshops

The main Community workshop buildings are located within the central industrial area on Gayilee Road. This area has an ability to expand west along Crystal Brook Road. This would predominantly be for a vehicle carpark in an aesthetically pleasing environment.

### Sewerage Ponds / Scrap Metal Yard

These facilities are located approximately 200 metres north of the Crystal Brook Road housing area. They are enclosed within a 1.8 metre fenced compound.

## 7.12 Farm



Agricultural production

The Community maintains a farm that has an education focus in its pursuits. The activities include:

- Small crop production (fruit and vegetables).
- Lucerne production.
- Citrus and olive production.
- Fat lamb and wool production.
- Horses for training purposes.

## 8 ESSENTIAL SERVICES

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

### 8.1 Access Roads

The Great Northern Highway provides access to Meekatharra which is 60 kms to the south. The road is sealed and in good condition. A 900 metre long gravel access road connects the Community to the highway.

### 8.2 Internal Roads



Sealed and kerbed access roads

The roads within the Community are sealed and are in good condition with 6.0 metre pavements and kerb and guttering. There are no traffic control devices within the Community or traffic management problems.

Water drains along the surface gutters after rains. Some minor water pooling occurs after heavy rains.

### 8.3 Airstrip



The airstrip is located west of the football oval

The gravel airstrip has an east west configuration and is located 40 metres west of the football oval. The runway is 800 metres long. The airstrip does not have lighting.

The airstrip is located immediately west of the Community on the ridge above the flood prone land. It is undesirable from a safety perspective to have aircraft taking off or approaching over the Community centre.

In the longer term investigations should be carried out to identify an alternative site preferably south of the existing airstrip for the runway.

### 8.4 Waste Water

Karalundi Community is serviced by a deep sewerage system. Sewerage is collected in individual building septic tanks and grey water is gravity fed to an underground sewer transfer pump station located on Crystal Brook Road adjacent to the office. The pump station transfers the effluent to a waste water treatment plant located to the north of the community. It is located approximately 200 metres from the nearest housing.





Waste water ponds

The plant consists of a system of oxidisation and evaporation ponds that are located approximately 250m north of the community. The sewer pond capacity is approximately 1,154kL.

The prevailing winds are from the east and west and as such the issues of odours affecting residents has not been raised as a problem. However it would be desirable, in future, to relocate this facility to a site further north to provide the standard 500 metre buffer.

The Department of Housing and Works has funds in their 2006/07 budget for a sewer upgrade which will include a new pump station and reticulation and sewerage pond upgrades. Service upgrades for the new houses will be included in the project.

## 8.5 Water Supply



One of the water bores on the entrance road to the Community

Water Supply is provided by 2 bores which are located on the access road between the Community and the Great Northern Highway and a third bore located to the rear of the girls dormitory (Lot 32) east of Erivilla Court.

The bores are connected to a utility area off Gayilee Road where two ground tanks and an overhead tank are located. Reverse osmosis and UV treatment is provided and then the water is distributed by reticulated system to the community.

No water upgrade works have been identified under the RAESP program.

The water is of a high quality and it is understood that there are no concerns about overall quantity of underground water. The Community proposes to in future sell the local water as a bottled product.

## 8.6 Power Supply



The power station

The location of the power station on the edge of the central industrial area results in a number of residential facilities, the office and the proposed future village centre being located within the station's 200 metre buffer area.

Power is supplied by three diesel gensets. The generators have a capacity of 100kw, 150kw and 200kw. They were upgraded 2 years ago to a fully automatic station; the feeders were also upgraded at the time so long term loads are expected to be covered for some time.

There are no noise problems associated with the facility and as such there is no need to consider an alternative location.

The Department of Housing and Works has funds in their 2006/07 budget for the installation of prepayment meters to houses within the Community.

## **8.7 Waste Disposal**

The rubbish tip is located west of the airstrip. The rubbish is dumped in pits that are periodically backfilled.

## **8.8 Telecommunications**

Telstra has a control box and aerial located between the entrance to the Community and the office. The office / store and school have telephone facilities.

## 9 THE CLP PLAN

This section of the report describes the changes to the layout of Karalundi incorporated in CLP. The Plan builds on the layout established through the 2005 Master Plan. The following section addresses the changes and additions provided in the current Plan.

A number of services and facilities within Meekatharra are utilised by the Community including health services, the supermarket, post office and banking facilities.

It is anticipated that residents would continue to travel to the Meekatharra health facilities however it is proposed that more extensive retail facilities which may include postal and banking services will be established at the Community.

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

### 9.1 Proposed Improvements

The proposed improvements identified through discussions with the administrator were:

1. Additional hostel dormitories which are required for an increased student intake.
2. Four new houses are proposed this financial year (2006/07).
3. Three new houses are proposed next financial year (2007/08).
4. Caravan park ablution facilities.
5. A Community Arts Centre and 9 hole golf course and driving range are proposed for a site at the western end of the Community.
6. A Village Centre retail facility is to be developed to the north of the swimming pool.
7. Relocation of the airstrip west of its current location.
8. Expansion of the KOPE facilities.
9. Ongoing farm development.
10. Under the RAESP program there is to be a sewer upgrade involving a new pump station and reticulation as well as service upgrades to accommodate the new houses.

### 9.2 Residential

The program to have an increased student intake has led to an accompanying need for more staff housing.

There are three serviced house sites and 10 house sites requiring the extension of services available from the allocation of sites in the 2005 plan.



The current plan provides for an area which can accommodate 10 additional sites on the southern boundary of the Community. These sites have been located to provide views either to bushland or areas of public open space. They will require an extension of services before they can be developed.

These future sites will not be developed until there are sufficient employment opportunities within Karalundi to support this increase in population.

The proposals for the future additional boarding houses have been included in the plan for a site immediately west of the swimming pool. This will require the football oval to be relocated 50 metres westward.

The plan acknowledges that the four existing dwellings located on the site of the future village centre will be demolished when this development takes place.

### **9.3 Design Population**

There are currently 22 dwellings, 3 serviced lots, 10 un-serviced lots and an area (Lot 34) for 10 future residential lots.

The future total of 45 dwellings indicates a design population of 175 people (using 5 people per house as the average). In addition the future boarding house accommodation could result in there being a total of 200 students. This would bring the total design population to 425 people.

### **9.4 Community Layout Design**

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

As discussed previously the site of the Community is constrained by cadastral boundaries and the flood line leaving a 250 metre strip to accommodate future housing and other facilities.

It has been indicated that the existing layout generally meets the needs of the Community. The established road pattern is focussed on a pair of central east west spine roads with connecting feeder roads. This layout is a logical response to the site constraints and it is proposed that the expanded street network would build on this framework.

### **9.5 Street Network Modifications**

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

Minor changes have been made in the vicinity of the access road to the Office to avoid the loss of remnant bushland,

simplify the road pattern and reduce the cost of future roadworks.

## 9.6 Buffers

There are four buffers identified on the plan.

- There is 200 metre buffer provided to the sewerage treatment ponds with residential development on the southern edge of the buffer. The potential for relocating the ponds a further 300 metres to the north will be examined during the upgrading works being carried out in 2007.
- The power house has 100 metre buffer rather than the usual 200 metres. This is justified as the diesel power plant is a new and relatively quiet unit and the building is insulated. There have been no noise issues raised regarding the operation of the power plant.
- A 50 metre buffer to the water treatment facilities.
- A 500 metre buffer to the water bores. Much of the community falls within the water bores buffer due to the central location of the bores. However the buffer area excludes the sewerage ponds and rubbish pits and highlights the need to carefully consider development in the immediate vicinity of the bores.

The area below the 471 metre contour is considered to be within a flood prone area. No buildings are to be constructed in this area unless located on raised pads.

## 9.7 Office

This plan retains the office in its existing location recognising that there will be a need to extend the building in future.

## 9.8 Airstrip

In the short term it is proposed that the airstrip be relocated approximately 400 west to accommodate the proposed initiatives set out in this CLP.

In the medium to longer term investigations should be carried out to either relocate the airstrip a further 500m west, as identified in the CLP Context Plan, or identify an alternative site south of the existing airstrip on the adjoining pastoral lease.

## 9.9 Community Buildings

### Proposed Village Centre

The future village centre site is well located to service the community as it grows in a westerly direction. The land on the northern side of Crystal Brook Road may also be required for associated uses such as for storage buildings and has been retained for future industrial / commercial uses.

The village centre will provide an expanded range of food and clothing items and may also provide postal and banking services.

#### **Community Arts Centre**

The site for the future Community Arts Centre remains at the western end of Crystal Brook Road. This site has been chosen as the building will be a multiuse facility which will accommodate cultural activities as well as providing for those using the golf course.

The site for this building may be partially located within the flood prone area, however fill could be taken from the proposed golf course site to establish a raised building site. At the same time the earth removed may provide for the creation of a water feature in golf course.

#### **Caravan Park**

The site adjoining the entrance to the Community has been identified as the preferred location. For the site to be fully utilised for this purpose an ablution block needs to be established.

#### **Heritage Precinct**

Work is under way to refurbish the original school building to establish it as a museum. Further works are proposed to provide additional landscaping in this area.

## **9.10 Recreation Facilities**

#### **KOPE Facilities**

Sites for two additional building within the KOPE area are located on the edge of the potential flood area, however they are to be built on raised pads to overcome this constraint.

It is proposed that the KOPE area will be expanded in a westerly direction to provide for a larger range of activities. It is expected that over time the area may be developed to include water features and extensive landscaping.

Provision has been previously made for future KOPE conference and activities buildings north of the Community's central industrial area. The buildings will be required to be located on pads raised above the flood contour.

#### **Go-Kart Track**

Due to the noise and dust generated by these activities the current site will not be suitable when the new housing areas are developed to the south.

It is proposed that this area will in future be occupied by an extension to the KOPE area and by a golf driving range. The Go-Kart track will be relocated to the western end of the Community's land holding between the rubbish tip and the western boundary.

#### **Basketball Courts**

Provision has been made for the existing court to be removed and two new courts established further to the south once the future boarding houses have been constructed. This will provide for better pedestrian movement between the boarding houses and the school buildings.

#### **Football Oval**

The plan provides for the oval to be moved approximately 50 metres westward to allow the development of future boarding houses.

It is recognised that it would be desirable to have additional sports ovals adjacent to the existing oval, however this cannot be accommodated due to the need to reserve the available land for future houses. In future it may necessary to consider whether an additional sports ground could be located within the KOPE area.

#### **Golf Course**

Provision for a nine hole golf course and driving range have been provided for in the 2005 master plan and are included as part of this CLP. This would be located to the north west of the existing Community facilities. A club house would be accommodated within the proposed Community Arts Centre.

# Karalundi Community Layout Plan - Provisions

## 1 INTRODUCTION

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

### 1.1 Development of Land

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

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

#### Development Approval

Development to be undertaken in the Community must be consistent with the Plan that has been formally endorsed by the Karalundi Aboriginal Education Community Executive Council, and the Shire of Meekatharra.

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

#### Form of Application

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

### 1.2 Land Use Types

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

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

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



## 2 LAND USE OBJECTIVES & GUIDELINES

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

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

### 2.1 Residential (Existing and Future)

#### Definition

This includes all of the areas used for permanent dwellings.

#### Objectives

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

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

#### Development Guidelines

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

- All housing is to be built above the 471 metre contour flood level. It is essential that a topographical survey is undertaken to clearly identify contours and features west of the original Karalundi landholding.
- Generally the Plan makes provision for house sites with an area of approximately 1,000m<sup>2</sup>. This provides sufficient room for effective solar orientation, space for the occupiers to utilise outdoor living areas as well as indoor spaces and parking for numerous vehicles.
- The practice has been adopted of locating houses centrally within a building site. The Community has found this to effectively address the amenity issues associated with setback controls. A minimum 6.0 metre

front setback and a setback of at least 10 metres between buildings is recommended.

- Fences should be provided around new dwellings, it is recommended that a maximum height of 1.2 metres is established.

## 2.2 Community Purposes

### Definition

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

### Objectives

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

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

### Development Guidelines

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

- Consideration should be given to access, circulation and parking for vehicles if an expansion of the Community facilities is proposed.
- Future Community facilities should be located close to established uses to consolidate these activities.

## 2.3 Industrial / Public Utility

### Definition

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

### Objectives

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

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

### **Development Guidelines**

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

- The sewerage ponds are located within 200 metres of the residential area. Consideration should be given to relocating this facility 300 metres northwards. Additional landscaping could be provided to enhance the buffer in the short term.
- The workshops and vehicle storage areas are located close to residences and contain an unsealed area. It is recommended that the area be paved to reduce dust.
- Security around the workshops and industrial facilities is essential to protect the public and the equipment; provision should be made for 2.0 metre high fencing.

## **2.4 Recreation and Open Space.**

### **Definition**

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

### **Objectives**

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

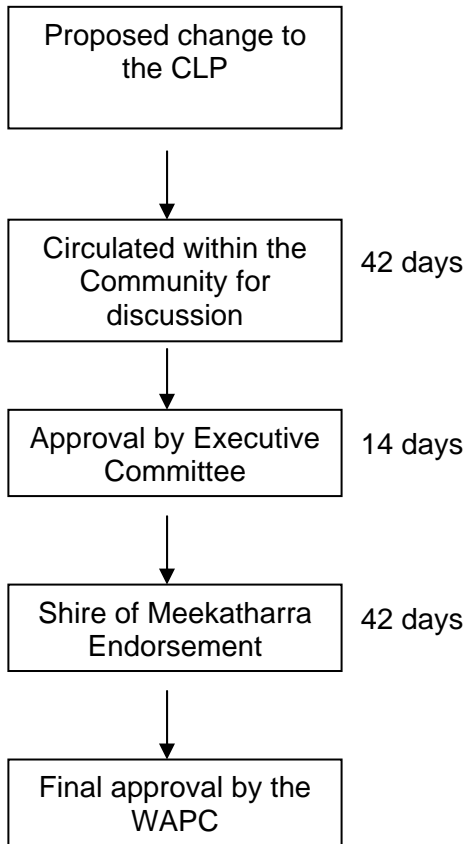
- Areas designated for Recreation and Open Space should be protected from encroachment of other forms of development.
- These areas should be enhanced with additional landscaping over time to better meet the needs of the local Community.

### **Development Guidelines**

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

- The basketball court is located close to the swimming pool. It is recommended that the facility be relocated further south to allow better pedestrian movement.
- Extensive areas of passive recreation areas have been established in the layout of the Campus. Consideration should be given to the species of tree chosen to avoid future problems associated with invasive root systems.

### 3 CHANGES TO THE CLP



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

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

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

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

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

## 4 ENDORSEMENT

The **Karalundi Aboriginal Education Community Executive Committee** hereby endorses the Community Layout Plan dated .....19-2-2007 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Executive Committee held on the .....19th day of February 2007

.....Chairperson

.....Administrator

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

..... President

..... Chief Executive Officer

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

Signed for and on behalf of the Western Australian Planning Commission

.....13 November 2007

an officer of the Commission duly authorised by the Commission pursuant to Section 24 of the *Planning and Development Act 2005*.





## AMENDMENTS

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## Karalundi Layout Plan 1

### Amendment 1

**Plan Date** : 19 February 2007      **WAPC Endorsed** : 13 November 2007  
**Proponent** : Department of Planning      **Requires** : WAPC only – minor amendment  
**Endorsement**

#### Reason for the Amendment

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Karalundi 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 Karalundi Layout Plan 1.

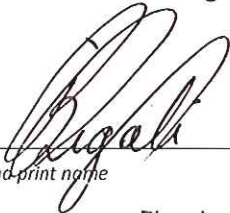
This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord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



Date 25/10/2012

#### Other Information:

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

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

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## SETTLEMENT LAYOUT NUMBERS

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### Karalundi Settlement Layout Lot Numbers

#### Layout Plan 1, Amendment 1

SL-lot No.	Street Name (dedicated & settlement)	Land Use
1	Crystal Brook Rd	Residential
2	Crystal Brook Rd	Residential
3	Crystal Brook Rd	Residential
4	Crystal Brook Rd	Rural
5	Crystal Brook Rd	Industrial
6	Crystal Brook Rd	Residential
7	Crystal Brook Rd	Residential
8	Crystal Brook Rd	Residential
9	Crystal Brook Rd	Residential
10	Crystal Brook Rd	Commercial
11	Crystal Brook Rd	Residential
12	Crystal Brook Rd	Industrial
13	Yaborda St	Residential
14	Yaborda St	Residential
15	Yaborda St	Residential
16	Yaborda St	Residential
17	Gayilee Rd	Industrial
18	Gayilee Rd	Public Utility
19	Gayilee Rd	Public Utility
20	Gayilee Rd	Recreation
21	Crystal Brook Rd	Public Utility
22	Crystal Brook Rd	Rural
23	Crystal Brook Rd	Community

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SL-lot No.	Street Name (dedicated & settlement)	Land Use
24	Yoolbarree Court	Commercial
25	Yoolbarree Court	Residential
26	Yoolbarree Court	Residential
27	Erivilla Court	Community
28	Yoolbarree Court	Residential
29	Yoolbarree Court	Commercial
30	Yoolbarree Court	Community
31	Gayilee Court	Rural
32	Crystal Brook Rd	Residential
33	Yaborda St	Residential
34	Yaborda St	Residential
35	Yaborda St	Residential
36	Yaborda St	Residential
37	Yaborda St	Residential
38	Yaborda St	Residential
39	Yaborda St	Residential
40	Yaborda St	Residential
41	Yaborda St	Residential
42	Yaborda St	Residential
43	Yaborda St	Residential
44	Yaborda St	Residential
45	Crystal Brook Rd	Community
46	Crystal Brook Rd	Recreation
47	Fourth St	Industrial
48	Fourth St	Public Utility
49	Crystal Brook Rd	Recreation
50	Fourth St	Recreation
51	Fourth St	Rural
52	Sixth St	Rural
53	Erivila Ct	Community





## Karalundi Layout Plan No.1

### Amendment No.2

**Plan Date** : 19 December      **WAPC Endorsed** : 13 November 2007  
**Proponent** : Department of Planning      **Requires** : WAPC only – minor amendment  
**Endorsement**

#### Reason for the Amendment

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Karalundi 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 Karalundi Layout Plan No.1.

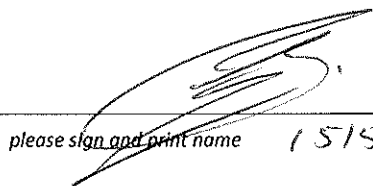
This conversion process has required a comprehensive re-development of the map-set and includes a number of data and content upgrades. This may include the establishment of new Settlement Layout lots (SL-lots), the inclusion of recommended settlement zones, modification to ensure land-use areas accord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

Amendment 1 to the Karundi Layout Plan 1 was endorsed by the WAPC on 23 October 2012 for the purposes noted above. Irregularities in the production of the GIS transfer have necessitated a further review as part of the GIS conversion program, resulting in this further 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

151511

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.