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Aboriginal Settlements Guideline 3: Layout Plan Exclusion Boundaries

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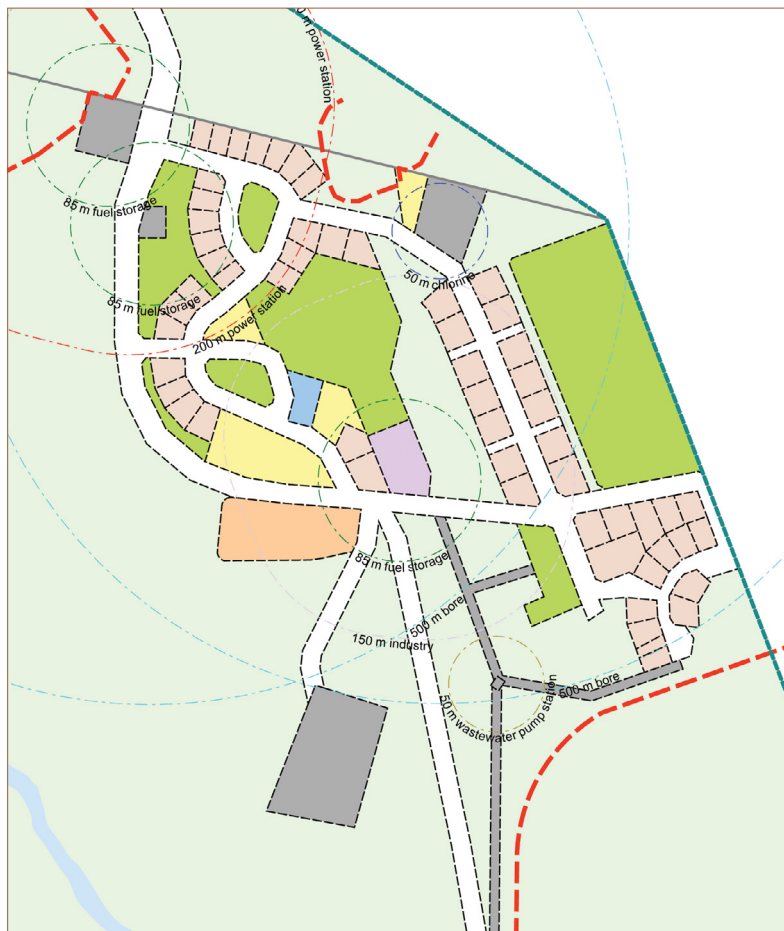
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1 Purpose

- 1.1 The purpose of this Guideline is to provide a practical easy to use reference tool that defines minimum separation distances between incompatible land use activities on Aboriginal settlements in Western Australia (WA).
- 1.2 The Guideline is of particular relevance to planners when preparing Layout Plans. It will also provide useful guidance to others involved in the planning, design and construction of infrastructure, houses, community facilities and public utilities on Aboriginal settlements.
- 1.3 It is noted that the Guideline may be a useful guide to the preparation of land use plans for remote settlements other than Aboriginal settlements, including remote roadhouses and remote worker's camps.

2 Objective

- 2.1 An objective of this Guideline is to improve the health and amenity of people living, visiting and working on Aboriginal settlements by promoting the separation of existing and proposed incompatible land use activities.
- 2.2 An objective of this Guideline is to establish a consistent, appropriate and effective approach to the application of land use separation on layout plans.



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3 Background

- 3.1 Government agencies and authorities at commonwealth, state and local levels have formulated and employed a range of non-statutory 'separation distances' and 'exclusion boundaries' for land uses in WA. Many existing exclusion boundaries are not relevant to the infrastructure and development needs of Aboriginal settlements in WA.
- 3.2 The exclusion boundary distances prescribed in this Guideline have a high regard to existing relevant policy on this matter, including the 'Guidance for the Assessment of Environmental Factors (in accordance with the Environmental Protection Act 1986) No.3 – Separation Distances between Industrial and Sensitive land uses' published by the Environmental Protection Authority in June 2005.
- 3.3 Specific technical rationale for the exclusion boundary distances prescribed in this Guideline are based on engineering and environmental analysis outlined in the 'Land Use Exclusion boundaries for Aboriginal Communities Report (2007)' prepared by consultants Ove Arup for the, then, Department for Planning and Infrastructure.

4 Definitions

- 4.1 For the purposes of this Guideline, the following terms are defined in Table 1.

5 Exclusion boundary measurement

- 5.1 For the purposes of this Guideline, three different methods of measuring exclusion boundaries have been defined: radius, perimeter and abstract. The different forms of measurement apply singularly to different use types, dependent upon the characteristics of that use.
- 5.2 A 'perimeter exclusion boundary' is an irregular shaped exclusion boundary measured from the outer edge of a facility. It applies to spatially large uses such as wastewater treatment ponds and rubbish tips.

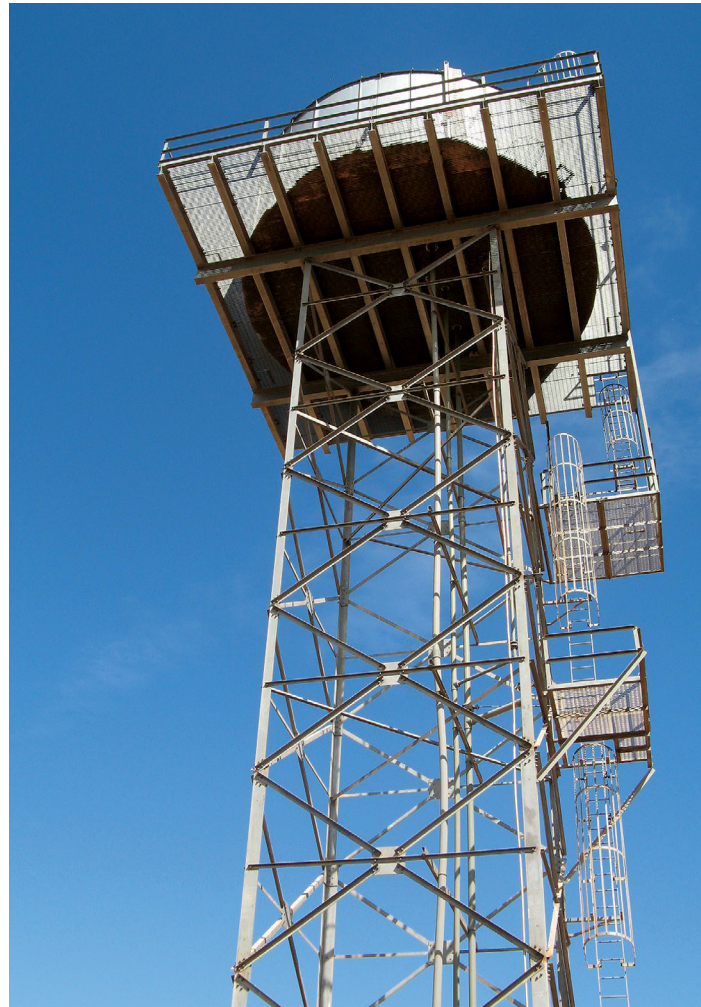


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- 5.3 A 'radius exclusion boundary' is a concentric circle centred on either a specified element of a facility, or from a point approximating the middle of the facility or use. It applies to easily identified spatially small use types such as water bores, and wastewater pumping stations.
- 5.4 An 'abstract exclusion boundary' is an open line that defines the general extent of a 'no-go' area. A 'no-go' area is a culturally significant area that is not suitable for land use or development change and which may have access restrictions. Abstract exclusion boundaries are intentionally ill-defined.

6 Application

- 6.1 The exclusion boundary distances specified in this Guideline are generic and broad. They are based on consideration of: the quantifiable adverse affects of land uses on health, consideration of the amenity requirements of sensitive land uses and an interpretation of the spatial manifestation of culture.
- 6.2 The exclusion boundaries specified in this Guideline are intended for use only in the absence of place specific analysis. Where there is any inconsistency between this Guideline and a place-specific solution the latter prevails.
- 6.3 Exclusion boundaries are not required to the following uses listed in the provisions: rural; open space; visitor camping; road reserve; road, and; pedestrian access way.
- 6.4 This Guideline does not negate the need for developers to secure all relevant consents, approvals, licences and clearances prior to commencing physical works on site.
- 6.5 Special note: A Public Drinking Water Source Area (PDWSA) identified under the State Planning Policy 2.7 – Public Drinking Water Source framework is the most



appropriate form of drinking water source recognition and protection. The correlation between drinking water source areas and the location of wastewater treatment ponds and rubbish tips is fundamental to the sustainability of Aboriginal settlements. Wastewater treatment ponds and rubbish tips are essential infrastructure, which if poorly sited can irreversibly contaminate ground or surface based drinking water sources.

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Table 1: Definitions

Term	Definition
Airstrip runway	A defined area of land that has been prepared for the landing and take-off of aircraft.
Exclusion boundary	A defined area surrounding an identified land use or infrastructure facility within which only compatible land uses are permitted.
Chlorine gas storage	A licensed facility for holding greater than 5 kg of chlorine gas.
Drinking water source	The primary source of drinking water used by the community.
Fuel storage	A licensed facility for holding any generally available fossil fuel, including diesel, opal, petrol and liquid petroleum gas.
Industry	Light industry type uses, including auto repair workshop, plant, chemical & equipment storage, nursery, and similar
Infrastructure	Any non-housing related assets that are or will be fixed to the land.
Power station	A compound containing internal combustion engine generators and associated equipment used for generation of electricity and including associated infrastructure such as fuel storage tanks.
Rubbish tip	A designated area used for the disposal of putrescible waste.
Wastewater pumping station	A collection point for a gravity sewer reticulation system from which sewage is mechanically pumped to wastewater treatment ponds.
Wastewater treatment pond	A reservoir that holds sewage and waste water for treatment to reduce the level of nutrient concentrations

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Table 2: Prescribed exclusion boundaries

Use	Exclusion boundary	
	Prescribed	Notes
Drinking Water Source – Ground Water	500m radius	A 300m radius exclusion boundary from a drinking water production bore to any use listed in the provisions where wastewater is disposed of by a reticulated sewerage system is generally acceptable.
Drinking Water Source – Surface Water	2000m perimeter	n/a
Wastewater Treatment Ponds (WTP)	500m perimeter	A 250m perimeter exclusion boundary from a WTP to industrial and Public Utility uses other than drinking water supply is generally acceptable.
Rubbish Tip	2000m perimeter	A 700m perimeter exclusion boundary from a rubbish tip to industrial and Public Utility uses other than drinking water supply is generally acceptable.
Power Station	200m perimeter	A 150m perimeter exclusion boundary from a power station to commercial uses is generally acceptable. A 75m perimeter exclusion boundary from a power station to industrial and Public Utility uses other than drinking water supply is generally acceptable.
Chlorine Gas Storage	50m radius	A 30m radius exclusion boundary from chlorine gas storage to all uses other than residential, commercial and community is generally acceptable.
Fuel Storage	85m radius	A 55m radius exclusion boundary to any use listed in the provisions from fuel storage that is either in below-ground tanks and above-ground tanks up to 8000L is generally acceptable.
Wastewater Pumping Station (WPS)	50m radius	A 25m radius exclusion boundary from a WPS to any use listed in the provisions other than residential, commercial and community is generally acceptable.
Industry	150m perimeter	A 100m perimeter exclusion boundary from an Industry use to any use listed in the provisions other than residential and community is generally acceptable.
Airstrip Runway	1000m X 500m perimeter	No separation distance is required from an airstrip runway to uses directly associated with air services, such as fuel storage industry, commercial, and so on.
No-go	n/a	n/a

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