

# Warralong

## Layout Plan 1

### Background Report

October 2006

Date endorsed by WAPC



### Amendments

Amendment 1 - April 2013

Amendment 2 - January 2018

Amendment 3 - July 2020



Department of  
Planning



# DOCUMENT HISTORY AND STATUS

<b>Printed</b>	1/02/2006 2:11:00 PM
<b>Last Saved</b>	21/12/2005 2:21:00 PM
<b>Job Number</b>	02/116
<b>Author</b>	Roger Stein
<b>Document Version</b>	Rev 6

<b>Revision</b>	<b>Date Issued</b>	<b>Reviewed by</b>	<b>Approved by</b>	<b>Date Approved</b>
Rev 0	27.04.05	Roger Stein		
Rev 1		Roger Stein		
Rev 2	25.5.05	Roger Stein		
Rev 3	1.9.05	Roger Stein		
Rev 4	3.10.05	Roger Stein		
Rev 5	Nov 05	Roger Stein		
Rev 6	31.1.06	Roger Stein		

# TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	The Community	1
1.2	Purpose of the Community Layout Plan	1
1.3	How has the CLP been prepared?	2
1.3.1	Stage 1 – Stakeholder Consultation and Background Research	2
1.3.2	Stage 2 – Initial Community Consultation	2
1.3.3	Stage 3 – Preparation of draft CLP for Community and Stakeholder comments	2
1.3.4	Stage 4 – Consultation with the Community and draft CLP presented	3
1.3.5	Stage 5 – Preparation of final CLP for endorsement and approval	3
1.4	Content of CLP	3
<b>2.0</b>	<b>POLICY AND ADMINISTRATIVE CONTEXT</b>	<b>4</b>
2.1	Strategic and Statutory Planning Context	4
2.1.1	State Planning Strategy	4
2.1.2	Statement of Planning Policy No. 3.2	4
2.1.3	Shire of East Pilbara Town Planning Scheme No. 1	4
2.1.4	Pilbara Land Use Strategy 1997	5
<b>3.0</b>	<b>LOCAL AND REGIONAL CONTEXT</b>	<b>6</b>
3.1	Community Management	6
3.2	Regional Services Provided to the Community in 2004	6
3.3	Relationship with Shire of East Pilbara.	6
3.4	The Community's Objectives, Special Needs, and Requirements	6
3.5	Land Tenure	6
<b>4.0</b>	<b>CULTURAL AND HUMAN ENVIRONMENT</b>	<b>7</b>
4.1	Cultural Context	7
4.2	History	7
4.3	Economic Context	7
4.3.1	Regional Economy	7
4.3.2	Local Economy	8
4.4	Community Services	8
4.4.1	On-Site Community Facilities	8
4.4.2	District Community Facilities	8
4.4.3	Community Demographics	9
<b>5.0</b>	<b>EXISTING ENVIRONMENT AND LANDUSE</b>	<b>10</b>
5.1	Physical Environment	10
5.2	Geology	10
5.3	Soils and Topography	10
5.4	Vegetation	11
5.5	Climate	11
5.5.1	Cyclones	12
5.6	Land Use Context	12
5.7	Transport Network	12
<b>6.0</b>	<b>EXISTING DEVELOPMENT</b>	<b>13</b>
6.1.1	Residential	13
6.1.2	Education	13
6.1.3	Public Open Space	13
6.1.4	Community Purposes	13

6.2	Infrastructure Services	13
6.2.1	Road Network	13
6.2.2	Flooding & Stormwater Conveyance	14
6.2.3	Water Supply & Reticulation	14
6.2.4	Effluent Collection & Disposal	14
6.2.5	Electrical Generation & Distribution	15
6.2.6	Telecommunications	15
6.3	Planning Constraints, Opportunities and Objectives	15
<b>7.0</b>	<b>DESCRIPTION OF CLP</b>	<b>16</b>
7.1	Community Design	16
7.2	Buffers	16
7.3	Road Network and Pedestrian Paths	16
7.4	Housing	16
7.5	School	16
7.6	Recreation	17
<b>8.0</b>	<b>IMPLEMENTATION</b>	<b>18</b>
<b>9.0</b>	<b>BIBLIOGRAPHY</b>	<b>19</b>

## **APPENDICES**

APPENDIX 1 Service Providers & Current Community Development Activities

## 1.0 INTRODUCTION

### 1.1 The Community

The Warralong Aboriginal Community is located approximately 110 km south-east of Port Hedland and 60 km north of Marble Bar. It lies between the Coongan River and Pear Creek on the Goldsworthy Road, in the Shire of East Pilbara.

The Warralong community is located on Lot 146 on Deposited Plan 194166, shown as De Grey Loc 206 and is portion of De Grey Loc 108, shown as part De Grey Locations 200, 201 and 205. De Grey Location 200 is reserved for the purpose of school, with a Management Order to the Nomads Charitable and Educational Foundation.



### 1.2 Purpose of the Community Layout Plan

The community requires a Community Layout Plan (CLP) for several reasons however primarily to ensure that development proceeds in an orderly and planned manner and essential services are protected. Previously un-coordinated approaches have resulted in management problems such as in-appropriate location of dwellings, inefficient and costly provision of services such as water supply, power and roads and outcomes that do not reflect the community's cultural and social needs.

The CLP usually consists of the following:

- A plan depicting the physical layout of the community;
- A set of written provisions; and
- An accompanying planning report.

As noted in the Guidelines, the intention of the CLP is to:

*'...give physical form to community settlement requirements, help in determination of land use functions, and to guide and control land use and development'*.

The purpose of a CLP is therefore to:

- Establish a vision for the community and a guide to future growth and development of the community;

- Provide a community focus for, and involvement in, the development process;
- Facilitate proper and orderly planning of the community to establish development requirements based on need with social, physical, environmental and economic opportunities and constraints;
- Provide a mechanism for a coordinated approach to the provisions of services and infrastructure and enable access to existing services and infrastructure information; and
- Promote development that maximises health, safety and welfare outcomes for the community.
- Upon completion, a CLP provides the community with a plan that forms the basis for co-ordination of future development of the site. Following registration of the plan, it can be used to assess future development proposals by builders, funding agencies and the community.

### **1.3 How has the CLP been prepared?**

This CLP has been prepared in conjunction with Sinclair Knight Merz engineers. The format and process have generally followed the recommended methodology and consultation detailed in AAD and ATSC Guidelines for the preparation of Community Layout Plans in accordance with SPP 3.2. A summary of the process followed for the preparation of the CLP was as follows.

#### **1.3.1 Stage 1 – Stakeholder Consultation and Background Research**

- Community visited on 4 June 2003 and informed of the aims of the CLP and process of preparing a CLP.
- Stakeholders identified and consulted for issues and advice, including:
  - Shire of East Pilbara (SEP)
  - Department of Housing & Works (DHW)
  - Department for Indigenous Affairs (DIA)
  - Department for Planning and Infrastructure (DPI)
- Background research of the community and review of strategic plans and previous studies.
- Detailed site inspections of the community by the engineering consultant to determine the condition of existing infrastructure and assess constraints and opportunities for development.

#### **1.3.2 Stage 2 – Initial Community Consultation**

- Initial Planning Meeting held with the community representatives and the Shire of East Pilbara Shire Planner to introduce the project, inform the community and other interested parties of progress.
- Options for the community were discussed, including need for support of on-going management and maintenance.
- Detailed site inspections of the community by the engineering consultant to determine the condition of existing infrastructure and assess constraints and opportunities for development.

#### **1.3.3 Stage 3 – Preparation of draft CLP for Community and Stakeholder comments**

- Draft CLP prepared and distributed to the community for consideration and comment. Revisions identified by the community were made.
- Visit to community.
- Meeting held with DPI to discuss format of CLP for Warralong and any matters requiring special attention.

### **1.3.4 Stage 4 – Consultation with the Community and draft CLP presented**

- Visit to the Community conducted on 15 July 2004 to present the draft CLP, discuss any changes and agree on the final changes to the CLP.
- Additional visits on 16 December 2003 and 11 May 2004 to clarify position of Lore Ground and discuss further changes to CLP.

### **1.3.5 Stage 5 – Preparation of final CLP for endorsement and approval**

- Comments by the Community and requested changes considered, comments from stakeholders considered and incorporated into the CLP.
- CLP finalized for endorsement by the Community, Shire of East Pilbara, other stakeholders and registration by the DPI.

## **1.4 Content of CLP**

The CLP has been prepared to meet the requirements of the Statement of Planning Policy No. 3.2 and supporting guidelines. The three parts of the CLP comprise:

1. The Background Planning Report
2. Plan of the physical layout of the community
3. Provisions document

The Background Planning Report provides the basis for the preparation of the plan, a brief explanation of the plan and the process followed to develop the plan including the nature of the community consultation. This report includes a profile of the existing community, description of existing development and infrastructure and an assessment of the constraints and opportunities for further development of the community.

Part 2 of the CLP is the Plan. The Plan includes the layout of the Community, made up of the house sites, roads, open space, camping areas, community sites and those areas that should not have any buildings.

Part 3 of the CLP is the Provisions document that sets out various development controls for the implementation of the Plan. It also sets out the process for making changes to the CLP.

## **2.0 POLICY AND ADMINISTRATIVE CONTEXT**

### **2.1 Strategic and Statutory Planning Context**

#### **2.1.1 State Planning Strategy**

The State Planning Strategy provides a strategic framework for future decision making and planning by government agencies. Strategies relevant to the Pilbara Region in general and Aboriginal communities in particular include:

- Facilitate the preparation and endorsement of community plans for remote Aboriginal communities to enable Aboriginal communities to determine the future of their settlements. (WAPC, PDC).
- Promote appropriate accommodation and services for Aboriginal People, especially those from outstations surrounding the urban areas (AAD, ATSIC, WAPC, PDC).

#### **2.1.2 Statement of Planning Policy No. 3.2**

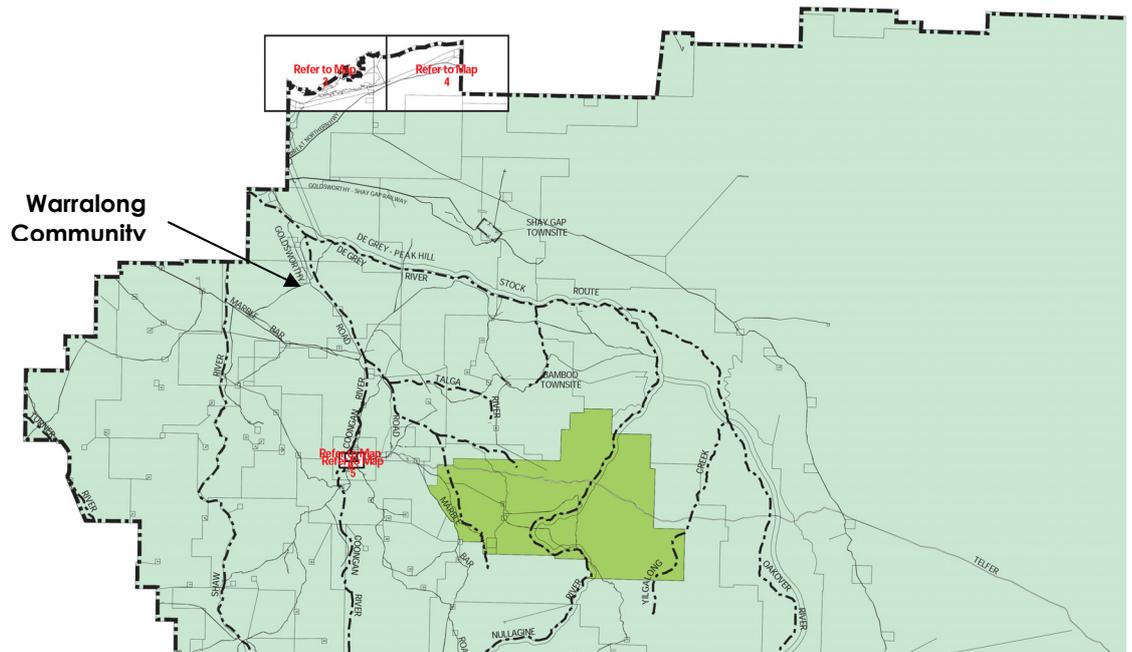
Statement of Planning Policy No 3.2 – Planning for Aboriginal Communities (SPP 3.2) is a statutory policy prepared by the WAPC under Section 5AA of the Town Planning and Development Act 1928 and gazetted 11 August 2000. The policy supports and encourages the preparation of CLPs for large Aboriginal permanent 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 Western Australian Planning Commission to approve layout plans prepared for Aboriginal communities; and
- Providing a framework for negotiation and decision-making between Aboriginal communities and local government.

SPP 3.2 is supported by Guidelines for the Preparation of Community Layout Plans for Western Australian Aboriginal Communities prepared by ATSIC and AAD. These guidelines detail the content, form and structure of the CLP. They also emphasise the importance of establishing an effective consultation process with the community and stakeholders in order to achieve a CLP that is understood and endorsed.

#### **2.1.3 Shire of East Pilbara Town Planning Scheme No. 1**

The Warralong community is located approximately 110 km south-east of Port Hedland and 60 km north of Marble Bar. The community is not included in the current East Pilbara Town Planning Scheme but will be part of Town Planning Scheme No. 4 and the community will be zoned 'Rural'.



**Figure 2: Shire of East Pilbara TPS No. 4**

#### 2.1.4 Pilbara Land Use Strategy 1997

The Pilbara Land Use Strategy was developed by the Pilbara Development Commission in 1997 to address landuses in overall planning framework for the whole of the Pilbara Region. The Strategy presents a collation of information detailing matters such as economic development, land tenure and management, social infrastructure, infrastructure development, heritage and cultural issues and environment and conservation issues. Whilst the landuse strategy does not designate particular uses to certain areas the strategy does develop broad principles, objectives and strategies that should apply to decisions about land use in the Pilbara. The principles of the Pilbara Land Use Strategy are dominated by the concepts of multiple use and ecologically sustainable development.

The Pilbara Land Use Strategy is a cooperative report by the Pilbara Development Commission and the (then) Ministry for Planning with the objective to ensure that this cooperative approach continues, resulting in a genuine whole of government approach to land use planning in the Pilbara.

## **3.0 LOCAL AND REGIONAL CONTEXT**

### **3.1 Community Management**

Warralong is managed by Pilbara Meta Maya resource agency. The community Manager resides at the Community.

### **3.2 Regional Services Provided to the Community in 2004**

There are no regional services offered in the Warralong Community. All district services are available at Marble Bar or Port Hedland, which is the closest centre.

### **3.3 Relationship with Shire of East Pilbara.**

The Shire of East Pilbara is the local authority responsible for the provision of local services and the administration of building approval under the Building Code of Australia.

### **3.4 The Community's Objectives, Special Needs, and Requirements**

In 2003, the Department of Aboriginal Affairs conducted an Aboriginal Community Environmental Health Needs Survey'. Analysis of the community survey has made it possible to gauge some of the Community's objectives, special needs and requirements. The survey generally indicates that two more staff houses are required and that no additional dwellings are required for permanent residents.

Notwithstanding this comment, anecdotal evidence, plus the site visits, suggest that there is significant overcrowding of existing residences and additional, immediate housing is required.

### **3.5 Land Tenure**

Warralong is located on Lot 146 on Deposited Plan 194166, shown as De Grey Loc 206 and is portion of De Grey Loc 108, shown as part De Grey Locations 200, 201 and 205. De Grey Location 200 is reserved for the purpose of school, with a Management Order to the Nomads Charitable and Educational Foundation.

## 4.0 CULTURAL AND HUMAN ENVIRONMENT

This part of the report provides an overview of the historical background, cultural attributes and socio economic characteristics of the Warralong community, together with a description of close associations with other social groups in the Pilbara. This part of the report is drawn from the various other reports and sources.

### 4.1 History and Cultural Context

- Prior to European Settlement there were 28-30 social / language groups living within well-defined areas of the Pilbara region (Heritage Council of Western Australia, 1996). Aboriginal people lived for thousands of years, in harmony with their environment, supported by a strict and ancient social system and unthreatened by external influences. This changed at the time of European settlement in 1861 when F.T. Gregory undertook the first land based expedition in the Pilbara.
- Pastoralists soon followed Gregory's expedition, beginning the exploitation of Aboriginals and their ancient tribal social system. From the 1930's, Aboriginals were relocated from their traditional lands to work on stations as stockmen, horse breakers, fencers and builders. Aboriginals made a huge contribution to the pastoral industry in the Pilbara region. Although the Aboriginals were paid poorly, the stations owners at the time supported large numbers of elderly and young Aboriginal people with food, clothing and medicine (Pilbara Tourism).
- Between 1946 and 1947 there was a widespread walk-off by Aboriginal pastoral workers as a result of failure to receive increased pay and better working conditions. This led to the establishment of Aboriginal run communities on a number of stations including Yandeyarra and Strelley (near Port Hedland) and a social movement which asserted Aboriginal rights to improved wages and amenities (Pilbara Tourism).
- With the increase in award wages in the 1960's (Pastoral Award of 1969) and general decline in the sheep industry, stations could no longer afford to support the Aboriginal communities and subsequently moved them into reserves around major towns such as Port Hedland.
- Warralong was established as an offshoot of the Strelley Station. The Nomads purchased Strelley Station in 1972 and abandoned it in 1984. The community later established settlements at Woodstock and Warralong. As a result of a review to the Strelley/Nomads organisation the Warralong Aboriginal Corporation was formed to receive funding for Warralong without involvement of the Strelley/Nomads and subsequently caused tension between the Warralong Community and the Strelley/Nomads.

### 4.2 Economic Context

#### 4.2.1 Regional Economy

The Pilbara Region is Western Australia's second most northern region. It is bordered by the Indian Ocean to the west, Northern Territory border to the east and encompasses the Great Sandy Desert to the northeast. It covers an area of 505,000 square kilometres, which is approximately 20% of the state's total area.

The region comprises four local government areas and includes the major towns of Port Hedland, South Hedland and Karratha.

The Pilbara's economy is dominated by the mining and petroleum industries and is considered to be the State's premier mining region. In 2001/02 the Pilbara contributed over 56 per cent of the value of Western Australia's mineral and petroleum production.

*Note: Industry activities are based on value of production, turnover and expenditure, whereas Gross Regional Product is the value of final goods and services produced in the Region less intermediate inputs. Source: Department of Local Government and Regional Development.*

The production value of the Region's mining and petroleum industries was \$14.9 billion in 2001/02, with iron ore valued at approximately \$5 billion and petroleum (oil and gas) valued at \$9.5 million. Other minerals extracted in the Region include salt, silver, gold, manganese and base metals.

Agricultural production was valued at \$27.0 million in 1999/00. Livestock disposals contributed \$25.3 million and wool production was valued at \$1.7 million.

The total fishing catch for the region in 2001/02 was 3,321 tonnes and was valued at \$13.0 million. The catch was made up primarily of finfish and prawns.

Manufacturing, consisting mainly of small businesses supplying the regional market, had an estimated turnover of \$133.7 million in 1999/00. At that time, the total manufacturing sector employed 5.3 per cent of the Region's workforce.

Building activity in the Region has been decreasing preceding 2001/02. In 2001/02 there were 150 residential dwelling approvals, with total building approvals valued at \$32.0 million. The industry offered employment to 9.1 per cent of the Region's workforce in 2001.

Commercial activities in the Pilbara primarily service the mineral and energy sector, with engineering, surveying, personnel and equipment hiring services well represented. Retail and wholesale industries combined employed 14.6 per cent of the workforce in 2001. Retail turnover was estimated at \$300.5 million in 2001/02.

Tourism is a valuable contributor to the Pilbara economy with 287,400 domestic and international visitors to the Region in 2002. Domestic visitor expenditure was estimated at \$102 million.

The Pilbara economy is dominated by the iron ore and petroleum Industries and is considered to be the state's premier mining region. In 1999/00 the Pilbara contributed over 55% of the value of Western Australia's mineral and petroleum production.

## **4.2.2 Local Economy**

The Shire of East Pilbara is the largest local government authority within Australia covering an area of approximately 377,000 square kilometres. In 2001, the Shire had a resident population of 6,786 persons.

The local economy is closely linked to Port Hedland and Marble Bar. Port Hedland is by far the largest urban settlement within the area (Town of Port Hedland) and is the dominant urban centre. Marble Bar also functions as an administrative centre for the Shire of East Pilbara.

## **4.3 Community Services**

### **4.3.1 On-Site Community Facilities**

Warralong has a very limited range of facilities within the community. The principal facilities are the primary school and health clinic.

There is homestead building that is proposed to be restored and used for community purposes. There is also a proposal to build a basket ball court.

There is a reliance on the facilities and services located at Marble Bar and Port Hedland.

### **4.3.2 District Community Facilities**

Marble Bar is the nearest major town that comprises of approximately 380 residents. The township comprises of the following facilities:

- Two hotels
- One caravan park
- Two grocery stores
- One restaurant
- One electrician service
- Post office
- Swimming pool
- One tele-centre / business link centre
- One medical centre/nursing post

- Police station
- Fire station
- Museum
- Shire of East Pilbara administration centre

### 4.3.3 Community Demographics

The 2001 Census snapshot for Shire of East Pilbara has been reviewed. It provides some context for the community. The snapshot of East Pilbara noted the following characteristics:

- There were 4,118 people (2,130 males, 1,988 females) counted in the Shire.
- This represents an increase of 816 people (25%) since 1996 and an increase of 1,089 people (36%) since 1991.
- There were 2,906 people (71%) (1,471 males and 1,435 females) in the Shire identified as being of indigenous origin. This represents a change of 956 people (49%) (484 males and 472 females) since 1996.
- It is apparent that East Pilbara Shire has experienced a high rate of population growth over the past five years, although this is coming a relatively low and unreliable baseline. It also means that population projections are very conservative and unreliable.

The 2003 'Aboriginal Environmental Health Needs' survey of the Warralong Community indicated a full time residential population of 50 persons. The following is a general break down of the age groups in the community:

Babies/infants	(0 – 5 years)	7
School age kids	(6 – 17 years)	30
Adults	(18 – 49 years)	6
Older people	(50 years and older)	7
<b>Total:</b>		<b>50</b>

The survey highlights the high proportion of children in the community, the need for education and future employment opportunities. On-site observation indicates that this population estimate is less than the actual population currently residing in the community

## 5.0 EXISTING ENVIRONMENT AND LANDUSE

This section provides a brief description of the physical environment, the current land uses and community infrastructure that make up the local surroundings of the Warralong community.

### 5.1 Physical Environment

The western sector of the Pilbara region is an area of ancient geology, rugged topography and complex geomorphological structure, rich in various minerals. The eastern portion of the Pilbara consists of desert tracts of the Canning Basin. The majority of the population and mineral wealth exploitation occurs in the western third of the Pilbara region. The remaining eastern portion comprises desert conditions with a few traditional desert dwelling Aborigines.

### 5.2 Geology

The Pilbara is geologically one of the oldest regions in Australia, containing rocks that are more than 3600 million years old. The Region contains all, or portion of seven main tectonic units, geological distinct, and together forming an area of generally rugged terrain with some extensive coastal plains.

The tectonic units identified are as follows:

- Pilbara Block
- Hamersley Basin
- Ashburton Trough
- Sylvania dome
- Bangemall Basin
- Gascoyne Province
- Carnarvon Basin

These tectonic units together with the drainage system of the region determined the physiography.

### 5.3 Soils and Topography

The region has a spectacular landscape of plateaus, gorges, ranges, razor-backed hills and ridges narrow steep-sided valleys, low hills, plains deserts coastal flatlands and islands. This diverse landscape is very old and much of it probably began to form during the Permian period at least 295 million years ago. During this time was part of the Gondwana continent and situated close to the South Pole. Glaciers carved broad deep valleys into the landscape particularly on the north-eastern side of the Pilbara. After the glaciers retreated, the surface continued to be eroded as rivers cut through the landscape.

Subsequent uplifting caused ancient drainage systems to develop and then later warm, humid climatic conditions resulted in deep weathering. This weathering produced a blanket of iron rich sediments to slowly accumulate over much of the Hamersley Range still preserved today.

The chief soils of the Pilbara region are red earthy sands (soil particles covered in iron oxides) and red siliceous sands. The eastern portion of the Pilbara features the Great Sandy Desert, a gently undulating plain that rises to 450m above sea level. The western portion contains rugged hills surrounded by wide tributary plains. The rugged hills have skeletal loamy soils while the tributary plains have duplex soils which consist of sand or loam overlaying a clay.

Warralong is located on the Paradise Land System described as alluvial plains supporting soft spinifex grasslands and tussock grasslands.

Land Management: the System is prone to periodic flooding. Much of the vegetation on the system is favoured by grazing animals and is prone to degradation if overgrazed.

## 5.4 Vegetation

The northern portion of the Pilbara consists of shrub steppe and halophytes along the lower river courses. High, steeper parts of the Gorge Range and Chichester Ranges have a thin coverage of Spinifex and scattered small trees.

Beard (1974 and 1975) has pointed out that a natural ecological region each has its own characteristic features of climate, land forms, geology and soils, and that most often vegetation is an expression of that particular environment.

Beard's physiographic units, and their corresponding vegetation are:

- 1) Abydos Plain, approximately the Pilbara Block, an area largely consisting of ancient granites and metamorphic rocks, generally covered with Kanji and spinifex, with coastal areas of grass savannah and spinifex, with snappy gum tree steppe on higher landforms.
- 2) Chichester Plateau, part of the Hamersley Basin of old shales, sandstones and volcanics, shrub steppes and spinifex with areas of short grassland.
- 3) Fortescue Valley, part of the Hamersley Basin Tectonic unit, but geologically of valley fill alluviums and calcretes, with mulga, short grassland, grass plains with spinifex and tree steppes on upper valley sides.
- 4) Hamersley Plateau, lower proterozoic shales and volcanics, with extensive banded iron formations. Snappy gum and spinifex with areas of mulga and spinifex.
- 5) Gorge Ranges, part of the Pilbara Block geologically volcanics and metamorphic sedimentary rocks of Archaean age, vegetation of snappy gum and spinifex.
- 6) Oakover Valley, shales, dolomites and volcanics with some phanerozoic limestones, Kanji spinifex, some mulga.
- 7) Stuart Hills, forming the north western end of the Ashburton Trough tectonic unit, geologically arkose conglomerates, shales, some granites. Vegetation is smokewood and spinifex, sparse shrubs and spinifex.
- 8) Onslow Coastal Plain, sands, limestones and alluvium, mixed shrub steppes, wattle scrub and shrub savannah.

## 5.5 Climate

Warralong is located in the Pilbara region of north-western Western Australia. It is a semi-arid region characterised by high temperatures, low and variable rainfall and high evaporation. The area is also subject to tropical cyclones between November and April that can produce heavy rainfall. On average the highest rainfall occurs from January to March as a consequence of thunderstorms and cyclonic activity.

The inland areas of the Pilbara are subject to an extremely continental climate with great temperature variations (never less than 13.20C in Spring).

Rainfall and temperature extremes are common. The region in which Warralong lies is influenced by both the northern rainfall systems of tropical origin, which are responsible for falls of rain during the summer months, and also by the southern systems that bring winter rains to the southern part of the State. Occasionally a large southern depression extends over almost the whole of the State, or a low-pressure trough extends northward from a southern depression to a depression over the tropics. Both of these situations may bring rain to the region, however, it is usually light and infrequent. As the southern winter gives way to spring, the Northwest region is less affected by these systems.

The subregion Warralong lies within receives approximately 300mm of rainfall per year. The months of September and October usually receive no rain from either the Temperate or tropical rainfall systems and are the driest of the year. The six wettest consecutive months of the year occur from January – June and commonly result from cyclones that cross the coast and travel inland. Such falls are usually of short duration and high intensity.

Annual totals vary from 250 - 450mm and many years without significant rainfall occur. Most of the summer rain comes from scattered thunderstorms and the occasional tropical cyclone. A secondary peak in the monthly rainfall occurs in May as a result of rainfall caused by tropical cloud bands that intermittently affect the area mostly in May and June. These events can also produce low maximum temperatures particularly away from the coast. Thunderstorms average 20-30 per annum over most of the area but 15-20 is more common near the coast. Almost all storms occur in the summer. Because a high proportion of the rainfall is due to storms, flooding is not unusual in the vicinity of rivers and creeks. Although they are dry, except for a few pools, during most of the year, they can rise rapidly and flood large areas when affected by heavy rains.

This region contains some of Australia's consistently hottest places. Only on the coast is there some relief to the summer heat provided by sea breezes. The normal inland maximum temperature range in summer is 37<sup>o</sup>-42<sup>o</sup>C. The coast, such as at Port Hedland, is 2-3<sup>o</sup>C cooler but usually more humid. Several days with 45<sup>o</sup>C maximum temperatures occur each year. Winter maximum temperatures are mild/warm with temperatures in the 23<sup>o</sup>-27<sup>o</sup>C range in the south grading to 25<sup>o</sup>-30<sup>o</sup>C in the north. Minimum temperatures range from 25<sup>o</sup>C in midsummer to 12<sup>o</sup>C in July near the coast and 8<sup>o</sup>-12<sup>o</sup>C inland. Winter is a short 6-8 week period and retreats quickly by late August.

Temperature ranges are generally greater in inland districts away from the moderating effects of onshore winds common to the coastal districts. (Source: Bureau of Meteorology: Climate of Port Hedland [on-line])

### **5.5.1 Cyclones**

The coast from Port Hedland to Exmouth Gulf is the most cyclone prone area in Australia. Port Hedland has been severely impacted by several severe tropical cyclones in the last thirty years. One of the most damaging was Cyclone Joan in December 1975. Maximum wind speeds in Port Hedland reached 208kmph (132 mph) and that was with the centre of the cyclone crossing some 50 km west of the town.

Between November to April, an average of 8 cyclones occur in the Pilbara (tropical season) with localised but destructive winds. Flooding is also commonplace in the Pilbara

## **5.6 Land Use Context**

The pre-dominant land use around the Warralong community is extensive pastoralism. Pastoralism is not expected to have any impact on the community. The extent of sheep grazing has declined significantly in recent years, although cattle grazing activity has increased.

## **5.7 Transport Network**

Warralong is connected with Marble Bar and Port Hedland by unsealed access roads and the Great Northern Highway. The road network within the community is unsealed without drainage capability.

## 6.0 EXISTING DEVELOPMENT

### 6.1.1 Residential

Existing residential development consists of 13 residences and some other forms of temporary shelter. One of the dwellings is currently uninhabited, however, it is structurally sound and capable of being restored.



### 6.1.2 Education

The school has 70 students enrolled and a total of 8 staff, 3 non-indigenous full-time, and 5 part time indigenous.

The school at Warralong is one of three annexes that make up Strelley Community School and is currently the administrative centre of the school.

The community was fully involved in establishing the school in 1976 and continues this practice today. The Nomads Charitable and Education Foundation is the school authority as requested by the Community. Executive members of the foundation are responsible to the Community, setting out school policy and ensuring its implementation.



Since the school was established, the Community has requested that annexes be established in response to moves by family groups within the wider community. In 1991, the most recent move occurred when a number of families moved to Woodstock.

Students in the school are ESL learners, drawn from a language background that is predominantly Nyangumarta, with Warnman and Manyjiljarra spoken by some members of the community. Approximately 70 children are enrolled in the school ranging from pre-school to high school aged children.

### 6.1.3 Public Open Space

Apart from play areas associated with the school, the only other formal open space area is the football oval, which is not grassed. Warralong is, however, surrounded by extensive areas of undeveloped open space.

### 6.1.4 Community Purposes

The existing homestead is used as a community centre by women for arts and crafts activities.

## 6.2 Infrastructure Services

The following section defines the existing services presently available within the Community and where possible, the potential for extension to provide services to the proposed Community Layout Plans.

### 6.2.1 Road Network

The internal road network is comprised of a series of roads and tracks. The main road infrastructure has recently been sealed.



### 6.2.2 Flooding & Stormwater Conveyance

There are no creeks within the immediate vicinity of the community and there is no historical flood information for the Community held with any of the authorities, inclusive of the Water & Rivers Commission.

According to the base plan information provided by DPI, it would appear that there is no formal stormwater system in place to cope with stormwater runoff from roads and houses within the Community. The topographical data indicates that the ground surface grades gently downhill from east to west across the Community and anecdotal information suggests that a significant number of houses are subject to flooding due to sheet flow of stormwater. Construction of open drainage channels, in conjunction with the proposed new road network, to collect and direct stormwater flows to lower ground to the west of the Community should alleviate this problem.

### 6.2.3 Water Supply & Reticulation

According to the base plan information provided by DPI and advice from the Program Manager for the Capital Works Program of the Office of Aboriginal and Torres Strait Islander Health (PMCWP), the community owns a comprehensive potable water supply system that is maintained through the Remote Area Essential Services Program (RAESP) by the appointed regional service provider comprising of:



- Two groundwater extraction bores that have the capacity to provide up to 240 kL per day located approximately 3 km east of the Community that deliver groundwater through a 100 mm diameter AC main;
- A 200 kL storage tank on a 12 m elevated stand located at the southern end of the Community.
- Water reticulation mains extending out from the elevated storage tank to provide individual dwellings with a water supply.

Based upon the production capacity of the two bores and anecdotal information suggesting that occupants within Aboriginal communities use between 500L and 1,000L per person per day, it would appear that approximately 300 people could be accommodated within the Warralong Community from a water supply perspective.

The existing reticulation mains will be extended to serve the proposed community expansion. In order to maintain adequate pressure for servicing the new lots to the north-east of the community, it may be necessary to create a ring main by also extending a new reticulation main up the road to Goldsworthy from the supply tank. The need for this new main would be subject to detailed design investigations at the time the extension to the community takes place.

### 6.2.4 Effluent Collection & Disposal

According to the base plan information provided by DPI and advice from the PMCWP, the community owns a comprehensive effluent disposal system maintained through RAESP by the appointed regional service provider comprising of:

- Underground reticulation gravity sewers providing each dwelling with a sewerage service;
- A sewerage pump station located at the northern end of the community that discharges effluent to the wastewater disposal area; and
- A series of effluent sedimentation ponds located approximately 500 m to the north of the community.

No detailed information was available to make a thorough assessment as to the condition or capacity of the existing infrastructure. The PMCWP advised that no upgrades are currently planned for the sewer pump station or sedimentation ponds.

A preliminary design check based on available ground level data, invert levels of the existing sewer system and the CLP indicates that the north-east expansion of the community is not restricted by sewer servicing requirements, provided the new reticulation is extended from the pump station inlet at minimum grade. That each new lot can be served is to be confirmed on a lot-by-lot basis at initiation of the detailed design of the sewer extension.

### 6.2.5 **Electrical Generation & Distribution**

According to the base plan information provided by DPI and advice from the PMCWP, the community currently owns an electrical generation and distribution system that is maintained through RAESP by the appointed regional service provider.

A new power station, located on the access road to the south of the community, has recently been commissioned with a total generation capacity of 140 W and is considered adequate for community demands inclusive of the proposed expansion.

Presently there is a network of aerial cabling running through the community to provide individual dwellings with power and this network can be extended to serve the proposed expansion.

### 6.2.6 **Telecommunications**

The community at large is not currently reticulated with Telstra infrastructure, however a limited number of phone services are available through a Telstra radio transmitter.

Telstra have advised that they "are unable to provide data pertaining to the installed capacity of the network" within the Community.

## 6.3 **Planning Constraints, Opportunities and Objectives**

	<b>Constraints and Opportunities</b>	<b>Upgrading Proposals</b>
Residential	Single Residences	Three single residences
Recreation & Open Space	Limited area close to school	Basketball court and junior oval
Community Facilities	Visitors Area	Provision for camping facilities separate from residents
Infrastructure	Sewerage to future development sites	Requirement for future sewer lines to service proposed lots
	Power station and Powerlines	Expansion will require new cabling to dwellings, distribution pillars, new switch main board, and new street lights
	Fencing of residential sites	Fencing of residences along the front side and rear, to the full perimeter of the lots.

## 7.0 DESCRIPTION OF CLP

This section of the report describes the CLP for Warralong. The plan is included as **Figure 3** overleaf. The Community Layout Plan has been produced in consultation with the Warralong community, Ministry for Housing, Department for Indigenous Affairs and the Shire of East Pilbara.

### 7.1 Community Design

The principles of the CLP have emerged from an assessment of the site's physical and environmental characteristics, re-use of existing infrastructure where possible, regard for the population demographics and nearby lore areas. In detail these principles have guided the form of the plan.

As the site is prone to local flooding from heavy rains the area to be developed will be confined to the more elevated parts of the site.

### 7.2 Buffers

There are three buffers shown on the plan:

1. 500m buffer to the existing sewerage treatment ponds north of the community.
2. 50m buffer to sewer pump station.
3. 200m buffer to power station. The power station was recently upgraded and relocated so there is little impact on residents from noise.

An area of land west of the community is identified for Lore purposes. This land is not available for any form of development.

### 7.3 Road Network and Pedestrian Paths

The existing access road to the site is to be maintained. The internal road network has largely been developed following existing tracks but avoiding trees. The road network has been designed to provide vehicle access to all residences and facilitate expansion of the sewerage system.

Roads are to be defined with bollards or large rocks to limit the tendency for informal tracks to develop and so make pedestrian movement safer.

All roads are to be formed and ultimately constructed to a sealed standard. Concrete spillways will be formed at the junction of stormwater drains and the roads. Open spillways will be used to prevent any accidents with children being trapped and minimise the risk of blocking drains with debris.

### 7.4 Housing

The Community has advised that three houses are required immediately to meet current demands. Four distinct residential areas are shown, corresponding to the four family groups at Warralong. Each grouping has its own area of open space and a visitor's camp.

This is efficient in terms of extending services such as water and electricity. An additional 18 house sites have been identified on the CLP.

The housing can be oriented in order to minimise the heat gain of the afternoon sun and to provide shade and shelter from hot easterly and cold north-easterly winds.

### 7.5 School

The School (comprising classrooms, pre-school, library, and kitchen) is defined by lot boundaries and fencing. There is room for further expansion of the school should the need arise.

## **7.6 Recreation**

An oval has been developed north of the community within the sewerage ponds buffer. The oval is currently un-grassed. Smaller, local parks are shown throughout each defined residential area.

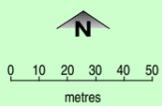
It is intended these smaller parks to be developed with grass and shade trees.

A basketball court has been identified on the plan to be shared with the primary school. There may need to be an adjustment of reserve boundaries to ensure the facility is wholly contained within a single lot.

## 8.0 IMPLEMENTATION

The Shire of East Pilbara has prepared a Local Planning Strategy as a precursor to a new Town Planning Scheme. The current Scheme is limited to the Newman Town site and does not include the whole Shire. The Coogan Pastoral Lease is not included in the existing Scheme, however the Shire is in the process of preparing a new Town Planning Scheme (TPS No 4). The Shire, has for the interim, promulgated an Interim Development order, giving it planning and building control under the Town Planning and Development Act and the Building Code of Australia.

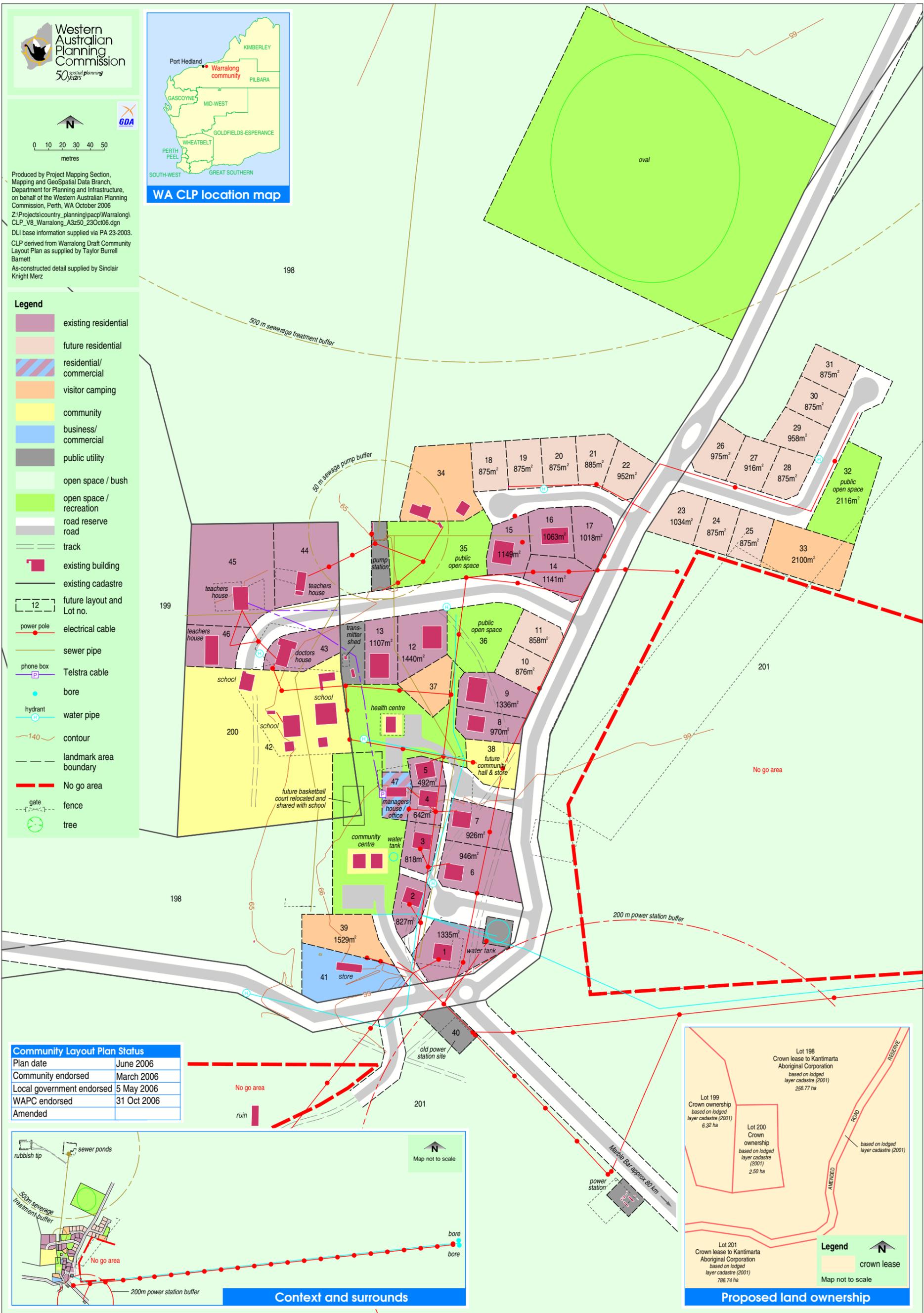
When the new Town Planning Scheme is prepared for the whole Shire area, it is likely the Community will be included in the Rural zone where community living would be an 'AA' use, meaning that Council will have discretion to grant planning approval to future development of the site.



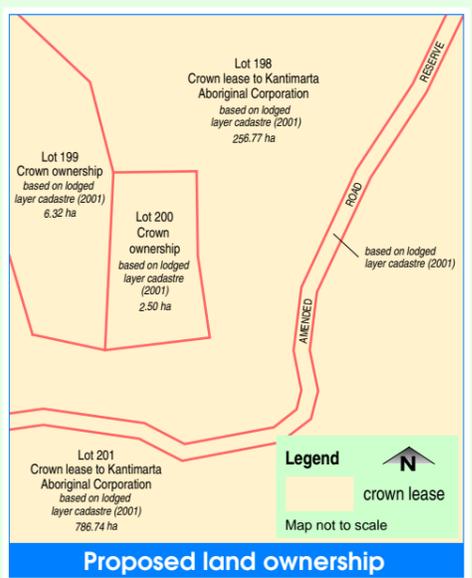
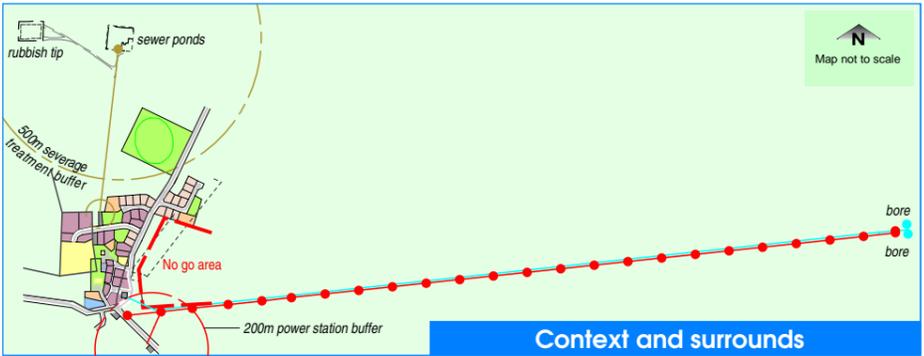
Produced by Project Mapping Section, Mapping and GeoSpatial Data Branch, Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission, Perth, WA October 2006  
Z:\Projects\country\_planning\pacp\Warralong\CLP\_V8\_Warralong\_A3z50\_23Oct06.dgn  
DLI base information supplied via PA 23-2003.  
CLP derived from Warralong Draft Community Layout Plan as supplied by Taylor Burrell Bamett  
As-constructed detail supplied by Sinclair Knight Merz

**Legend**

- existing residential
- future residential
- residential/commercial
- visitor camping
- community
- business/commercial
- public utility
- open space / bush
- open space / recreation
- road reserve
- road
- track
- existing building
- existing cadastre
- future layout and Lot no.
- electrical cable
- sewer pipe
- Telstra cable
- bore
- water pipe
- contour
- landmark area boundary
- No go area
- fence
- tree



Community Layout Plan Status	
Plan date	June 2006
Community endorsed	March 2006
Local government endorsed	5 May 2006
WAPC endorsed	31 Oct 2006
Amended	



## 9.0 BIBLIOGRAPHY

Australian Bureau of Statistics (2002). Census Data.

Beard J.S. (1975). The Vegetation of the Pilbara Area. Vegetation Survey of Western Australia. University of Western Australia Press, Nedlands.

Copp, I. (2005) Geology and Landforms of the Pilbara. Department of Conservation and Land Management

Department of Local Government and Regional Development (2003). Pilbara Economic Perspective

Department of Health (2003) Western Australian Aboriginal Community Environmental Health Survey Needs, Warralong Aboriginal Community

Van Vreeswyk, A.M.E., Payne, A.L., Leighton, K.E., Hennig, P. (2004) An inventory and condition survey of the Pilbara region, Western Australia. Department of Agriculture, Technical Bulletin No 92

Western Australian Planning Commission (2000). Statement of Planning Policy No. 3.2 Planning for Aboriginal Communities;

Western Australian Planning Commission (1999). State Planning Strategy. WAPC, Perth

---

**APPENDIX 1**  
**Service Providers & Current Community**  
**Development Activities**

---

**APPENDIX 1**  
**Service Providers & Current Community Development Activities**

<b>Service Provider</b>	<b>Current Activities</b>
Pilbara Meta Maya	<ul style="list-style-type: none"> <li>• Funding Corporate CDEP</li> </ul>
Department of Indigenous Affairs (DIA)	<ul style="list-style-type: none"> <li>• Coordination and advocacy role</li> </ul>
Department of Housing & Works	<ul style="list-style-type: none"> <li>• Provision of Homeswest housing</li> </ul>
Health Department Office of Aboriginal Health	<ul style="list-style-type: none"> <li>• Clinic and associated services</li> <li>• Community Health</li> <li>• Environmental Health</li> </ul>
Marble Bar Station	<ul style="list-style-type: none"> <li>• Maintenance of law and order – particularly in relation to anti-social behaviour associated with alcohol</li> </ul>
Department of Community Development, Family and Children's Services	<ul style="list-style-type: none"> <li>• Child protection services</li> <li>• Domestic violence counselling and support</li> <li>• Fund YMCA holiday camps</li> </ul>
Independent School	<ul style="list-style-type: none"> <li>• 1 Primary School (programmes for indigenous students)</li> </ul>
TAFE (Department of Training	<ul style="list-style-type: none"> <li>• A range of courses tailored for indigenous people</li> <li>• General mainstream courses</li> <li>• Shed in which courses take place</li> </ul>
Shire Council	<ul style="list-style-type: none"> <li>• maintenance of infrastructure – access roads</li> </ul>

# WARRALONG COMMUNITY LAYOUT PLAN PROVISIONS

---

**JANUARY 2006**

Prepared for: **Warralong Community**

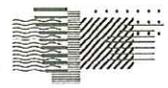
Prepared By: **Taylor Burrell Barnett**  
187 Roberts Road  
SUBIACO WA 6008

Phone: 9382 2911 Fax: 9382 4586

[admin@tbbplanning.com.au](mailto:admin@tbbplanning.com.au)

# TABLE OF CONTENTS

<b>1.0</b>	<b>COMMUNITY LAYOUT PLAN</b>	<b>1</b>
<b>2.0</b>	<b>PROVISION DOCUMENT CONTENTS</b>	<b>1</b>
<b>3.0</b>	<b>PREAMBLE</b>	<b>1</b>
3.1	Community Name	1
3.2	Location and Legal Description	1
3.3	Layout Plan	1
3.4	Responsible Authority	1
3.5	Zoning	2
<b>4.0</b>	<b>DESCRIPTION OF COMMUNITY LAYOUT PLAN AREA (CLP)</b>	<b>3</b>
4.1	Purpose of the CLP	3
4.2	Land Use Types	3
<b>5.0</b>	<b>OBJECTIVES FOR LAND USE TYPES</b>	<b>4</b>
5.1	Residential	4
5.2	Industrial	4
5.3	Visitors Accommodation/Camping	4
5.4	Parks and Recreation	5
5.5	Community Purpose	5
5.6	Utilities	5
5.7	Application Requirements for Development	5
<b>6.0</b>	<b>DEVELOPMENT GUIDELINES</b>	<b>6</b>
6.1	Flooding	6
6.2	Siting of Buildings on Land Areas (lots)	6
6.3	Appearance of Buildings and Land	6
6.4	Landscaping	6
6.5	Fences	7
6.6	Parking	7
<b>7.0</b>	<b>CHANGES TO THE LAYOUT PLAN</b>	<b>8</b>
<b>8.0</b>	<b>ENDORSEMENT</b>	<b>9</b>



## 1.0 COMMUNITY LAYOUT PLAN

- Preamble
- Location Plan
- Community Layout Plan

## 2.0 PROVISION DOCUMENT CONTENTS

- The Community Layout Plan
- Description of Community Layout Plan areas
- Objectives for Land Use Types
- Development Guidelines
- Changes to the Layout Plan

## 3.0 PREAMBLE

### 3.1 Community Name

The Warralong Community is the name given to the settlement.

### 3.2 Location and Legal Description

Warralong Aboriginal Community is located approximately 110 km south-east of Port Hedland and 60 km north of Marble Bar and lies between the Coongan River and Pear Creek on the Goldsworthy Road, in the Shire of East Pilbara.

Warralong is located on Lot 146 on Deposited Plan 194166, shown as De Grey Loc 206 and is portion of De Grey Loc 108, shown as part De Grey Locations 200, 201 and 205. De Grey Location 200 is reserved for the purpose of school, with a Management Order to the Nomads Charitable and Educational Foundation.

### 3.3 Layout Plan

The Layout Plan comprises:

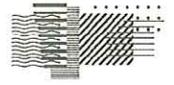
- These Layout Plan Provisions (Provisions),
- The Layout Plan (Plan)
- The Planning Report (Report)

The provisions that follow shall be read in conjunction with the current Plan for the community. The current Plan shall be identified by a distinct date as recognized by the Resolution to adopt the Layout Plan.

The Plan shall be prepared for and adopted by a majority of the Community Council. This adoption shall be a decision that represents the views of the community members. The elected Council members shall make sure that all members of community are consulted about the nature, content and meaning of the Layout Plan.

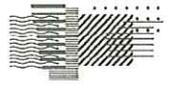
### 3.4 Responsible Authority

The Shire of East Pilbara is the local authority responsible for the administration and implementation of its Planning Scheme, including development approval under any Interim Development Order (IDO) or town planning scheme. This responsibility extends to the endorsement of the Plan and consideration of development proposals for Warralong.



### 3.5 Zoning

The Community is not included in the Shire of East Pilbara Town Planning Scheme 1. The Shire is in the process of creating a new town planning scheme (Town Planning Scheme No. 4) which will include the community.



## 4.0 DESCRIPTION OF COMMUNITY LAYOUT PLAN AREA (CLP)

The Provisions apply to the whole of land referred to as Warralong and shown on the Plan. The Plan shows Land Areas (allowing them to be subdivided some time in the future) to indicate the extent of each development and responsibility, and alignments for roadways (allowing them to be dedicated some time in the future) to indicate routes for vehicular traffic.

### 4.1 Purpose of the CLP

The purpose of the Plan is to ensure the orderly and proper planning of the community. The plan is also to identify the location of easements that are intended to protect essential services. The intent of these Provisions is to guide development within the Plan area under the controls of a Town Planning Scheme, in such a way as to promote and safeguard health, safety, convenience and economic and general welfare of its residents, the amenities of the area and the environment. This includes guiding the location of activities, buildings, roads, paths, landscaping and services.

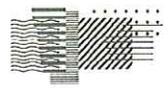
### 4.2 Land Use Types

The Plan allocates Land Use Types throughout the area of the community and provides for objectives for each use type and development guidelines to help in the control of size and location of buildings on each Land Area.

The Plan allocates a Land Use Type to each land parcel in accordance with the CLP. The following Use Types apply:

- Residential
- Commercial
- Light Industry
- Visitors Accommodation/Camping
- Parks and Recreation
- Community Purposes
- Parkland
- Utilities

Where an inappropriate Use Type applies to a land area, the Community Council may proceed to prepare an amendment to change the Plan to allocate an appropriate Use type and seek appropriate approvals from the Shire of East Pilbara.

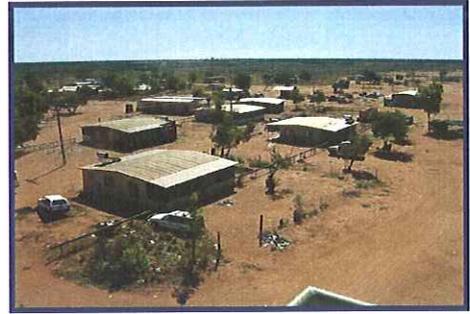


## 5.0 OBJECTIVES FOR LAND USE TYPES

### 5.1 Residential

The objectives for land in the Residential area are:

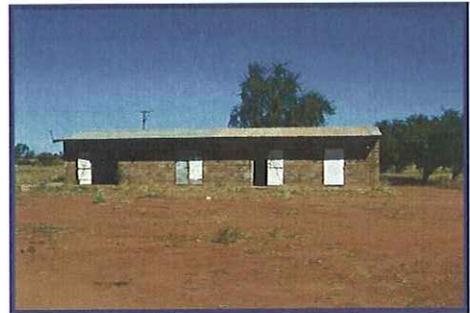
- To provide land for culturally appropriate housing;
- Residential areas shall be mainly for living;
- Safety of pedestrians shall be most important in living area designs;
- To provide living areas where privacy, security and appearance are important criteria;
- To provide land areas for people to 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-living activities;
- To provide living areas convenient to central facilities and amenities.



### 5.2 Industrial

The objectives for land in the industrial zone are:

- To minimise impact on amenity by providing suitable buffers between conflicting uses;
- To ensure adequate land is set aside for future use; and
- To ensure that heavy vehicles do not have to travel through the community/

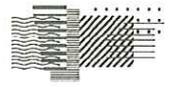


### 5.3 Visitors Accommodation/Camping

The objectives for land in the Camping areas are:

- To provide an area where visitors from other places than the community can stay for a short time;
- To provide campsites for each family group in close proximity to their houses;
- To make sure that campers using the land area have a proper water supply and toilet facilities;
- To make sure that the campers do not cause humbug, noise or nuisance to the people in the living areas;
- The maximum time that any camper can stay in the camping area is two days without Warralong Council approval.





## 5.4 Parks and Recreation

The objectives for land in the Parks and Recreation area are:

- To provide areas where community people can play safely;
- To set aside areas for informal and passive uses (sitting, walking, talking);
- To make sure land areas are set aside in the proper location for major recreation uses;
- To make sure that adequate and appropriate land is set aside for formal and active recreation;
- To provide separate gathering places for each of the family groups.

## 5.5 Community Purpose

The objectives for the land in the Community Purpose areas are:

- To set aside land areas for community uses including civic and cultural activities;
- To provide an appropriate location for special activity centres, meeting areas and special interest group activities;
- To provide for schools and other educational or training facilities.



## 5.6 Utilities

The objectives for land in the Utilities areas are:

- To make sure that enough land is allocated to provide for major servicing utilities such as, sewerage, water, telephone and power;
- To select sites that are convenient to service and safeguard, but far enough away not to be a nuisance to living areas;
- To provide secure and strategic locations for other utilities.
- To ensure services are protected by easements and that such easements should not be built over.



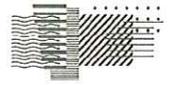
## 5.7 Application Requirements for Development

No person shall carry out development (other than that permitted as set out in the Shire of East Pilbara Interim Development Order or any future town planning schemes on land within the CLP area, until an application is lodged and an approval from the Shire of East Pilbara has been issued.

Applications for development approval shall be made to the Shire of East Pilbara as per Council's requirements.

It is also a requirement for developers to lodge a development application with the Warralong Community Council. The Community Council shall make a decision on the application based on the objectives applicable to each use type shown on the Layout Plan and the Development guidelines. The Community Council will pass its decision to the Shire of East Pilbara for advice and action.

The Community Council may request more information where it considers the application is inadequate for it to arrive at a decision.



## 6.0 DEVELOPMENT GUIDELINES

### 6.1 Flooding

Where a community area may be subject to flooding, every effort must be made by developers to determine a level at which the floodwaters will be minimal. This may require the selection of alternative sites, raising the floor level height of the building, or taking appropriate steps to mitigate the effect of floodwaters.

Priority must be given to the health, safety and welfare of people and property.

The area shown on the Plan as being Subject to Flooding shall not be developed with permanent structures unless appropriate measures are used.

### 6.2 Siting of Buildings on Land Areas (lots)

Front building setback distances should be staggered where desirable, but should not be less than 6.0 metres from the front (street) or rear boundary.

Residential buildings shall be located centrally between the side boundaries. Residences should be located to take best advantage of prevailing cool breezes. Where possible residences should be orientated to overlook community facilities.

Preservation of existing trees is important and house siting can be varied to suit the location of trees.

Other non-residential buildings shall be located to provide the best access and appearance of the development while minimising the effect on the amenity of the adjoining buildings.

### 6.3 Appearance of Buildings and Land

Buildings and property shall be kept in a clean and well, maintained state. Each household shall be responsible for maintaining the upkeep and condition of the land area allocated to each dwelling. The community shall be responsible for maintaining the condition of areas not specific to particular buildings like dwellings, commercial buildings, industries or utilities.

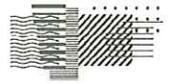
Clearing of rubbish and over grown grass around residences should not be undertaken using earthmoving equipment as this will lower the ground level and cause problems for drainage.

### 6.4 Landscaping

Landscaping means the planting and maintenance of trees, shrubs and grass and may include furniture, barriers and equipment. Existing trees should be preserved and maintained for shade and screening purposes.

Landscaping within the Land area boundaries shall remain the responsibility of the occupiers of the property. Landscaping of streets, play areas and civic areas shall be the responsibility of the Community Council.

Landscaping barriers at the end of roads shall not be removed or damaged. Landscaping around the edge of the community, provided for wind breaks and screening purposes, shall not be cut down or burnt.

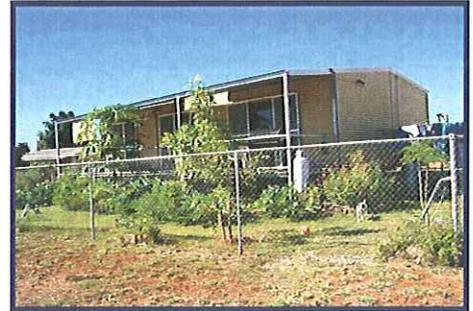


## 6.5 Fences

All residences shall be fenced along the front, side and rear and shall be to the full perimeter of the lot. No front fences shall be higher than 1.2 metres, unless otherwise approved by the Community Council.

Utilities and camping areas shall be fenced in a manner appropriate to the security needs.

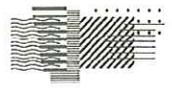
All fencing shall comply with the relevant Shire of East Pilbara policies and Building Codes requirements for fencing.



## 6.6 Parking

Parking of motorcars in living areas shall be located within the land area boundaries. Parking of commercial vehicles, such as trucks, shall not be allowed in the Living Areas, unless approved by the Community Council.

The Community Council shall allocate appropriate parking for civic and public venues determined to be adequate for the majority of events.



## 7.0 CHANGES TO THE LAYOUT PLAN

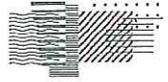
A change to the Layout Plan shall be called an Amendment and shall be prepared in a form that can be copied and circulated throughout the Community in such a way as to clearly show the proposed changes. The Amendment shall show the existing situation and how the Layout Plan will look with the amendment.

From the time the Amendment has been circulated, the Community Council 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 full Community Council meeting for further discussion and consideration.

Following approval of the Amendment and endorsement by the Community Council, the Amendment shall be submitted to the Shire of East Pilbara for its endorsement.

The Shire of East Pilbara 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 East Pilbara and Western Australian Planning Commission.



## 8.0 ENDORSEMENT

The **Warralong Aboriginal Community** hereby endorses the Community Layout Plan dated ..... 2006 (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 ..... 2006.

*B Williams*  
.....  
Chairperson

*[Signature]*  
.....  
Chief Executive Officer

The **Shire of East Pilbara** hereby endorses the Community Layout Plan dated ..... 2006 (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 ..... 2006.

*[Signature]*  
.....  
President

*[Signature]*  
.....  
Chief Executive Officer



The **Western Australian Planning Commission** hereby endorses the Jigalong Community Layout Plan dated January 2005 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 57 of the Western Australian Planning Commission Act 1985 for that purpose.

Signed for and on behalf of the Western Australian Planning Commission.  
*[Signature]*  
.....

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

*[Signature]* ..... Witness

*1/11/06* ..... Date

## AMENDMENTS

---

## Warralong Layout Plan 1

### Amendment 1

**Plan Date** : 1 March 2006      **WAPC Endorsed** : 31 October 2006  
**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 Warralong 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 Warralong Layout Plan 1.

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

#### Approved

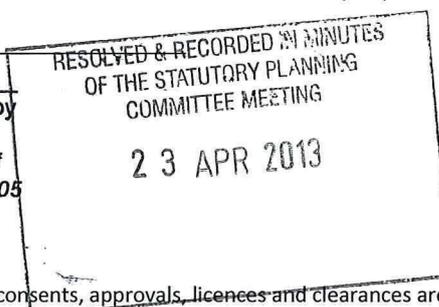
This is a minor amendment as the myriad changes made to content and illustration are of a technical nature. As such, under provision 6.14 the endorsement of the WAPC only is required.

#### Western Australian Planning Commission

*Bigali*      2/5/2013  
Date / /

please sign and print name

Signed by an officer duly authorised by  
the Western Australian Planning  
Commission pursuant to section 24 of  
the *Planning and Development Act 2005*



#### 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.

### **Reason for Spatial Upgrade**

Warralong is transected by several road reserves. Historically, the location of the road reserves did not match the location of existing tracks or the settlement Layout Roads (SL-roads) shown on the Layout Plan. In 2016 Landgate spatially upgraded the cadastre to shift the road reserves to match the location of the existing tracks and SL-roads). Spatial upgrade 1 incorporates the revised cadastre and also includes a number of changes to match existing land uses, including:

- Expanding SL-lot 55 to match the location of the existing playing fields.
- Expanding SL-lot 34 to match the location of the existing visitor camping area.

**Proponent : Department of Planning, Lands and Heritage**

**Date : 15 January 2018**

### Reason for the Amendment

Amendment 2 to Wurrenraginy Layout Plan 1 proposes to undertake a range of minor amendments in response to the identification of existing uses and development that do not match the current SL-lot framework.

	Land Identification	Amendment description
1.	Open space south-west of Fourth Street.	Create SL-lot 70, land use classification "Community", based on existing cemetery, as identified from 2013 air photo.
2.	Thirteenth Street.	Change road name to "Goldsworthy Road" as per Landgate Road Name database.

### 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.*

 16/01/2018  
 Ashley Randell  
 Director, Regional Planning Policy  
 Determination date  
 PN: 15151

### Other Information:

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

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

**Proponent** : Western Desert Lands Aboriginal Corporation (WDLAC)

**Date** : 16 July 2020

**Reason for the Amendment**

The proposed amendment seeks to re-align the boundary of SL-lot 49 to facilitate an emergency isolation facility.

WDLAC have been gifted ten demountable buildings for use across various remote Aboriginal settlements

for the purpose of providing emergency isolation facilities, during the current COVID-19 pandemic.

It is proposed that one of these demountable facilities will be located in Warralong, on SL-lot 49 which is currently utilised for community use and has an existing clinic located on it.

Land Identification		Amendment description
1.	SL-lot 49	Re-align the boundary of SL-lot 49 to facilitate the emergency isolation facility.

**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.*

24 July 2020

**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.