

Yandeyarra

Layout Plan 1

Background Report

August 2001

Date endorsed by WAPC



Amendments

Amendment 1 - November 2012

Amendment 3 - January 2014

Amendment 4 - December 2016

Amendment 5 - March 2018



Department of
Planning



REVISION SCHEDULE

No.	Date	Details	CM
1	6.09.00	Inception draft	JM
2	13.10.00	Final Report	JM

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Yandeyarra Community Layout Plan

1. INTRODUCTION

Yandeyarra was established in 1964 and is now overseen by the Mugarinya Community Association. It has a population of close to 400 people and is located within, and forms an integral part of, the Yandeyarra pastoral station.

The original buildings on the site formed an outstation of the original pastoral station. In recent years the settlement has benefited from considerable investment by the community and Commonwealth and State agencies in infrastructure, housing and essential services. This has coincided with a steady growth in the community's population.

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

1.1 COMMUNITY INPUT

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

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

1.2 PROGRAMME OF VISITS TO YANDEYARRA

Visit No.	Date	Attendees	Reason for Visit
1	5.05.00	J. Meggitt, H. Calmy (Hames Sharley)	Inception meeting.
2	27.06.00	J. Meggitt, R. Spencer (Hames Sharley) O. Chan, K. West (Ove Arup)	Discussion of community needs and requirements.
3	15.08.00	J. Meggitt, R. Spencer (Hames Sharley, K. West (Ove Arup)	Discussion of layout plan options.
4	20.09.00	J. Meggitt, R. Spencer (Hames Sharley)	Finalisation of plan, attendance and presentation of plan at Community's AGM.

2. PURPOSE OF THE PLAN

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

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

3. LOCAL AND REGIONAL CONTEXT

The Yandeyarra pastoral station covers approximately 466,000 hectares and provides an important source of income and employment for community members. The settlement is located 130 kilometres south east of Port Hedland. Access is via the Great Northern Highway and for the last 40 kilometres on an unsealed road that is commonly impassable after rains from January to March each year. The North West Highway is also accessible via 70 km of unsealed road.

The surrounding land has considerable cultural significance to Aboriginal people and contains a number of specific areas within which only designated members of the community can enter.

The relatively close proximity of Port Hedland also allows the community to access goods and services, including social services and educational opportunities.

3.1 EAST PILBARA TOWN PLANNING SCHEME

The Shire office is located at Newman, some 4 hours drive from the community. The existing shire planning scheme makes no provision for Yandeyarra within its statutory planning controls.

The scheme is currently under review and it is anticipated that the revised document will make reference to the Aboriginal communities and provide for the Yandeyarra Community Layout Plan to be endorsed by the Shire Council.

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

3.2 LAND TENURE AND COMMUNITY LAYOUT PLAN AREA

Yandeyarra community falls within Reserve 31427 which is a Crown Reserve vested with the Aboriginal Lands Trust and leased to the Mugarinya Community Association. The lease covers an area of 221,782 Ha it expires in the year 2087. The majority of the land covered by the lease is used for pastoral purposes. The Community Association also leases the adjoining Reserve 31428 which is also used for pastoral purposes and has an area of 244,299 Ha.

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

There are no outstations associated with Yandeyarra community.

4. BACKGROUND INFORMATION

4.1 COMMUNITY DETAILS

Representative Community Organisation:

Mugarinya Community Association

Community Chairperson:

Willie Jumbo

Community Coordinator:

Mr Lim

Local Government Area:

Shire of East Pilbara

Contact details:

Mail – PMB 3 South Hedland WA 6722

Phone – 08 9176 49509

Facsimile – 08 9176 4957

Visiting Arrangements:

Visits by appointment in the third week of each month.

4.2 COMMUNITY DEMOGRAPHICS

The community has a population of approximately 380 people including 120 children. The population of Yandeyarra was 250 people in 1997/98 demonstrating a growth of 130 people or 34% in the past two years (EHNS Survey 1997). Given this trend, coupled with the current expansion phase occurring in the community, it is thought that the population may expand to 600 people within the next five years.

The area is culturally significant to the residents of Yandeyarra and also to Aboriginal people from throughout the Pilbara area. Furthermore many people living in the community have strong family ties with the wider region. As such, community gatherings and Law ceremonies may bring thousands of people to the settlement for weeks at a time.

The community has been going through a period of considerable growth in population in recent years that has not been matched by an increase in housing stock. Large families and the need to accommodate extended family members contributes to these difficulties. As a result many of the houses are overcrowded putting pressure on infrastructure and establishing an environment that could lead to health problems.

4.3 DESCRIPTION OF THE SETTLEMENT

Broad Layout Pattern

The settlement, located on higher ground above the western bank of the Yule River, is made up of two distinct areas established around the original pastoral station outbuildings. The older area is

based around the original settlement in close proximity to the riverbank. It contains the administration office, the shop, workshops and some permanent and temporary accommodation facilities. *2000*

Expansion of the settlement in the 1970s saw the establishment of a new residential area, school, teacher's accommodation, clinic and women's centre, west of the established townsite. This site was chosen to avoid the low-lying land that was subject to poor drainage and now forms a buffer between the two settlement areas. *new*

Administration

The administration office is located on the main access road near the eastern entrance to the community. The building is overcrowded and lacks the facilities to meet the administrative needs of the community council. Planning is currently underway to design and rebuild the facility. *need for admin building*

Two workshops exist for the Community Development Employment Programme (CDEP) and Municipal Services Programme (MSP).

Commercial Facilities

A local store exists that provides for most day to day groceries required by the community. It is owned by the community and employs a non-indigenous manager and operator. The fuel bowsers currently located to the west of the office are to be relocated near the shop to ensure that all fuel used is properly paid and accounted for. *local store*

An office for a Commonwealth Bank agency next to the shop has recently been opened.

Social Infrastructure

The community has a school (grades 1 to 7) with an enrolment of approximately 120 children. Seven teachers and two teachers aides are employed. The teaching staff is accommodated in 6 houses in the immediate area of the school. *to be built*

The clinic has visits from a nursing sister every week and a doctor visits once a fortnight. The building is over 30 years old and in need of substantial upgrading.

Other facilities include the women's centre which occupies the old nursing building and is located near the clinic, close to the main residential area.

Community consultation has identified the desire to establish a youth centre to provide an alternative education/recreation outlet.

The need for a community library along the lines of the 'telecentres' concept has also been identified. These facilities could possibly be accommodated either as part of the new office/administration complex or they could occupy one of the older houses as these are replaced.

The cemetery is located to the south west of the townsite. It is sited close to the Law Area away from current and future proposed

housing areas. Sufficient land exists at the cemetery to cater for local needs, the CLP does not propose any changes to its siting or boundaries.

The community has a recognised Law Area to the south of the main settlement. Access to this area is restricted to senior community members.

Sport and Recreation

Basketball courts are located close to the school, they have lighting but are unfenced. A football oval is also located in this area.

Initiatives are currently underway to improve the range and standard of sport and recreation facilities in the community. Funding has been obtained for the construction of a 25 metre swimming pool with changing rooms. This is to be sited immediately north of the school within the area currently occupied by the football oval.

The oval is to be relocated north of its current site, enlarged to conform to a standard competition size, reticulated and grassed. With such upgrade it is expected that the oval will be used on a more regular basis and attract other teams and their supporters. It has been indicated that changing rooms and toilets in the vicinity of the oval would be desirable.

A future indoor sports complex has been identified as a desirable future facility, however no funds have currently been earmarked for its construction. It is anticipated that the facility would incorporate a gymnasium and indoor basketball court and be located close to the football oval and pool.

Housing

There are currently 39 houses making up the settlement of which 31 are occupied by community members and the remainder by staff and teachers. This equates to an average occupancy ratio of 9.74 persons per household.

A limited amount of accommodation is provided for aged persons in shared facilities opposite the office. Currently 3 people occupy the buildings. Most older residents are looked after by their extended family and do not require specific housing. Similarly, there is no specific accommodation for single people. While these arrangements may reflect cultural preferences it should be recognised that the limited housing supply may be contributing to the situation.

There are also approximately 10 single person units available for contractors and consultants for temporary accommodation.

4.4 ENVIRONMENTAL ISSUES

Flooding is a major problem impacting on the community. The community itself however, has not in recent times been directly affected by flood waters from the Yule River; the last reported flood event causing damage to buildings was in the 1960s. Seasonal rains over the January to March period results in road access from the Great Northern Highway being cut.

The area also experiences cyclonic weather conditions which have recently resulted in damage to communications facilities in the settlement.

While flooding is not recognised as being a problem the settlement is affected by poor drainage and the pooling of water in the area between the newer and the older areas of the settlement.

The implications for the community include the need to provide storage provision for fuel and food supplies and backup power generation equipment in case of breakdowns (SES Release Centre for food and other supplies to be developed prior to the next wet season).

The settlement suffers from windblown dust as the roads are unpaved and because of the lack of landscaping. The environment will also be significantly improved once shade trees are established, they will also help to better define the road network and draw together the more disparate elements of the settlement. It is understood that funds are available and a plan is to be drawn up for the landscaping of the community.

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

5. INFRASTRUCTURE AND SERVICES

5.1 INFRASTRUCTURE DEVELOPMENT PLAN

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

5.2 COMMUNITY GROWTH

A number of projects have recently been implemented at Yandeyarra that will provide an increased level of infrastructure at the community. It is expected that with the increased level of infrastructure at the community, a process of reverse migration will take place. This trend has been noticeable over the past few months, and it is expected to continue over the next few years. It is anticipated that the community may grow from 380 people to approximately 600 people within the next 5 years.

The current community services (power, water and sewerage) will be insufficient to support such a population increase. Therefore the provision of an extended service network at Yandeyarra will be imperative. *me 16*
much?

5.3 POWER SUPPLY

Current Power Supply Situation

Three diesel generators, rated at 100kVA, 200kVA and 300kVA, currently supply power to all community buildings. The 'Community Needs Assessment', completed in June 2000, indicated that over \$300,000 per annum is currently spent on diesel. Currently no buildings are metered and this causes problems with billing on a consumption basis.

Future Power Supply Situation.

With the provision of new housing and services (such as the pool, street lighting, reticulation, and large administration centre), the demand on the power system will increase dramatically. As the demand for power increases, so too will the level of diesel consumption increase. The cost of this fuel may even double in the near future, to approximately \$600,000 per annum. The cost of maintenance and new gensets to support the increased power demand will also add to the total power bill.

The community currently has funds available to buy a new diesel fuel tank, and to install a new 300kVA genset. This will help cater for the increased power demand at the community from the pool and new housing. Nonetheless, if the population doubles as quickly as expected, and all of the proposed services are put in place, more gensets will have to be bought in the near future. The cost of the new equipment, combined with the increased maintenance and fuels costs, will be very high.

In light of the expected growth of the community, and the increased demand for power, careful thought must be given to

establishing the best long-term solution to providing power to Yandeyarra.

Therefore, rather than using the funds to add to the current power supply system, it is suggested that alternative power supply options are studied to counteract ongoing high costs associated with the current power supply system.

One solution may be to reticulate power from a nearby source, for instance from a mine. If the community is interested in this option, power specialists should be employed to undertake a long-term economic and feasibility study.

Another possible option is to look at tapping gas from an underground gas line that is used by one of the mining consortiums. A conversion station would then be required at the community to convert the gas to power, or alterations could be made to the diesel generators to allow them to run on gas. Again the feasibility of this option would have to be studied by specialists.

In the case that there are no feasible power alternatives, more gensets and fuel storage should be added to the current power station.

Powerhouse Location.

The powerhouse is positioned rather centrally on the northern edge of the community area. However, growth of community housing to the north is restricted by the rubbish tip and sewerage ponds. Therefore, the position of the powerhouse is not an impediment to the community's medium term development. The green strip to the east, the sewerage pump to the south and the road reserve and indoor fitness centre to the west, provide buffers ensuring that the power house does not impact negatively on community housing.

Reticulation of Power.

Current power reticulation to all of the community buildings is from overhead low voltage feeder cables. If more gensets are added to the power supply system, the load on the power cables is going to increase. The service providers to Yandeyarra (Cowell Electric) will be able to indicate if the current switchboard and power lines are capable of carrying the increased power load.

Future extensions to the power reticulation network should be made underground, as shown on the service plan. This complies with the planning requirements for new subdivisions, whilst ensuring that the aesthetics and landscaping attributes of the community are enhanced. If it is thought, however, that underground power cables will cause maintenance problems for the community, overhead power cables should be used. It should also be noted that underground power is approximately four times more expensive than installing overhead power.

5.4 WATER SUPPLY

The water supply is obtained from two bores, which are pressure fed into a 225kL storage tank, and a 70kL header tank, both of

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which are chlorinated. The allowable drawdown of the bores is 140L/min and 180L/min. This is equivalent to approximately 461 kL/day. Working on an assumed consumption rate of 1000L/day/person, the water supply is sufficient for a population of approximately 460 people.

Community members from Yandeyarra indicated that there were no pressure problems with the water supply. This is also a favourable indication that the current water supply system is sufficient.

However as the community expands, it is expected that the rate of water consumption will increase, as well as the total consumption of water. This will be a result of increased landscaping and reticulation, the greening of the oval, and the development of the pool. To ensure that these activities don't reduce the current water supply system, it is suggested that another bore be used for the reticulation of the oval and the pool area.

There is a third bore at the community, which is currently out of service. However once it is redrilled it should start supplying water again at a rate of approximately 180L/minute. This bore could be used to supply water for the pool and the reticulation of the oval.

RAESP -
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There is a provisional sum in the RAESP budget that allows for upgrading the bores. This money could be used to either upgrade the bores that supply water to the community, or to repair the old bore to provide water for the reticulation requirements. The community should seek advice from specialist consultants and the RAESP Program Managers to determine how this funding could best be used.

The existing reticulation system will be expanded to supply water to the new housing sites. To normalise the placement of services, it is intended that all future services will be located in a service corridor below the road reserve on an alignment of 2.1m. The suggested placement of future water supply pipes is shown on the IDP.

5.5 WASTE WATER

Community effluent discharges through the gravity sewer system to the sewerage pump station. The inlet level of the gravity pipe at the sewerage pump station is at a level of 125m.

To build on the new sites shown on the Community Layout Plan, while maintaining sewerage services, would require the houses to be built at a level **not less than 128m**. Alternatively, a new sewerage pump station could be installed to the west of the community to collect the effluent from houses at levels lower than 128m.

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

The sewerage is pumped from the sewerage pump station to the sewerage ponds. The pump is a Man: Flygt model 3085.182. This

size pump will be able to handle the increased loads that are placed on the system by the addition new houses shown on the plan at a level of 128m or greater.

The sewerage ponds are currently quite full, and it is anticipated with the addition of new houses, and an increased level of waste, that the current ponds will be insufficient to carry the community's waste. There is currently a budget item in the RAESP programme and the NAHS project to upgrade the sewerage ponds. It is suggested that a series of new ponds be built with this money, or an investigation and upgrade of the current system is undertaken. The design of the ponds will be done by an engineer.

If new ponds are to be built, they should be located to the West of the current ponds. This Westerly position is recommended, as there are creeks to the North and East of the current ponds, and the community is to the South. This position should be confirmed with the engineer who designs the new ponds.

5.6 ROADS

The community is currently laced with a number of tracks. The tracks are made from a gravel base with a sand seal. Not only do these roads produce a lot of dust, but they also require a high level of maintenance.

The current NAHS project at the community has made provision for sealing an extended road network throughout the community. The Community Layout Plan shows the ideal layout of this road network.

The plan has created an efficient road network that services all areas of the community. The road running east west through the centre of the community is essentially the main street. This is reflected in the agglomeration of infrastructure along this route (for instance the administration building, swimming pool etc). It is recommended that the road pavement on this section be 7m wide with a 25m wide road reserve, and it is suggested that it be defined by a row of trees along each verge. The ring road around the westerly housing area should be of similar dimensions. All of the other sealed roads at the community should be 5m pavement width with a 18m road reserve.

The old tracks that are not going to be sealed should be cut off from traffic movement to allow these areas to be re-vegetated, to reduce the dust levels at the community. Initially this could be done with old tires or fencing, and in time trees.

Drainage will be completed hand in hand with the design of roads. The engineer who designs the roads will make provision for the appropriate drainage.

Flooding at the community is an issue. Flooding of the Yule river, amongst others, often causes the community to be cut off from the Great Northern Hwy. The access road out to the community, which is maintained by the Shire, should be improved to ensure that the community can use this road for as much of the year as

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possible. In particular, the improvement of the larger creek crossings should be investigated.

5.7 DRAINAGE

As stated above, the drainage at the community is a problem. The provision of sealed roads, with the associated drainage, should help to reduce flooding problems.

There is a small valley between the two well-defined areas of buildings, running parallel to the river. To mitigate the flooding in this area would be costly and difficult. Therefore it is suggested that this space be recontoured and landscaped, to ensure that in the event of heavy rainfall, this green belt will act as a flood route.

5.8 AIRSTRIP

The airstrip is located 1.2 kms west of the existing townsite boundary, its coordinates are 21° 18' South and 118° 21' East. The airstrip is unsurfaced and has a length of 1,200 metres and a width of 38 metres. It is intended that the airstrip will be upgraded to an all weather, day/night standard when funds become available.

5.9 TELECOMMUNICATIONS

A Telstra communications line currently services the community. The new houses will be serviced by an extension of this line, as shown on the services plan. Public phone boxes may be situated near the community's administration centre.

5.10 SOLID WASTE DISPOSAL

Solid waste is currently disposed of over a large area to the North of the community. The defined rubbish trenches are to the north of the creek. It appears this rubbish tip is not used regularly for domestic waste, and no in-fill has occurred in recent times. To the South of the creek there is a large space where rubbish is dumped at random. This second rubbish tip was to be used only when the creek was flooded. However, over time rubbish is being dumped there more regularly.

It is proposed that the community develop the trenches, and an in-filling programme, to ensure that the main rubbish dump is used to its full capacity. The area around this rubbish dump should be fenced to prevent wind blowing loose items of rubbish away.

The second rubbish dump should be restricted to a more defined area. This could be done by fencing, which would have the added benefit of preventing rubbish from blowing away. This rubbish dump should only be used when the creek is flooded.

To assist the community in using the rubbish tips it would be useful to have an organised rubbish collection system. This, however, is an issue for the Yandeyarra Community Housing Group to consider.

6. OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT

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

6.1 OPPORTUNITIES

- The community has excellent supplies of good quality water. As well as meeting household needs it is sufficient to provide for the ‘greening’ of the community.
- A substantial amount of relatively unconstrained land exists to the west and south-west of the settlement for future growth.
- The existing layout of the settlement provides a strong framework for expansion.
- The settlement is relatively close to a major town (Port Hedland) for goods and services.
- The community is well organised and dynamic and has a good management structure.
- The pastoral station that surrounds the settlement provides employment opportunities, financial input and a sense of focus for the community.

6.2 CONSTRAINTS

- Flooding can cut off the community for long periods thus increasing cost to service and maintain the settlement.
- Flood susceptible areas to the north east and the east of the settlement prevents growth from occurring in these areas.
- The area immediately south of the original settlement is the Law Area. Development in this area must be avoided.
- Areas susceptible to water inundation restrict the consolidation of the community.
- Creek crossings restrict access to the rubbish pits during the rainy season.

7. OVERVIEW OF THE COMMUNITY LAYOUT PLAN

Following the site inspections, evaluations of infrastructure capacity and the information gathered from consultations with the community the CLP was drawn up. The following provides an overview of the main features of the plan.

7.1 ROAD PATTERN

The major defining element of the CLP is the road structure. The road layout that has been prepared provides for a clearly defined logical network of access and through roads.

The main east-west road through the settlement has been defined as that connecting with the Great Northern Highway and the North West Highway. This will provide a clearly defined link between the future and established areas of the settlement while allowing room for the school to expand over time.

A modified grid road pattern has been drawn up that can accommodate the growth of the community in a manner that can provide for a mix of community, recreation and housing needs in a flexible manner. It provides for a balance to be achieved between the cultural needs of the community and the need to contain infrastructure and servicing costs.

The road pattern is supplemented by a network of landscaped corridors expected to facilitate pedestrian circulation and assist storm water drainage.

7.2 RESIDENTIAL AREAS

The majority of existing houses have been constructed on building sites with an area of around 1,000m², it has been indicated that this size is preferred because of the large family sizes and to avoid making the community feel cramped.

The plan provides for the consolidation of the existing housing in the main residential area in the south west of the settlement. This will provide for the accommodation of up to 9 new houses. Assuming an average household occupancy rate of 6 people, these sites could accommodate approximately 54 people.

A new residential expansion area has been identified immediately south and west of the existing oval and residential area. This has been laid out in a grid form which can be easily added to as growth occurs in future. Within this area up to 52 houses can be accommodated. This would provide for a future population of up to 312 people (assuming a conservative average household size of 6 people). This is in line with the community's growth expectations over the next 5-10 years (almost doubling the existing population).

This layout pattern has the flexibility to provide for the range of population growth that has been indicated and also to allow for future expansion of the community in the longer term.

7.3 ADMINISTRATION / COMMERCIAL FACILITIES AREA

The plan provides for the consolidation of these facilities in the area close to the river that formed the original core of the Yandeyarra settlement. This area will continue to be focus of for community council management, workshops, homestead administration, shop and the bank agency. It will also continue to provide temporary accommodation for visitors and contractors and some permanent residential dwellings.

7.4 RECREATION / SPORTING FACILITIES

The area defined for recreation and sporting activities is immediately north of the school and builds on the current initiatives involving the construction of the swimming pool and for upgrading and enlarging of the football oval. Future facilities that could be located in this area include the indoor sports and recreation facility, change rooms and ablution facilities.

7.5 SCHOOL SITE

Given the population growth anticipated at Yandeyarra, space has been provided for the future expansion of the school. The area around the school will be an important community focus with the upgrading of the recreation facilities.

It is proposed that the existing landscaping treatment around the school would be enhanced and connected with the broader network of landscape corridors proposed within the settlement.

7.6 EMERGENCY SUPPLY CENTRE

In light of the prevalence of cyclones, provision has been made for a 'SES Emergency Release Centre' on the high ground by the water tank to provide a store of emergency rations to be used if major flooding occurs.

8. PROVISIONS

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

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

8.1 RESPONSIBLE AUTHORITY

The community is located within the Shire of East Pilbara, the Shire has its administration centre in Newman.

The responsible authority for implementing the plan is the Mugarinya Community Association. Development approvals and Building Licences will need to be obtained from the Shire of East Pilbara before development can take place.

8.2 COMMUNITY LAYOUT PLAN AREA

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

8.3 PURPOSE OF THE COMMUNITY LAYOUT PLAN

The purpose of the CLP is to:

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

8.4 LAND USE TYPES

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

The following explains the uses shown in the Plan:

Existing / Future Houses

This category covers current and future areas allocated for housing. It includes the houses occupied by community members, teachers, health workers, the shopkeeper and administrative staff as well as the pensioners' quarters and visitors' accommodation.

House sites are approximately 1,000m² in size allowing for dwellings to be orientated in an east west direction to best utilise the climatic conditions. These large house sites also allow room

for family members to have the option of spending time or camping outside their house.

Community / Recreation Facilities

These facilities include administration office, the school, the CDEP workshop, the women's centre, the health clinic and the ablution facilities. Recreation facilities include the relocated football oval, the basketball courts, the park and BBQ area by the office and the playground near the women's centre.

Future facilities identified are the proposed new administration centre, the future indoor sports complex and the swimming pool. It is also intended to encourage the use of the quarry, located north west of the existing oval, for use as a BMX track.

Open Space

Landscape corridors have been provided to allow people to easily walk through the community and to provide a sense of open space around the houses. A major north south landscape corridor is proposed for the land immediately west of the of the original settlement; water collects in this area after heavy rains.

The opportunity exists to make this and the other landscape corridors areas which can be replanted with native vegetation, out of bounds to cars, and provide shade and relief from dust.

Commercial

At the present time commercial facilities are limited to the shop and the bank agency. The shop will provide day-to-day retail needs and it is intended will also be responsible for the sale of motor vehicle fuels.

Cultural Purposes

This category covers the cemetery and the Law Area to the south of the settlement. Access to the Law Area is restricted to the senior men in the community.

Utilities and Access

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

Industrial

The settlement has little in the way of industrial facilities, those that exist are the mechanics' and the CDEP workshops. As with the utilities and infrastructure, consideration of any future expansion or upgrading of these should take into account the possible impacts on the nearby houses.

8.5 LAND USE OBJECTIVES & GUIDELINES

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

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

Housing

The areas identified in the CLP plan for new houses have been provided as extensions of the current housing areas efficiently using existing infrastructure. These areas also avoid locations at risk of flooding and maximise access to the community facilities.

A wide choice of housing sites is provided on the plan, it is however recommended that those sites which already have infrastructure (power, water, sewer connections) are taken up before extensions are made to the existing housing area.

The Layout allows for clusters of approximately 10 houses, each to be introduced at any given time if required.

Fencing

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

Community / Recreation facilities

The plan provides for a substantial upgrading of community and recreation facilities. These are located largely around the swimming pool site and the oval. This area has been chosen because of its central location, the availability of land and its proximity to the school and the housing areas.

Future community and recreation facilities should be located within this area.

Open Space

A significant amount of land has been provided as open space. This has been partly in response to the land that cannot be built on due to flooding and also to provide landscape corridors connecting the different activity areas.

The areas identified as future landscaping on the plan should be used as framework for future community greening programs and assist stormwater drainage if required.

Commercial

It is not anticipated that there will be a large increase in commercial activities during the period of the plan. If a new business venture is to be established consideration should be given

to locating it as an extension to the existing store. An alternative location could be near the proposed administration centre.

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

Industrial and Utilities

The uses that fall into this category are the CDEP and MSP workshops. Noise and vehicles associated with this type of use have the potential to make life unpleasant for those living nearby.

Any future proposals should consider the impact on nearby residents and address such matters as vehicle access, storage needs, parking of trucks, noise and smells.

8.6 DEVELOPMENT OF LAND

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

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

Development Approval

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

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

Form of application

Applications are to be made in accordance with the Shire of East Pilbara Development Application form available from the Shire office in Newman.

8.7 CHANGES TO THE PLAN

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

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

The Mugarinya Community Association must formally consider the changes and their implications before changes to the CLP are adopted. This is essential as future government funding for projects at the community will conditional on the development being consistent with the CLP.

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

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

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

9. ADOPTION**YANDEYARRA COMMUNITY**

The Mugarinya Community Association hereby adopts the Community Layout Plan dated.....October 2000..... (including the Report and Provisions), for the purpose of ensuring the proper and orderly planning of the community of Yandeyarra at the meeting of the Community Council held on the.....6th..... day of.....July.....20.01.....

..........
Chairperson

.....9 July 2001.....
Date

..........
Vice Chairperson

.....9 July 2001.....
Date

SHIRE OF EAST PILBARA

The Shire of East Pilbara hereby adopts the Community Layout Plan (including the Report and Provisions) dated..... for the Community as a guide for development within the Yandeyarra community to ensure its proper and orderly planning at the meeting of the Council held on the day of.....20

..........
Shire President

.....16 July 2001.....
Date

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

.....16 July 2001.....
Date

10. ENDORSEMENT**WESTERN AUSTRALIAN PLANNING COMMISSION**

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

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

.....
Date

AMENDMENTS

Plan Date : October 2000 WAPC Endorsed : 1 August 2001
Proponent : Department of Planning Requires : WAPC only – minor amendment
Endorsement

Reason for the Amendment

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

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

In addition, a set of more wide-ranging changes to the Yandeyarra Layout Plan have been incorporated into Amendment 1. These changes were endorsed by Mugarinya Community Association Incorporated on 13 November 2012. Some of these changes have been further refined prior to request for endorsement by the WAPC.

Approved

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

Western Australian Planning Commission

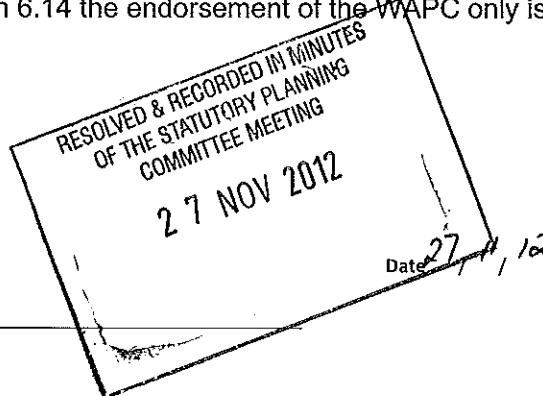

please sign and print name

Rosa Rigali

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

This Layout Plan does not constitute development approval.

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



Yandeyarra (Mugarinya) Layout Plan No.1

Amendment No.1 (version 2)

Date : 26 September 2012 **WAPC** : 1 August 2001

Proponent : Department of Housing **Endorsed Requires Endorsement** : Yes

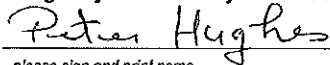
Reason for the Amendment

Department of Housing require some changes to the Layout Plan for the purpose of Housing Management Agreement validity. Other proposed changes are the result of discussions with Mugarinya Community Association Incorporated.

Subject Land	Changes required to CLP
1. South-east portion	Add No-Go area (exclusion boundary) to south east portion of settlement.
2. SL-lot 59	Land use to change from community to residential
3. SL-lot 70	Land use to change from community to residential
4. SL-lot 72B	Land use to change from community to residential
5. SL-lot 74	Land use to change from community to residential
6. SL -lot 69	Addition of SL -lot 69 (water supply Infrastructure site).
7. All	New lot numbering system.
8. All	General update of as-constructed survey data
9. DWSPP area	Incorporation of Yandeyarra Drinking Water Source Protection Plan (October 2010) data.
10. SL -lot 3a and b	New SL -lot 3a, adjacent to SL -lot 3b.

Approved

Mugarinya Community Association Incorporated



please sign and print name

Date 13/11/12

Kariyarra People Claim Group

please sign and print name

Date / /

Shire of East Pilbara

please sign and print name

Date / /

Yandeyarra Layout Plan No. 1

Amendment No. 3

Proponent	: Department of Housing (DoH)
Date	: 12 December 2013

Reason for the Amendment



DoH has a Housing Management Agreement (HMA) with Yandeyarra (Mugarinya). Houses included in the HMA are currently located on non-complying land uses categories.

The following changes are required to Yandeyarra (Mugarinya) Layout Plan No.1:

Issue / Proposal		Changes required to LP
1.	SL-lot 72B	Land use to change from 'Community' to 'Residential'
2.	SL-lot 70	Land use to change from 'Community' to 'Residential' SL-lot 70 to be divided into SL-lot 70 and SL-lot 74
3.	SL-lot 62	Portion of SL-lot 62 to change from 'Commercial' to 'Residential' and become SL-lot 59.
4.	SL-lot 74	SL-lot 74 (Cemetery) to become SL-lot 160

Endorsement:

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

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy Determination 7/1/2014 date
	 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy Authorisation 08/01/2014 name & date

Other Information:

This Layout Plan does not constitute development approval.

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

Proponent : Department of Planning

Date : 2 December 2016

Reason for the Amendment

The Department of Planning has reviewed the Yandeyarra Layout Plan No.1 and proposed updates to the spatial information shown on the map-set, to best match existing development and existing government administration.


Land Identification		Amendment description
1.	SL-lots 8, 90, 91, 92, 93, 94, 95, 96, 98, 99, 100, 101 102, 103, 104, 105, 106, 107, 108, 109, 110 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 141, 142, 143 & 144. Second and Third Street	Amalgamate and show as SL-lot 500, with 'residential' land use.
2.	SL-lot 41	Amalgamate SL-lot 41 into SL-lot 42 and show as 'community', to match existing development.
3.	SL-lot 44	Re-align the eastern boundary of SL-lot 44 to the western edge of the existing creek. Show the land east of the new SL-lot 44 boundary and west of Sixteenth Street and SL-lots 47 and 60 as 'waterway'.
4.	SL-lot 72A	Add a battle-axe leg connecting SL-lot 72A to Seventeenth Street, to match existing development.
5.	SL-lot 76	Re-align the boundaries of SL-lot 77 to match the location of existing development.
6.	SL-lot 77	Amalgamate SL-lot 77 into the residual 'open space' area in that location and show as 'open space'.
7.	SL-lot 135	Re-align the boundaries of SL-lot 135 to create a battle-axe access to match the location of the existing access from Eleventh Street.

Land Identification		Amendment description
8.	SL-lot 149	Amalgamate SL-lot 149 into the residual 'open space' area in that location and show as 'recreation' land use category as 'open space'.
9.	First Street	Delete First Street, as it does not match existing development and may hamper future design and development options. Create SL-lot 501 on the portion of First Street between SL-lots 11A and 11B.
10.	Utility Street	Re-align Utility Street to match the location of the existing track and waste-water infrastructure alignment.
11.	Fifteenth Street	Amalgamate the unconstructed section of Fifteenth Street between Thirteenth and Sixteenth Streets into the residual 'open space' area in that location and show as 'open space' and 'waterway' to match existing features. Re-align Fifteenth Street to maintain a regular 20m width.
12.	The land abutting SL-lot 69 and addressing Twelfth Street.	Create SL-lot 502, bounded by SL-lots 69, 146 and Twelfth Street, and show as 'open space'.
13.	Drinking water source protection area south of SL-lot 160.	Create SL-lot 503 and show as 'public utility' to match the location of the existing bore.

Endorsement:

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

Determined on behalf of the Western Australian Planning Commission in accordance with the *Instrument of Delegation - Delegation to officers of certain powers and functions of the Western Australian Planning Commission*.

 14/12/2016
 Ashley Randell
 Director, Regional Planning Policy
 Regional Planning
 Determination PN: 15151 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 Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

Proponent	: Mugarinya Community Association
Date	: 15 March 2018

Reason for the Amendment

The Mugarinya Community Association propose to amalgamate SL-lots 85 and 86 (classified 'Residential') to create SL-lot 504, for the purpose of creating an SL-lot with appropriate dimensions to enable construction of a house with northern orientation.

	Land Identification	Amendment description
1.	SL-lots 85 and 86	Amalgamate to create SL-lot 504.

Endorsement:

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

Determined on behalf of the Western Australian Planning Commission in accordance with the <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 15/03/2018 Ashley Randal Director, Regional Planning Policy Regional Planning Determination PN: 15151 date
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Other Information:

This Layout Plan does not constitute development approval.

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