

Mingullatharndo

Layout Plan 2

Background Report

July 2008

Date endorsed by WAPC



Amendments

Amendment 1 - September 2012



Department of
Planning



Western
Australian
Planning
Commission

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Mingullatharndo Community Layout Plan – Report

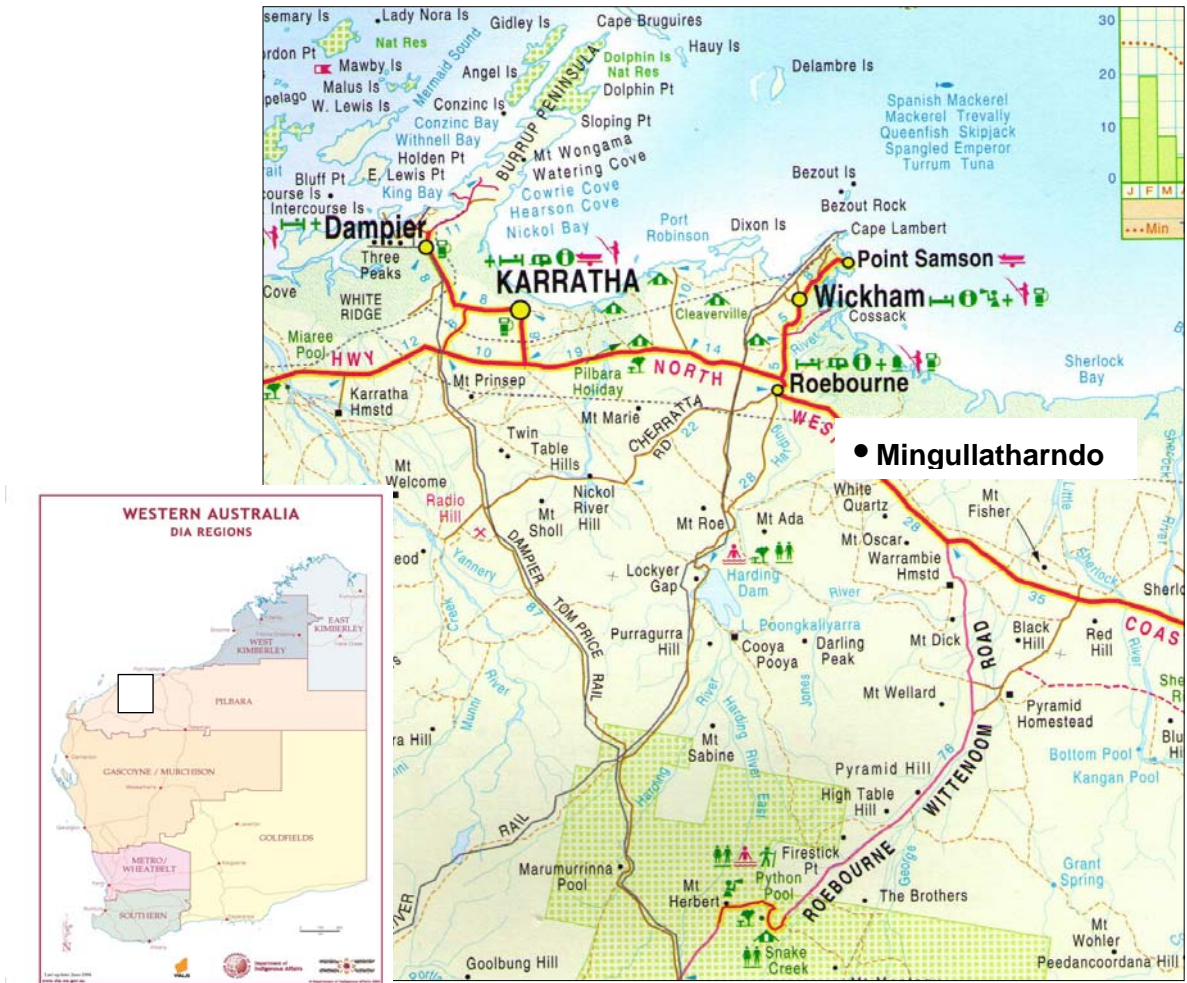
1 INTRODUCTION

This report identifies the strategic planning objectives for the region and provides background information on the Mingullatharndo 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 Mingullatharndo 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 Mingullatharndo Aboriginal Corporation, the Shire of Roebourne 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 Mingullatharndo

2 LOCATION

The Community obtained a lease to the site in 1991, it lies on the western edge of the Pilbara approximately 10kms by the North West Coastal Highway from Roebourne and 50 kms from Karratha; the regional centre for the Shire of Roebourne is at Karratha.

2.1 Contact Information

Community Address

Mingullatharndo Association Inc.
PO Box 251
ROEBOURNE WA 6718

Telephone

(08) 9182 1350
Mob. 0428 101 475 (Marshall Smith)
Mob. 0400 248 942 (Beth Smith)



Aerial photographs of Mingullathardo 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 Thursday 8 June 2006. Discussions were held with the Chairman Marshall Smith. Afterwards the Community was inspected and sites for new housing and sites prone to flooding were identified.

It was stated that there is satisfaction with the physical aspects of the settlement and the established pattern of development.

A meeting was held with Robert Sharkey, Manager Planning Services, Shire of Roebourne. It was identified that the Shire provides some services to the Community.

The Shire wishes to see a service agreement established to formalise the role of the Shire and extent of services to be provided to the Community. Issues relating to the payment of rates need to be clarified.

3.2 Site Visit No. 2

The second visit to the Community was undertaken on Tuesday 5 September. A meeting was held with Marshall and Beth Smith. The details of the plan were discussed and a site inspection was carried out to confirm preferred road access routes, development sites and the location of infrastructure.

Copies of the draft plan were left with the Community members for comment.

The location of new houses and buildings were identified using a GPS. The tip site, sewerage ponds and power station were also located.

A meeting was held with Robert Sharkey of the Shire and phone conference to Tom Allen and Allen Wilkenson of the Department of Housing and Works regarding the draft plan and proposed works at the communities. Copies of the current draft plans were left for comment.

3.3 Site Visit No. 3

This visit was undertaken on Tuesday 14 November where the final version of the plan and report was presented to the Community for final review and sign off.

Copies of the final draft plan and report were provided to the Shire of Roebourne for comment prior to endorsement of the final documents and plan.

4 POLICY AND ADMINISTRATIVE CONTEXT

4.1 Land Tenure

The land is referred to as “De Witt Location 218” and has an area of 24.0925 ha. It was originally granted to Bethel Incorporated of Kununurra for the purpose of an “Aboriginal Training and Rehabilitation Centre”. The lease was established in July 1988 and is for a term of 21 years.

The Association also hold the lease on the surrounding pastoral property which has an area of approximately 1,000ha.

4.2 Mingullatharndo Association

The Association was established in 1986/7 by Marshal Smith and other members of the Apostolic Church in Roebourne. Marshall Smith is the current chairman and his wife Elizabeth is the secretary / treasurer.

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.

Mingullatharndo does not currently fall within the criteria for communities which are covered by this program.

4.7 Shire of Roebourne

Three Aboriginal Communities, Cheeditha, Weymul and Mingullatharndo, and the town community of Roebourne are located within the Shire.

Under the Shire of Roebourne Town Planning Scheme No. 8 (TPS 8) Mingullatharndo Community is identified as being within the Rural Zone. Within this zone the Scheme states:

"6.8.1 In considering any proposed development within the Rural Zone, but in an area subject to strategic proposals for urban or industrial development, the Council shall only grant approval where that proposed development or use will not, in the opinion of Council, prejudice the future development of those proposals.

6.8.2 Before considering any proposal for subdivision or development of land for the purposes of rural residential, rural living, intensive agriculture or a rural settlement, the Council may require the preparation of a Development Plan for the area or any part or parts of the area as is considered appropriate by Council. "

Environmental Health Officer

The Shire has appointed an Environmental Health Officer for Aboriginal Communities (EHO-AC) to provide environmental health services to Aboriginal Communities in the Shire of Roebourne and surrounding areas.

Environmental Health Programme for Aboriginal Communities

The purpose of the Shire's Environmental Health Program is to ensure that Aboriginal Communities receive ongoing services to improve and maintain a healthy environment. The services that may be provided will relate to the following key environmental health issues:

- Water supply
- Electricity
- Housing standards
- Food hygiene

- Dog health
- Waste management
- Dust
- Pest control
- Health education

The Environmental Health Officer-Aboriginal Communities provides Aboriginal Communities with advice, support, expertise and information regarding general environmental health matters, to enable them to play a direct role in determining the services they need to ensure good environmental health within their communities.

4.8 District Facilities

Karratha is the nearest major town and supports a population of approximately 12,000. The township comprises approximately 1,000 residences, and the following facilities:

- Four caravan parks;
- Two hotels;
- Shopping facilities include a shopping centre, Post Office and bank;
- Recreation facilities include recreation centre, aquatic centre, ovals, tennis courts;
- The town has a district hospital and a number of medical centres; and
- Five primary schools, 2 high schools and a regional TAFE;

4.9 Mingullatharndo Community Layout Plan, 2002

In October 2002, the first Mingullatharndo Community Layout Plan was finalised. The plan established several use types, objectives for use types, development guidelines and a procedure for changes to the plan.

This plan was not endorsed by the Shire of Roebourne nor recognised under TPS 8 however it has provided the Community with a broad guide for development up until now.

5 ENVIRONMENT

5.1 Climate



Sturts Desert Pea thrives in the Pilbara climate

Rainfall in this area of the Pilbara is low throughout and quite variable. Annual totals vary from 250 -450mm and many years without significant rainfall occur. The lower totals are typical of the south of the Pilbara where tropical cyclone effects are less frequent. Most of the summer rain comes from scattered thunderstorms and the occasional tropical cyclone. Almost all storms occur in the summer.

The coast from Port Hedland to Exmouth Gulf is the most cyclone prone area in Australia.

This region contains some of Australia's consistently hottest places. However on the coast there is some relief to the summer heat provided by sea breezes.

The normal inland maximum temperature range in summer is 37-42C. The coast, such as at Port Hedland, is 2-3C cooler but usually more humid. Minimum temperatures range from 25C in midsummer to 12C in July near the coast and 8-12C inland. Winter is a short 6-8 week period and retreats quickly by late August.

Frost does not normally affect the coastal areas but some susceptible inland locations may have light frosts on a couple of days per year, especially following strong cold fronts.

Source: Australian Bureau of Meteorology

5.2 Vegetation



Typical vegetation on the floodplain around the Community

The vegetation within the area falls within the Roebourne subcategory of Pilbara vegetation. The region includes coastal and sub-coastal plains with a grass savanna of mixed bunch and hummock grasses, and dwarf shrub steppe of *Acacia translucens* or *A. pyrifolia* and *A. inequilatera*.

Uplands are dominated by *Triodia* hummock grasslands. Ephemeral drainage lines support *Eucalyptus* woodlands. Samphire, *Sporobolus* and mangal occur on marine alluvial flats and river deltas.

Resistant linear ranges of basalts occur across the coastal plains. Islands are Quaternary sand accumulations, basalt and/or limestone.

Source: Australian Natural Resource Atlas

6 MINGULLATHARNDU COMMUNITY

6.1 Landuse

For the most part the Community provides residential accommodation; there are no local industries or other commercial activities.

The purpose of the Mingullatharndo Association is to provide support for displaced persons and others with social or abuse problems in a safe refuge away from the town

The families living at Mingullatharndo commute to Roebourne and Karratha for employment, schooling, shopping, health and community services.

There is no Police facility at the Community; if required they would attend from the station 10kms away at Roebourne.

There is no cemetery in the Community and no plans to establish one in the foreseeable future.

In future it is proposed that a cultural centre will be developed providing employment and the opportunity to display and sell locally produced artworks and artefacts. It is also proposed that the centre will be the base for tours of the region.

6.2 Population

The population of the Community, as identified in the 2004 ATSI Environmental Health Needs Survey was 25 people. However a new dwelling and community kitchen and ablution facilities have been established since then. The Community Chairman advises that the current population is approximately 50 people. This figure, as with all Aboriginal communities, tends to fluctuate considerably. When family gatherings occur the population can increase considerably for short periods of time.

The Chairman indicated that the population was relatively stable.

6.3 Employment

The majority of people within the Community are employed in Roebourne, Karratha and elsewhere in the Pilbara region. Future proposed tourism ventures include horse trekking and the sale of locally made artefacts.

There is a Mingullatharndo based CDEP program with approximately 6 participants working on the community and 14 participants working with art at the Yinjaa Barni centre in Roebourne. Other residents travel to Roebourne and Karratha for employment.

7 EXISTING DEVELOPMENT

7.1 Layout



Mingullatharndo is located on a small cluster of hills

The Community is located approximately 1.0km south of the highway in an area which is prone to flooding. The Community buildings are grouped around two small hills at the south east corner of the lease. The hills have provided the opportunity to develop house site pads above the 15 metre flood line contour.

The recent development of channels and levee banks to divert floodwaters is anticipated to largely address this problem.

The road pattern consists of a sealed main access road from the highway is sealed and comes to a dead end at the southern boundary of the Community. A single spur road comes off the access road and wraps around the base of one of the hills. This road layout is sufficient to provide access to all of the existing and proposed house sites and community facilities.

7.2 Residential



A new dwelling at the Community

There are four permanent dwellings and one transportable accommodation structure at the Community. Three of the buildings are in good condition while the third is undergoing refurbishment. A number of other transportable units exist which are used for temporary accommodation.

Each of the permanent houses has been built above the 15 metre flood contour. However the possibility of damage from runoff from the hills exists and can impact on dwellings. The house pictured left has been affected by water gouging around its foundations.

The hills around which the dwellings are located have allowed raised house site pads to be prepared however the presence of rock increases building costs.

7.3 Household Density

On the basis of the 2004 ATSI Environmental Health Needs Survey population of 25 people and a total of the housing density is 8.3 persons per dwelling.

7.4 Visitors Camping

There is no existing camping area for visitors to the Community. Visitors generally stay with relatives or utilise the transportable accommodation units for short periods of time.

7.5 Community Kitchen

A building housing a kitchen and ablution facilities has been recently constructed at the end of the spur road between the two central hills. The facility enables Community



The Community kitchen

members to gather together for meals, provides a modern washing facility and an indoor venue for community gatherings.

The kitchen was built for short term visitors, campers and for use during the day for activities. It also provides emergency accommodation.

7.6 Plant Nursery

The remains of a building used as a plant nursery are located adjacent to the power generator. It is intended that the structure will be rebuilt to assist with the replanting of native vegetation at the Community.

The Department of Conservation and Land Management and Woodside Mining are providing assistance with the re establishment of the nursery.

7.7 No Go Areas

There are no specific 'no go' or areas or areas of special cultural significance within the community.

7.8 Recreation Facilities

There are no formal recreation facilities within the Community at present.

8 ESSENTIAL SERVICES

The Regional Service Provider for Parngurr is Pilbara Meta Maya. The Community is not within the RAESP program and as such there is no formal arrangement for capital works to be carried out.

8.1 Access Roads

The nearest town is Roebourne which is 10 kms to the north west and accessed via the North West Coast Highway. The access road has become cut for a number of hours after heavy rains however it is generally remains open even in bad weather conditions.

8.2 Internal Roads



The access road from the highway is sealed and in good condition. The spur road coming off the access road is unsealed and approximately 200 metres long; it provides a connection to the Community kitchen, transportable units and future house sites.

The access road is sealed

8.3 Waste Water

The sewerage treatment and disposal is by septic tanks and leach drains. These are working satisfactorily.

8.4 Water Supply



The water from the bore is not suitable for drinking purposes

It has been found that the groundwater in the area is contaminated by naturally occurring arsenic. Families at the Community are responsible for obtaining and storing their own water supplies. Currently no water is delivered however it is proposed that in future the water supply will be provided by tanker from Roebourne.

Parsons Brinkerhoff advise that a hydrological survey and drilling works were undertaken in 2006 however no potable water sources were located in the area. Until other arrangements are made it will be necessary to continue transporting water into the Community.

Prior to any future development works being undertaken at the Community it will necessary to ensure that arrangements are in place to ensure an adequate water supply.

The water tank is located on the southernmost hill above the Community to provide adequate water pressure.

8.5 Power Supply



The generator shed

Mingullatharndo has a temporary power generator in place; Parsons Brinkerhoff advise that a new generator is being built as a replacement. An assessment for hybrid (solar/diesel) operation is being reconsidered and may be in place later this year.

Power cables are generally run underground however in some locations the cable runs on the surface. This poses a danger to the residents and it is essential that the cables be replaced with an overhead or trenched network.

Maintenance is undertaken by Pilbara Meta Maya an Aboriginal controlled service provider based in South Hedland.

8.6 Waste Disposal



The rubbish pit

An unfenced waste disposal area is located approximately 300 metres south west of the Community in the form of a two metre pit which is filled in over time. It has been recognised that this is not adequate and it is intended that a system of waste transfer to Roebourne will eventually be implemented.

THE CLP PLAN

This section of the report describes the changes to the layout of Mingullatharndo incorporated in CLP. The Plan builds on the layout established through the 2002 Plan. The following section addresses the changes and additions provided in the current Plan.

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

9.1 Proposed Improvements

A number of proposed future improvements were identified in discussions with the Community and other stakeholders. These have been incorporated in the CLP Plan and are set out below:

1. A maximum of four additional houses could be established at the Community however there is no funding currently available for new houses.
2. A native garden nursery is to be re-established at a site adjoining the generator.
3. A commercial venture is proposed that would involve the building of a cultural interpretive centre incorporating the sale of artworks and artefacts and provide horse riding and bush tours. There is no current funding for this venture.
4. A site for future recreation facilities has been identified on land adjoining the site for the future cultural centre.
5. A future visitor camping area is to be established on the edge of the access road to the Community

9.2 Residential

The population of the Community has not significantly increased in size since the last plan was prepared in 2002. This plan identifies four additional house sites all of which are to be either cut into existing hills or located on raised pads.

Prior to any future housing being developed it will be necessary to ensure that arrangements are in place to ensure that there is an adequate water supply.

9.3 Design Population

There are 3 existing houses and 4 future house lots. The future total of 7 dwellings indicates a design population of 35 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. The site is subject to flooding however the recent construction of drains and levees is expected to largely address this problem.

However because of the extreme weather conditions associated with cyclonic activity on the area some caution needs to be applied in regards to this issue. As such it is recommended that the pattern of siting of new house sites on pads raised above the 15 metre flood line be continued.

The Community members have indicated that the existing layout generally meets their needs and they do not wish to see the Community expand beyond the development of the four additional house sites indicated in this plan.

9.5 Street Network Modifications

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

Changes have been in relation to the future extension and sealing of the spur road. This plan makes provision for this road to end at the Kitchen building and an additional spur to continue on from the end of the currently sealed section of road.

The objective here is to avoid having a road cut through a confined area between the kitchen, house pads and septic tank leach drains. This area also contains a relatively steep gully and would significantly disturb the natural bushland at the centre of the Community.

9.6 Buffers

There is one buffer area identified on the plan.

- The power station located in the south west of the Community has a buffer of 100m which is considered to be sufficient given the small scale of the power unit.

It is noted that there is one dwelling located within this buffer area. There are no plans to relocate the station, and the site is constrained by the flood water line and the limited amount of land suitable for building. However relocation of the generator closer to the southern boundary could be considered in future when upgrading or replacing this unit.

Flood prone areas are located to the north west and south east of the Community. These necessitate that future buildings and other community structures are located above the known flood levels.

The tenure boundary of the land also confines the future expansion of the Community. As the current provision of housing sites is deemed to provide for the maximum population of the Community there is no need to consider any modification to cadastral boundaries at this stage.

9.7 Community / Recreation Facilities

A site has been identified for cultural and recreation facilities adjacent to the main access road at the entry to the Community. This site will provide, in the longer term, for the establishment of a Community cultural centre, for the sale of artworks and artefacts and a base for running tours to the surrounding country.

It is also proposed that recreation facilities will also be provided for the children and youth adults. This site is below the 15 metre contour and as such filling will be required to avoid inundation in future.

9.8 Workshop site

Currently a transportable structure located opposite the power generator is used for storage purposes. It is intended that in future a work shop will be constructed on this site. The workshop is to be used for general Community maintenance.

The plan identifies this area for industrial purposes to accommodate this future use.

9.9 Visitor Camping

A site at the entry to the Community has been identified for visitor camping. It is intended that short stay accommodation and an ablution block will be provided for visitors.

It is recognised that this site is below the 15 metre contour and as such filling will be required to avoid inundation in future.

9.10 Waste Disposal

It is proposed that rather than bury rubbish within the environs of the Community that waste be kept at a transfer point near the power station site. The waste would then be taken to Roebourne for disposal on a regular basis.

Mingullatharndo Community Layout Plan - Provisions

1 INTRODUCTION

These Provisions complement the Community Layout Plan Report and the Land Use Plan. The Provisions 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 Roebourne are met and;
- the Plan can be updated in accordance with the changes occurring in the settlement.

Development Approval

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

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 Roebourne 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 and Future).
2. Community Purposes.
3. Cultural Purposes.
4. Industrial / Public Utility.
5. Open Space (Recreation and 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:

- Prior to any future development works being undertaken at the Community it will necessary to ensure that arrangements are in place to ensure an adequate water supply.
- Generally the Plan makes provision for house sites with a minimum area of approximately 1,000m². This provides sufficient room for effective solar orientation, space for the occupiers to utilise outdoor living areas as well as indoor spaces and parking for 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.

- Buildings should be located on sites or on pads a minimum of 1.0 metre above the 15 metre contour to avoid the possibility of flooding.
- The runoff from hills adjoining development sites should be considered when proposals are being investigated.

2.2 Community Purposes

Definition

This relates to the proposed cultural and recreation facilities. This also includes places where at times numbers of visitors stay when in the Community for cultural reasons.

Objectives

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

- Prior to any future development works being undertaken at the Community it will necessary to ensure that arrangements are in place to ensure an adequate water supply.
- 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.
- 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.
- Where possible ablution facilities should also be provided where these areas are used for camping by visitors for extended periods of time.
- Buildings should be located on sites or on pads a minimum of 1.0 metre above the 15 metre contour to avoid the possibility of flooding.
- The runoff from hills adjoining development sites should be considered when proposals are being investigated.

2.3 Industrial / Public Utility

Definition

This includes workshops, sheds, CDEP facilities, vehicle parking areas and areas for the storage of building materials. It also includes land set aside for power generators, pump stations water tanks, water purification plants 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:

- Fencing around the workshops and industrial facilities is essential to protect the public and for security reasons and provision should be made for 2.0 metre fencing.
- Buildings should be located on sites or on pads a minimum of 1.0 metre above the 15 metre contour to avoid the possibility of flooding.
- The runoff from hills adjoining development sites should be considered when proposals are being investigated.

2.4 Recreation and Open Space.

Definition

This includes sports grounds, and recreation facilities 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 over time to better meet the needs of the local Community.

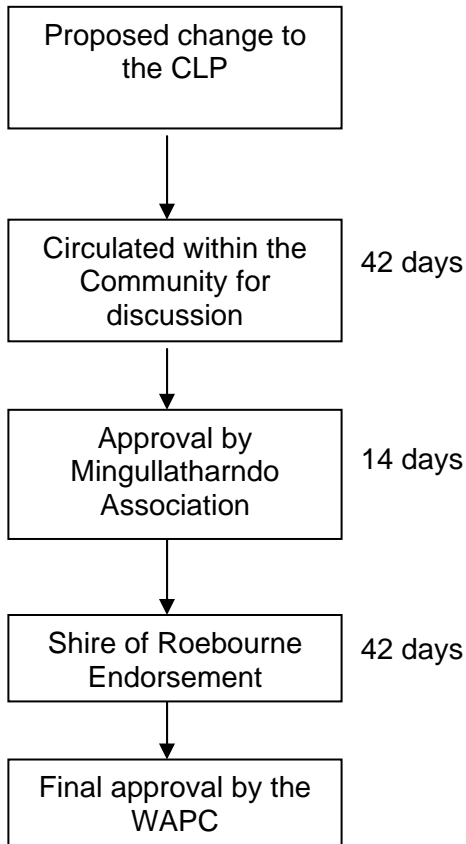
Development Guidelines

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

- Extensive areas of passive recreation areas have been provided in the layout of the settlement. These areas provide for the planting of trees and for bushland to be retained, they also allow for informal meeting areas.

- Where possible existing trees and shrubs should be retained and additional planting established over time.
- Buildings should be located on sites or on pads a minimum of 1.0 metre above the 15 metre contour to avoid the possibility of flooding.
- The runoff from hills adjoining development sites should be considered when proposals are being investigated.

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 Mingullatharndo Association 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 Mingullatharndo Association meeting for further discussion and consideration.

Following approval of the Amendment and endorsement by the Mingullatharndo Association, the Amendment shall be submitted to the Shire of Roebourne for its endorsement.

The Shire of Roebourne 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 Roebourne and Western Australian Planning Commission.

4 ENDORSEMENT

The **Mingullatharndo Association** hereby endorses the Community Layout Plan dated
~~February~~ ^{31st March} 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
 Council held on the ^{thirg first} day of ^{March} 20⁰⁷
 Chairperson
 Secretary

The **Shire of Roebourne** 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 Mingullatharndo
 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

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

AMENDMENTS

Mingullatharndo Layout Plan 2

Amendment 1

Plan Date : 31 March 2007 **WAPC** : 1 July 2008
Proponent : Department of Planning **Endorsed**
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 Mingullatharndo Layout Plan 2.

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 Mingullatharndo Layout Plan 2.

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



Rosa Rigali

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

Date 12/9/2012

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.



SETTLEMENT LAYOUT NUMBERS

Mingullatharndo Settlement Layout Lot Numbers Layout Plan 2, Amendment 1

SL-lot No.	Street Name (dedicated & settlement)	Land Use
1	Mingullatharndo Street	visitor camping
2	First Street	residential
3	First Street	residential
4	Second Street	residential
5	Mingullatharndo Street	residential
6	Mingullatharndo Street	industry
7	Mingullatharndo Street	public utility
8	Mingullatharndo Street	rural
9	Mingullatharndo Street	residential
10	Mingullatharndo Street	residential
11	Mingullatharndo Street	residential
12	First Street	community
13	First Street	residential
14	Mingullatharndo Street	community
15	Mingullatharndo Street	recreation
16	Mingullatharndo Street	open space
17	Mingullatharndo Street	public utility
18	Mingullatharndo Street	public utility
19	Mingullatharndo Street	open space
20	First Street	open space
21	First Street	open space
22	First Street	open space
23	Mingullatharndo Street	open space