Warburton

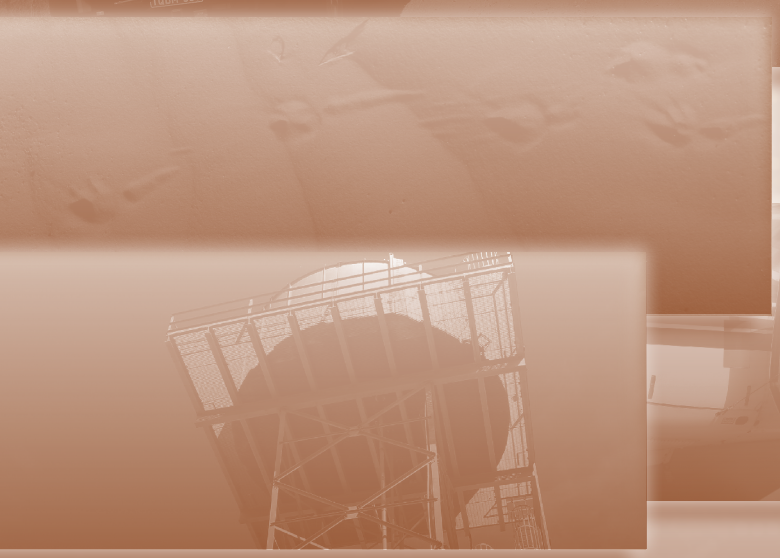
Layout Plan 1

Background Report

June 2004

Date endorsed by WAPC







Amendments

Amendment 1 - February 2013
Amendment 2 - November 2013
Amendment 3 - August 2015
Amendment 4 - November 2016
Amendment 5 - May 2017
Amendment 6 - May 2017
Amendment 7 - December 2017
Amendment 8 - April 2019
Amendment 9 - January 2020
Amendment 10 - January 2021
Amendment 13 - May 2022
Amendment 14 - October 2025
Amendment 15 - October 2026

GOVERNMENT OF WESTERN AUSTRALIA
Department of Planning
Western Australian Planning Commission

Contents

WARBURTON COMMUNITY LAYOUT PLAN – BACKGROUND REPORT 1

1 INTRODUCTION 1

2 STRATEGIC PLANNING INITIATIVES 3

2.1 STATE PLANNING STRATEGY 3
2.2 STATEMENT OF PLANNING POLICY NO. 13 3
2.3 THE GOLDFIELDS ESPERANCE REGIONAL PLANNING STRATEGY (2000) 3
2.4 COMMUNITY HOUSING AND INFRASTRUCTURE PLANS 4
2.5 ATSIC WESTERN DESERT REGIONAL PLAN 4

3 GOVERNMENT 5

3.1 NGAANYATJARRA COUNCIL 5
3.2 THE SHIRE OF NGAANYATJARRAKU 5
3.3 WARBURTON GOVERNING COMMITTEE. 6

4 THE NGAANYATJARRA LANDS 6

4.1 LAND TENURE 6
4.2 ROAD ACCESS 7
4.3 LANDUSE 7

5 THE ENVIRONMENT OF THE NGAANYATJARRA LANDS 7

5.1 CLIMATE 7
5.2 VEGETATION AND FLORA 7

6 WARBURTON COMMUNITY 8

6.1 LOCATION 8
6.2 LAND TENURE 8
6.3 CONTACT INFORMATION 9
6.4 POPULATION 9
6.5 COMMUNITY FACILITIES 9
6.6 LAW AND ORDER 10
6.7 ESSENTIAL SERVICES 11

7 THE EXISTING COMMUNITY LAYOUT 11

7.1 THE LAYOUT STRUCTURE 11
7.2 HOUSING 12
7.3 ROADS / INFRASTRUCTURE 12
7.4 THE SURVEY PLAN 13

8 CONSULTATION 13

8.1 SITE VISIT NO. 1. 13
8.2 SITE VISIT NO. 2 14

WARBURTON COMMUNITY LAYOUT PLAN PROVISIONS 16

9 INTRODUCTION 16

9.1 DEVELOPMENT OF LAND 16
9.2 LAND USE TYPES 16

10 LAND USE OBJECTIVES & GUIDELINES 17

10.1 RESIDENTIAL 17
10.2 COMMUNITY PURPOSES 18
10.3 CULTURAL PURPOSES 18
10.4 INDUSTRIAL / UTILITIES 19
10.5 RECREATION AND OPEN SPACE. 20
10.6 TOURISM 20

Warburton Community Layout Plan – Background Report

1 INTRODUCTION

The Warburton Community Layout Plan (the CLP) will provide a framework for decisions made by the community on land use planning matters over the next five to ten years.

This Background Report identifies the strategic planning objectives for the region and provides background information on the Warburton community that has been gathered as part of the preparation of the CLP. It sets out the local and regional context within which community exists and provides an overview of the factors affecting the future growth of the community. Reference is also made to the consultation undertaken on our first visit.

The initial CLP was prepared in 1996, it provided the basis for major improvements in infrastructure that included the sealing of roads, flood mitigation works, underground drainage and provision for future housing and community facilities. The current CLP provides an opportunity to update the original document and address the town planning issues that have arisen in recent years. The CLP will also:

- Establish a vision which is consistent with the community's aspirations to guide its growth and development;
- Provide a community focus and involvement in the development process;
- Facilitate proper and orderly planning of the community;
- Establish development requirements based on need and social/cultural, physical, environmental and economic opportunities and constraints;
- Facilitate closer cooperation between the Ngaanyatjarra Council, Warburton Community Council, Ngaanyatjarraku Shire and Government agencies;
- Provide a mechanism for a coordinated approach to the provision of services and infrastructure and enable access to existing services infrastructure information; and,
- Promote development that maximises health, safety and welfare outcomes for the community.

2 STRATEGIC PLANNING INITIATIVES

2.1 State Planning Strategy

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

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

2.2 Statement of Planning Policy No. 13

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

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

SPP No.13 is supported by Guidelines for Preparation of Community Layout Plans for Western Australian Aboriginal Communities prepared jointly by ATSIC, the Department of Indigenous Affairs and the WAPC. The Guidelines outline the form, content and structure of a CLP.

2.3 The Goldfields Esperance Regional Planning Strategy (2000)

The broad principles of the Strategy aim to develop the region's assets and provide for its unique needs. The Strategy recognises that a relatively large proportion of the population lives in traditional Aboriginal communities and makes the following

recommendations that are relevant to Aboriginal communities in the region:

- Prepare Community Layout Plans for major Aboriginal communities in the region.
- Determine a whole of government approach to planning for Aboriginal communities.
- Promote and encourage Aboriginal involvement in tourism initiatives.
- Initiate strategies across government and industry which will encourage Aboriginal individuals and communities to participate in and achieve economic and social benefit from the development of the region.
- Implement strategies to reduce water usage and re-use of water for areas with limited potable water.
- Investigate alternative energy options for potential future use in remote areas and review feasibility figures to determine more cost effective ways to introduce alternative energy sources.
- Examine the issues of access for Aboriginal communities, particularly in relation to the possible future high level of road activity generated by mining companies.
- Examine the level of current and future use of airstrips in the region to prioritise airstrip upgrading.
- Facilitate the provision of a comprehensive telecommunications system to cover all towns, mining camps, pastoral and Aboriginal communities and principal highways in the region.

2.4 Community Housing and Infrastructure Plans

ATSIC Remote Area Essential Services Program (RAESP)

The ATSIC RAESP program provides a repair and maintenance service for power, water and wastewater systems to selected remote Aboriginal communities across Western Australia. ATSIC and the Department of Housing and Works fund the program under a joint program management arrangement. The Ngaanyatjarra Services Essential Services Division is the regional RAESP provider for the Ngaanyatjarra Lands.

2.5 ATSIC Western Desert Regional Plan

The Western Desert communities are located in the Western Desert Region of ATSIC Warburton Ward administrative area. The Regional Plan sets out the desired goals and strategies of the Western Desert Regional Council in relation to ATSIC funded programs.

The plan does not set out specific projects for each community but confirms funding on an annual basis to individual communities based on submissions made by Ngaanyatjarra Council. The programs relevant to the Community Layout Plan include new and renovated community housing, infrastructure,

essential services maintenance, sporting and recreation facilities, and all weather roads.

3 GOVERNMENT

3.1 Ngaanyatjarra Council

Each of the communities within the Ngaanyatjarra Lands have a number of common interests and cultural traditions and are autonomous incorporated bodies. They came together to form the Ngaanyatjarra Council in 1981.

The Council provides, through its agencies, services such as health, housing, essential services, law and justice, finance, Native Title and land management. It has also established a series of financially independent service units or businesses to facilitate service delivery across the region and provide additional funding for community development. The council also plays an important role as a political mouthpiece for the people and a forum for discussions.

The Council meets once monthly, the venue rotates between each of the communities. The Council office is based in Alice Springs while the chairman, members and supporting staff are based in the Lands.

The Ngaanyatjarra Council provides the following assistance to the communities:

- Ngaanyatjarra Council for book-keeping.
- Ngaanyatjarra Services for construction and road maintenance, building.
- Ngaanyatjarra Council Solicitor for legal services.
- Ngaanyatjarra Health Service for community clinic and resident nurse.
- Ngaanyatjarra Air for twice-weekly air service to Alice Springs.
- Ngaanyatjarra Agency and Transport Service, Perth, for servicing of community stores. Re-supply each month for freezer and dry goods.
- Aboriginal Buying Service, Alice Springs, for retail and wholesale support.
- Fuel is provided through Ampol Alice Springs which is owned by the Council.

3.2 The Shire of Ngaanyatjarraku

The community of Warburton is one of 11 Western Desert communities that are located within the Shire of Ngaanyatjarraku, they have in total a population of approximately 2,000 people. The Shire office is located in Warburton.

The Shire has not adopted a formal town planning scheme and as such no statutory planning controls for development exist within the area.

The Shire was established in 1993 when the boundary of the Shire of Wiluna was realigned to create a local government for the Western Desert communities. Since the Shire was established the Shire Council has gradually extended the range of local government services provided to communities to include building and environmental health inspections, road maintenance and drainage, recreation and community facilities.

3.3 Warburton Governing Committee.

The Governing Committee is comprised of a chairman, Colin West, and not less than five members from the local community, it meets as necessary to consider community business, but at least once every three months.

The Community Development Advisor (CDA) is responsible to the Community Council (Governing Committee) for the day to day management of Warburton Community. The community office provides the focus for community employment, government agency services, financial management, and for meetings of the Governing Committee.

4 THE NGAANYATJARRA LANDS

4.1 Land Tenure

The Ngaanyatjarra lands, or the Lands, as they are often referred to, are located in the Central Desert region of Western Australia. Yarnangu are the traditional owners of these lands which encompass parts of the Gibson and Great Victoria Deserts, and comprise some 18,585,575 hectares.

Title to these lands is held by the Ngaanyatjarra Land Council (Aboriginal Corporation) under the provisions of the Western Australian Aboriginal Affairs Planning Authority Act 1972. The lands are vested in the Aboriginal Lands Trust and leased to the Ngaanyatjarra Land Council. Status of the Lands varies from Class A Reserve land (99 year leases) to Special Purpose Leases (50 year leases).

The Warburton Community holds a 99-year lease from the Western Australian Aboriginal Lands Trust. It was originally established as an outstation from Warburton and was incorporated in 1982. A licence agreement between the Warburton Community and the Ngaanyatjarra Land Council allows the Warburton Community to occupy the land and buildings in the area.

4.2 Road Access

The Outback Highway (Great Central Road) bisects the Ngaanyatjarra Lands east to southwest, providing access to two major regional centres: Alice Springs (1,000 km NE of Warburton) and Kalgoorlie (900 km SW of Warburton). The 1,000 km section of road from Laverton to Uluru National Park is unsealed and subject to wet weather closure. Whilst numerous other roads exist, they are generally poorly (if at all) maintained and require special permits for transit.

Physical access to and within the Ngaanyatjarra Lands is difficult, as even major roads are not all weather. Permits for travel by non-Aboriginal people anywhere other than the Great Central Road has to be approved by Ngaanyatjarra Council.

4.3 Landuse

The pattern of existing land use within the Ngaanyatjarra Lands IPA is complex and varied, though traditional practices continue to predominate. There has never been a pastoral industry in the region although the United Aboriginal Mission at Warburton managed sheep, cattle, goats and horses until the mid-1980s. The only export industries have been sandalwood harvest, collection of dingo scalps, and prospecting.

5 THE ENVIRONMENT OF THE NGAANYATJARRA LANDS

5.1 Climate

The climate of the Ngaanyatjarra Lands is classified as arid to semi-arid, with hot summers; temperatures are often above 40oC with moderately cool winters and often very cold nights.

Rainfall is erratic and difficult to predict. To the north of the Lands rain is distributed in a tropical and summer pattern whereas at Giles and Warburton the tendency is to expect rain in summer and winter, and not to expect it in spring.

Collected data for temperature and rainfall indicate that most of the mean annual rainfall of 215 mm (Warburton) to 256 mm (Giles) occurs during the hottest months, from December to March. Daytime temperatures during this period are often in the low forty degrees centigrade. This is influenced by the northern cyclonic activity in summer, and the southern depressions in winter.

5.2 VEGETATION AND FLORA

Plants of the region are the source of many items of traditional and contemporary value to the Yarnangu. Besides the obvious benefits of the vegetation to economically important animal species, plants provide food, medicine, implements, weapons,

shelter, narcotics, a source of emergency water, amongst other uses.

The region is generally well vegetated, and for this reason the term Arid Zone is preferred to "Desert" when referring to the region.

Some of the common vegetation formations on the lands are:

Mulga Woodland (purti)

Extensive stands of Mulga Woodland occur throughout the lands and are extremely productive systems. Mulga (Acacia aneura) provides the preferred wood for fuel, branches for shelters (yuu, which are still seen when people are camping, or in "sorry camp"), seed as food, and other useful products.

Spinifex Shrublands (purti)

These tree steppe scattered trees and shrubs are the dominant formations found in the Gibson Desert, and mostly characterised by spinifex and mulga. Elsewhere large areas in sandhill country are characterised by the presence of 'Desert Oaks' or Allocasuarina decaisneana which is kurrkapi or kurrkara in the Yarnangu language. In the Great Victoria Desert, Marble Gum and Mallee are the widespread tree species.

Spinifex Grasslands (pila)

This formation of shrub steppe: scattered shrubs, dominates the region. The characteristic shrubs, which are scattered in this formation, include Acacias, Grevilleas and Mallee Eucalypts. These grasslands may be found on landforms including the plains, sandhills and ranges.

All of the above formations are significant economically to the Yarnangu for the useful plant species and the animals they contain.

6 WARBURTON COMMUNITY

6.1 Location

Warburton is located 1,050 kilometres south west of Alice Springs and 920 kilometres north east of Kalgoorlie on the Great Central Highway.

It is situated between the Gibson Desert (to its north) and the Great Victoria Desert (to its south), Latitude 26 degrees, 8 min, 30 sec south, Longitude 128 degrees, 34 min, 51 sec east.

Warburton is 1,500 feet above sea level. The community operates on Western Standard time.

6.2 Land Tenure

The Community is located within an "A" class reserve 21471 being Lot 3 on deposited Plan 187711, Lot 8 on deposited plan 91735 and Lot 11 on deposited Plan 91735 as is comprised in

QCLT Vol 3123 Folio 597, QCLT 3123/598 and QCLT 3123/599.

The lease issued by the ALT to Ngaanyatjarra Land Council Aboriginal Corporation for 99 years commencing 29/11/1988.

6.3 Contact Information

Community Address

Warburton Community
PMB 71
via ALICE SPRINGS NT 0872

Telephone Numbers

Office 8956 7642, 8956 7724
8956 7728, 8956 7655
Office Fax 8956 7647
Clinic 8956 7685 Fax 8956 7750
Store 8956 7637 Fax 8956 7210
Roadhouse 8956 7656 Fax 8956 7645
Police Post 8956 7638 Fax 8956 7639
Workshop 8956 7684 Fax 8956 7732
School 8956 7651 Fax 8956 7654
Workshop 8956 7740 Fax 8956 7750
Ngaanyatjarra Community College 8956 7531 Fax 8956 7947
Shire of Ngaanyatjarraku 8956 7966 Fax 8956 7959

6.4 Population

At the time of our visit in March 2003 the population of the community, as given by the Community Development Advisor (the CDA), was 550 people. The population figure given in the original CLP that was prepared in 1996 was 511.

The ATSIC Western Desert Regional Plan of 2001 stated that the community had a population of 533.

The Community Housing and Infrastructure Needs Survey (CHINS) of 2001 stated that the usual population was 550.

6.5 Community Facilities

The Community Store

The Community has a large store employing a full-time manager and six local people. The store has a full range of dry goods, frozen foods and fruit and vegetables re-supplied weekly by the Ngaanyatjarra Agency & Transport Service, Perth.

The HealthClinic

The Clinic is staffed by Ngaanyatjarra Health Service (4 nursing sisters) and trains and employs one Aboriginal Health Worker and one Environmental Health Worker.

Warburton School

Provides primary and secondary schooling for community students. Has five teachers and employs five Aboriginal Education Workers.

Ngaanyatjarra Community College Warburton

The College is an independent skills centre providing practical short-term training courses which are appropriate to community skills needs.

The Tjulyuru Cultural and Civic Centre.

The Centre was opened in 2000, it contains a regional centre for Ngaanyatjarra culture as well as an exhibition and performance venue. The administration office for Ngaanyatjarraku Shire is also located in the Centre.

The Women's Centre

It is a facility where women can meet, attend training courses, make art and artefacts, share culture, and discuss and resolve problems. It also houses Mirlytjarra ceramics.

The Church

The community has a non-denominational church.

Brickworks

The local brickworks operated by Ngaanyatjarra Services Building Division produces concrete bricks used in the housing construction programmes of communities throughout the Lands. The brickworks employs Warburton people.

Workshop/Garage

Provides a vehicle maintenance and repair service for Warburton and other Communities. Employs a manager and three mechanics.

Public Swimming Pool

Large pool facility for all residents it is located opposite the School.

Football Oval

This is an important youth sports facility, it is grassed and reticulated and has lighting.

Warburton Roadhouse

Has three motel units, eight single units, ablution and laundry block, twelve camping sites.

Warburton Recording Studio

A Video/Acoustic recording facility for youth recreation and sport. It employs a number of young Warburton people in the production of good quality materials for the local market.

6.6 Law and Order

Warburton Police Station

Warburton Police Station is serviced weekly by Laverton Police. The Court of Petty Sessions, with two Justices of the Peace presiding, sits weekly at Warburton or as required.

Kanpa Bail Centre.

Provides a juvenile and adult bail option for local offenders.

6.7 Essential Services

The Essential Services Officer manages the community's power, water and sewerage supply and services.

Water Supply

Five operational electric bores are located several hundred metres east of the community. Water is pumped to a 500kL ground tank. There are also three older and smaller ground tanks and a 200kL elevated tank. Water is treated by liquid chlorine injection system. A new Calgon dosing unit is intended to treat the hardness of the water, which is blamed for excessive leakage.

The football oval has a dedicated bore for watering.

Power

The enclosed power station is located within 100 metres of houses on the eastern boundary, it consists of 4 diesel gensets. A combination of low and high voltage aerial distribution networks connect to the community, roadhouse and cultural centre, and bores.

Wastewater

A deep sewer network is in place, sewerage is pumped from a pumping station to the wastewater treatment ponds. The ponds are overflowing, probably due to excessive leakage into the system. There are no plans to upgrade the ponds yet; the new Calgon system may address the problem.

7 THE EXISTING COMMUNITY LAYOUT

7.1 The Layout Structure

The area is gently undulating sloping from the north east to the south west. Until the establishment of levee banks the community was often inundated with water after heavy rain, however this problem has now been overcome. The community experiences winds predominantly from the north west.

The main community area is located one kilometre from the main highway and the cluster of buildings which include the Roadhouse and the Tjulyuru Cultural and Civic Centre. The north eastern boundary of the settlement is marked by the airstrip and the aircraft servicing hangar.

We are advised that the ground to the south of the community contains a significant amount of rock which will increase the cost of building in this area.

7.2 Housing

The community has a very dispersed layout with the residential areas spread out over three separate clusters, this reflects the three family groupings or clans within the community. The housing stock ranges in condition from good to very poor condition. A number of the houses in the north east of the settlement are unoccupied and will be refurbished as funds become available.

House Construction Rate

The community has a total of 92 houses and two additional houses are currently under construction. A further two houses are shortly to be constructed at the community farm which is located approximately two kilometres east of the settlement.

At the time of the preparation of the initial CLP plan in 1996 a total of 75 houses existed in the community, this represents a construction rate of approximately of 2.5 houses per year since then.

A number of serviced house sites have been provided in previous years that have yet to be built on and the demolition of a some older houses in recent years has increased the number of vacant sites. Funding has been approved by ATSIC to undertake a program of renovations to 45 houses later this year.

There are presently approximately available 22 housing sites that have power water and sealed road access. In addition to this there are adjoining areas set aside for housing that services can be extended to if the pressure for housing was to significantly increase.

7.3 Roads / Infrastructure

The community has had a large amount of infrastructure works undertaken since the initial CLP plan was prepared in 1996 including the sealing of the majority of the roads in the settlement, extensions to the levee banks, establishment of stormwater channels and underground drains.

This has improved the environment of the community by reducing dust, rapidly channelling flood waters away and reducing the impact of vehicles on roadside vegetation, it has also has allowed street planting to be established.

Community Facilities

The community office, the hospital, the school, the store, recreation facilities and workshops are clustered together at the centre of the settlement towards the eastern boundary. This location allows most residential areas to be located within 300 metres of the store.

No specific aged persons accommodation is located at Warburton, older residents are provided with housing and health facilities at Wanarn.

It is proposed that a multi function Police and Courthouse facility accommodating office facilities and a lockup will be built in the community within the next 18 months. A site for the building has yet to be decided upon, discussions are focussing on either a site close to the existing lockup near the Roadhouse or having a site in the area of the community centre.

The Health Clinic is in need of replacement and at the present time a residential duplex building is temporarily being used to accommodate some of the health services.

7.4 The Survey Plan

The 'As Constructed' survey plan shows contours and landscape elements. A number of houses and community buildings have been constructed since the plan was prepared, these include:

- 6 detached houses.
- 4 duplex houses (8 residences).
- A workshop shed.

The plan also shows three dwellings that have been demolished

Given the rate of growth of the community at the present time the survey plan is sufficient for the needs for the updating of the CLP plan.

8 CONSULTATION

The approach to the preparation of the Plan is to work closely with the local community to ensure that their concerns are addressed, incorporate local knowledge and to ensure a strong sense of ownership of the CLP by the Warburton community is achieved.

8.1 Site Visit No. 1.

Our first visit to the community was undertaken on Tuesday 25 March, we met with the Chairman Colin West, the CDA Damian McLean and Gary King the MSP (Management Support Program)officer. We also met with Chris Paget the Chief Executive of the Ngaanyatjarraku Shire.

Discussions were also undertaken with Des White of Ngaanyatjarra Services regarding the current and future provision of housing and facilities.

It is apparent that Warburton's role as the regional centre is becoming more significant this is creating more demand for administration facilities and housing for staff.

Proposed Improvements

The key issues that were raised were:

1. Provision needs to be made for the Police and Courthouse multi function facility.

2. The existing Hospital does not have the capacity to meet the needs of the region and is in need of upgrading.
3. Housing provision is largely being accommodated through refurbishment rather replacement.
4. The noise from the power station may need to be controlled before more housing is located in the nearby area.
5. The stable population in the last 5 years indicates that a steady slow growth can be anticipated. The road pattern in the south west of the settlement can be extended to accommodate future residential development.
6. Land for community facilities and workshops is adequately catered for.

8.2 Site Visit No. 2

This visit was made on Thursday 15 May. Prior to the meeting the Preliminary Report and Opportunities and Constraints plan was sent to the community for review.

Consultation

A meeting was held with the Community Council Chairman Colin West and Councillors Robin Smythe, Lincoln Smith, Nigel Smythe, Bert Lane, Andrew Jones and Livingston West. The preliminary concept plan was discussed and the following issues were raised:

- Bollards required in some streets to control vehicles and stop 'rat running'.
- Provision should be made for a community shelter or 'pergola' between the swimming pool and the store.
- Additional seating wanted outside the shop and the church.
- Provision should be made for the car park at the rear of the community hall to be sealed.
- The power station creates a lot of noise and is a problem for people living nearby.
- A site for the new Police Station / Multi Purpose Centre was currently being discussed a site immediately north of the College and an alternative site near the road house were under discussion.

A meeting was also held with Damian McLean the Warburton CDA. He made the following suggestions:

- The Health Clinic is currently being used until the old hospital building is redeveloped. It is anticipated that that will occur in the next financial year.
- Two new houses were built since our last visit along from the Clinic and another two are under construction at the farm east of the settlement.

- A future Playgroup Centre is proposed for the an existing small building opposite the school.
- He confirmed that the major development issue facing the community was the development of the Police Station / Multi Purpose Centre and that it was possible that up to seven new staff houses would accompany the building.

A follow up meeting was had with Chris Paget of the Ngaanyatjarraku Shire. He also raised the issue of the proposed Police facility which was currently being debated but no firm decision had yet been made on its location.

Warburton Community Layout Plan Provisions

9 INTRODUCTION

These Provisions complement the Community Layout Plan which sets out existing and future uses and the Land Use Plan that highlights different land use categories. The Provisions provide guidance in planning for future growth and in the consideration of development proposals.

9.1 Development of Land

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

- development occurring in future is consistent with the Plan;
- building and health standards applicable in the Ngaanyatjarra lands are met and;
- the Plan can be updated in accordance with the changes occurring in the settlement.

Development Approval

Development to be undertaken in the community must be consistent with the Plan that has been formally endorsed by the Warburton Community Council, Ngaanyatjarra Council and Ngaanyatjarraku Shire.

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

Form of Application

Applications are to be made in accordance with Ngaanyatjarra Council development application forms.

9.2 Land Use Types

The Land Use Types shown on the Plan indicate the preferred areas within which future development should occur. The actual location of new buildings could be expected to vary according to

community preferences, design characteristics and infrastructure and servicing constraints.

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

1. Residential.
2. Community Purposes.
3. Cultural Purposes.
4. Industrial / Utilities.
5. Recreation and Open Space.
6. Tourism.

10 LAND USE OBJECTIVES & GUIDELINES

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

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

10.1 Residential

Definition

This includes all of the areas used for permanent dwellings.

Objectives

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

- The land allocated for residential development has been determined after considerable consultation with the local community and other stakeholders.
- The layout is consistent with local preferences for the expansion of the community and the street layout pattern.
- It is anticipated that some of the new houses to be developed in future will be built on the sites of existing dwellings that are no longer serviceable and will be demolished.
- Future expansion has been provided for towards the south and south west which will allow the gradual extension of existing infrastructure and services.
- Fences serve an important role in defining the boundary of a family's house boundaries and community members expect that new houses will be provided with fences.

Development Guidelines

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

- Generally the Plan makes provision for house sites with an area of approximately 1,000m^2. This provides sufficient room for effective solar orientation, space for the occupiers to utilise outdoor living areas as well as indoor spaces and parking for numerous vehicles.
- The practice has been adopted of locating houses centrally within a building site, the community has found this to effectively address the amenity issues associated with setback controls. A minimum 6.0 metre front setback and a setback of at least 10 metres between buildings is recommended.
- Fences should be provided around new dwellings, it is recommended that a maximum height of 1.2 metres is established.

10.2 Community Purposes

Definition

This includes public and community activities such as the community office, the school and college, the hospital and health clinic, the women's centre, the youth centre, the community hall and the church.

Objectives

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

- The intention is to provide areas for these activities that are centrally located and encourage people to walk rather than use cars.
- The clustering of activities of a similar nature helps reduce the number of trips required for day to day activities.
- Having a clearly defined town centre provides a strong community focus and sense of place.
- The intention is to create an environment where pedestrians have precedence over motor vehicles.
- Provision has been made for the future expansion of community uses in the centre of the settlement.

10.3 Cultural Purposes

Definition

This includes areas for ceremonial activities, places of cultural significance and 'Sorry Business' or 'inma areas' - places where at times significant numbers of visitors stay when in the community for cultural reasons.

Objectives

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

- The intention is to ensure that development does not encroach upon the areas used for traditional cultural activities.
- Cultural purposes also includes those camping areas used by visitors who may be attending "Law Business" or "Sorry Business". It is desirable that ablution facilities be provided in these locations.

10.4 Industrial / Utilities

Definition

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

Objectives

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

- The workshops, sheds, large vehicle parking areas and utilities such as the power generator and water tanks are generally located on the south western boundary of the settlement.
- The intention is to separate these areas from other activities and to provide a buffer to minimise the impact of noise, dust and potentially dangerous activities or facilities.
- The location is also intended to minimise the requirement for trucks and other heavy vehicles to move through the community.
- A number of residential areas are adversely affected by their close proximity to industrial activities and utilities. To improve the amenity of residents it would be desirable for create buffers between the activities.

Development Guidelines

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

- The power generator and CDEP shed is located approximately 100 metres from a number of dwellings and creates a significant noise problem. It is suggested that a landscaped earth berm is constructed to reduce its impact.
- At some stage in future the opportunity may arise to replace the current power station; if that were to occur the facility should be located at least 200 metres from the nearest residential area.

- The workshops and heavy vehicle storage areas are located adjoining residences and contains a large unsealed area. It is recommended that the area be paved and that a 3.0 metres landscape strip be established within the boundary of the site.
- Fencing around the workshops and industrial facilities is essential to protect the public and for security reasons and provision should be made as appropriate for the needs of the facility.
- Parking for trucks and earthmoving equipment should be provided within the boundaries of the land designated and fenced for Industrial / Utility use.

10.5 Recreation and Open Space.

Definition

This includes sports grounds, the swimming pool, basket ball courts as well as areas that have been retained as public open space.

Objectives

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

- Generally the active recreation areas are located close to the school and include the swimming pool and the basketball courts. The football oval has been located approximately 250 metres north of the settlement.
- Passive recreation areas have been provided in the layout of the settlement to provide for areas of bushland to be retained and allow for informal meeting areas.
- The community has indicated that it would be desirable for a semi formal meeting place with a pergola structure to be established between the pool and the store.
- Where possible existing trees and shrubs should be retained and additional planting established over time.

10.6 Tourism

Definition

This includes the Roadhouse and tourist accommodation facilities.

Objectives

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

- The Road has been established to provide accommodation, fuel and basic grocery items for tourists and other visitors.
- The location of the road house was chosen to avoid uninvited visits to the community by tourists.

- The Roadhouse is in close proximity to the Civic and Cultural Centre and the Police Station. Travellers on the Great Central Road can obtain advice on road conditions and information about Aboriginal culture from these places.
- It is anticipated that the facilities for tourists will expand in this area over time.

Development Guidelines

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

- Where possible buildings architecture should seek to apply design cues from local environment in terms of materials, colours and forms.
- Environmental considerations should be address with consideration given to solar orientation, outdoor meeting places and shade and waste disposal.

AMENDMENTS

Plan Date	:	9 December 2003	**WAPC Endorsed**	:	29 June 2004
Proponent	:	Department of Housing	**Requires Endorsement**	:	Yes

Reason for the Amendment

In April 2010 a representative from the Department of Planning visited Warburton to discuss Warburton Layout Plan 1 (LP1) with community representatives. A general update to LP1 was prepared based on input from community representatives and more recent as-constructed survey data (see point 6 below and attachment 1). Additional changes to LP1 were requested by the Department of Housing in June 2012 to identify sites suitable for the construction of houses in areas that do not require extension of essential services (see points 1-5).

Subject Land	Changes required to Layout Plan
1. SL-lots 10 and 11	Divide SL-lots 10 and 11 into SL-lots 10,11 and 300
2. SL-lot 91	Divide SL-lot 91 into SL-lots 91 and 301
3. SL-lots 9 and 16	Divide SL-lot 9 and 16 into SL-lots 9,16 and 302
4. SL-lot 302	Land use change from open space/recreation to residential
5. SL-lot 122	Land use change from open space/recreation to residential and even redistribution of access corridor between SL-lots 121,123,192 and 193
6. Entire community	General update to CLP based on meeting with community in April 2010 and subsequent requests from community.(see attachment 1 for further details)

Approved

Warburton Community Incorporated

Date 10/7/12.

please sign and print name

Ngaanyatjarra Land Council Aboriginal Corporation

Date 16/08/2012

please sign and print name

Shire of Ngaanyatjarraku

Date

please sign and print name

Western Australian Planning Commission

please sign and print name

RESOLVED & RECORDED IN MINUTES OF THE STATUTORY PLANNING COMMITTEE MEETING

12 FEB 2013

Date 12/2/13

Proponent	:	Department of Housing (DoH)
Date	:	27 February 2013

Reason for the Amendment

DoH requested a number of changes to Warburton LP1. These changes include re-numbering and re-aligning existing SL-lot boundaries to create more appropriately sized Residential SL-lots.

	Issue / Proposal	Changes required to CLP
1.	SL-lot 99, 100, 101, 102, 103, 133, 134.	Re-align SL-lot boundaries to create equal 'Residential' SL-lot boundaries. ✓
2.	SL-lot 135	To be changed to SL-lot 139 ✓
3.	SL-lot 139	To be changed to SL-lot 135 ✓

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.*	**Determination** 5/11/2013. **date**
	Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151 **Authorisation** 9/12/2013 **name & date**

Other Information:

This Layout Plan does note 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	:	11 August 2015

Reason for the Amendment

In July 2015 Water Technology completed the 'Warburton Flood Hazard Assessment Report' on behalf of the Department of Planning (DoP). This provided DoP with flood mapping and information on flood behaviour to guide land use planning, emergency management and assessment of building and development in flood-prone areas for the Warburton community.

The Report has recommended changes to the Layout Plan to reflect various Annual Exceedance Probability (AEP) flood extents, which includes prescribed Finished Floor Levels (FFL). This also includes replacing an amount of 'open space' land use to 'waterway' and creating new SL-lot site for future development. The general intent is to avoid future development anywhere that is at significant risk to flooding and identify areas which are more appropriate for community expansion into the future.

	Issue / Proposal	Changes required to LP
1.	As per the 'Water Flood Hazard Assessment Report' the 1:00 year AEP flood extent greater than 1metre in depth to be reflected on the LP as 'waterway'.	Replace the 'open space' areas with 'waterway' on the LP as detailed in the flood report. Other Land Uses to remain as current.
2.	Creating a new SL-lot for future development on the eastern side of the community.	Create SL-lot 150 to the east of SL-lots 113 and 194 running to Blackstone-Warburton Road. SL-lot 150 to remain 'open space'.
3.	Removing 'residential' land use from the LP that is currently within high risk flooding areas.	• Amalgamate SL-lots 218 to 222 on the western side of Ninth Street into new SL-lot 352 and show as 'open space' land use. • Amalgamate SL-lots 228 to 233 on western side of Eleventh Street into new SL-lot 351 and show as 'open space' land use.
4.	Finished Floor Levels (FFL) for development at Warburton.	***All construction and developer proponents to refer to the 'Warburton Flood Hazard Assessment Report 2015" for site specific FFL.***

*A copy of the Report to be obtained from the Department of Planning prior to any endorsed Layout Plan construction/development.

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.*	12/08/2015 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1 **Determination** **date**
	12/08/2015 Ashley Randell Planning Manager, Aboriginal Communities Regional Planning & Strategy PN: 15151.1 **Authorisation** **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 Housing
Date	:	28 November 2016

Reason for the Amendment

The Department of Housing requested that the Warburton rubbish tip be allocated a Settlement Layout Lot (SL-lot) and Settlement Layout road (SL-road). Additionally, the Department of Planning has updated the spatial information shown on the map-set, to best match existing development and existing government administration.

	Issue / Proposal	Changes required to LP
1.	Rubbish tip south of existing recommended settlement zone.	Insert SL-lot 401 as land use classification 'Public Utility', and add a 2000 metre rubbish tip exclusion boundary.
2.	SL-lot 401	Connect SL-lot 401 with land use classification 'Road Reserve' (Twenty Second Street) to the Blackstone-Warburton Road.
3.	Recommended Settlement Zone	Extend the existing Recommended Settlement Zone to the south to include SL-lot 401 and Twenty Second Street.

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.*	28/11/2016 **Determination** **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, community council, native title rep body, DPaW, EPA, ACMC, Department of Consumer & Employment Protection and Department of Water.

Warburton Layout Plan No.1

Amendment No.5

Proponent	:	**Ngaanyatjarra Services**
Date	:	**3rd May 2017**

Reason for the Amendment

The Ngaanyatjarra Council proposes to construct 6 new residential dwellings addressing Eighth Street, Warburton. An amendment to the Layout Plan is required to ensure that all proposed houses are on separate SL-lots that are appropriately located.

The Warburton Flood Hazard Assessment Report (2015) prepared by consultants Water Technology on behalf of the Department of Planning indicates that the northern portion of SL-lot 352 is susceptible to flooding. The southern portion of SL-lot 352 is considered to be suitable for residential development and is proposed to be subdivided into 6 SL-lots.

The Ngaanyatjarra Council proposes the following changes at Warburton:

	Land Identification	Amendment description
1.	**SL-road Eighth Street**	Spatially upgrade Eighth Street to match existing houses and power poles on the eastern side of the street.
2.	**SL-lot 352**	Realign the southern boundary of SL-lot 352 (Open Space) to be adjacent to, but south of the 1% Annual Excedence Probability threshold identified in the Warburton Flood Hazard Assessment Report June 2015.
3.	**SL-lot 352**	In the balance of the former SL-lot 352, create 6 new SL-lots (361 to 366) as land classification "Residential".

Endorsements:

Warburton Community Incorporated

RONALD HUNT

please sign and print name **Date:** 12/5/17

Ngaanyatjarra Council (Aboriginal Corporation)

please sign and print name **Date:** 12/5/17

Shire of Ngaanyatjarraku

please sign and print name **Date:**

Western Australian Planning Commission

26/5/2017

~~Ashley Rangell~~

please sign and print name **Date:**

Director, Regional Planning Policy

Regional Planning

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, Department of Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

Proponent	:	**Department of Planning**
Date	:	**25th May 2017**

Reason for the Amendment

The Department of Planning proposes Amendment 6 to Layout Plan 1 (LP1) for the purpose of spatial upgrades and boundary re-alignments to existing SL-lots and SL-roads. An amendment is required for the existing development to match the existing dwellings constructed fence lines.

Land Identification		Amendment description
1.	**SL-lots 223, 224, 225, 226 and 227 and SL-road Eighth Street**	Spatially upgrade SL-lots 223 to 227 (land classification "Residential"), to re-alignment of Eighth Street.
2.	**SL-lots 213, 214, 215, 216 and 217**	Spatially upgrade SL-lots 213 to 217 (land classification "Residential") to match existing constructed fence lines.
3.	**SL-lots 209, 210, 211 and 212 and SL-road Eighth Street**	Spatially upgrade SL-lots 209 to 212 (land classification "Residential") to re-alignment of Eighth Street.
4.	**SL-lot 208 and SL-road Eighth Street**	Spatially upgrade SL-lot 208 (land classification "Residential") to re-alignment of Eighth Street.
5.	**SL-lot 155, 156, 157, 159, 160, 161, 162, 163, 164 and 166**	Spatially upgrade SL-lots 155,156,157,159, 160,161, 162,163,164 and 166 (land classification "Residential") on Ninth Street, to match existing constructed fence lines.
6.	**SL-lot 158**	SL-lot 158 to be subdivided into two SL-lots, southern balance of SL-lot 158 to be new SL-lot 367, to match existing duplex.
7.	**SL-lot 256**	SL-lot 256 to be subdivided into two SL-lots, eastern balance of SL-lot 256 to be new SL-lot 368, to match existing constructed fence line.
8.	**SL-lot 165**	SL-lot 165 to be subdivided into two SL-lots, eastern balance of SL-lot 165 to be new SL-lot 369, to match existing constructed fence line.

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.*	**Determination** 26/05/2017 **date**

Ashley Randell
Director, Regional Planning Policy
Regional Planning
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, Department of Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

Proponent	:	**Department of Planning, Lands and Heritage**
Date	:	**13th December 2017**

Reason for the Amendment

The Department of Planning Lands and Heritage (DPLH) has prepared Amendment 7 to Layout Plan 1 (LP1) for the purpose of identifying the existing cemetery, track, production bores, waterway and expansion of the Recommended Settlement zone. This will assist various state agencies in the coordinated provision of services and infrastructure. The Amendment is also an outcome from the DPLH 'Remote Aboriginal Settlements and Communities Cemeteries Audit and Mapping' project.

	Land Identification	Amendment description
1.	**SL-lot 380**	Created with land use classification 'community' to accommodate existing cemetery.
2.	**Recommended Settlement Zone**	Extended to the south to include existing cemetery.
3.	**SL-lots 381 and 382**	Created with land use classification 'public utility' to accommodate the existing production bores, as referred in the 2010 Drinking Water Sour Protection Plan.
4.	**South West of living area**	'Waterway' land use extended, based on 2015 Flood Study using previous line of 1 metre from the 1% AEP model.

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.*	15/12/2017. Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 **Determination 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	:	**Ngaanyatjarra Council** **Department of Planning, Lands and Heritage (DPLH)**
Date	:	**02 April 2019**

Reason for the Amendment

The Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Warburton Layout Plan 1 (LP1)

Ngaanyatjarra Council proposes to upgrade the existing residential buildings on SL-lot 245, including establishing a mess hall adjacent to the existing fence separating it from the water utilities uses on SL-lot 87, to the west.

The boundary between SL-lots 245 and 87 does not match the location of the existing fence. The purpose of this amendment is to re-align the location of the SL-lot boundary separating SL-lots 245 and 87 to match the existing fence location, ensuring that the proposed development by Ngaanyatjarra Council is wholly within SL-lot 245.

Similarly, the boundary between SL-lots 86, 87 and 88 does not match the location of the existing fence, and it is proposed to re-align the SL-lot boundary to match.

Land Identification	Amendment description
SL-lots 245, 86, 87 and 88	Realign SL-Lot Boundaries to match existing fence location.

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.*	04/04/2019 Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 **Determination 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	:	**Ngaanyatjarra Services**
Date	:	**13th January 2020**

Reason for the Amendment

The Department of Planning Lands and Heritage (DPLH) has prepared Amendment 9 to Warburton Layout Plan 1 (LP1) for the purpose of identifying existing infrastructure and making a raft of pertinent updates for improved service delivery and reliability of the plan.

Land Identification		Amendment description
1.	**SL-lot 113**	Divide SL-lot 113 into two portions, northern portion to remain SL-lot 113 and "public utility" land use classification, with new southern lot to be numbered SL-lot **390**, "industrial" land use classification. Add a new SL road to the west of SL-lot 113 and 390, **Twenty-Fourth Street**, using part of SL-lot 114. Adjust boundary of SL-lot 114 to connect directly with the eastern corner of SL-lot 117 and south-west corner of new SL road Twenty-Fourth Street. Adjust SL-lot 150 to match southern boundaries of SL-lots 117, 114, 390 and new SL road Twenty-Fourth Street. Excise the north-east corner of SL-lot 113, to become a new SL-lot **391**, land use classification "industrial".
2.	**SL-lot 86**	Split SL-lot 86 into two SL-lots based on air photo, northern SL-lot to retain current SL-lot number, southern SL-lot to be assigned new SL-lot number (**392**). Southern boundaries of SL-lots 85, 84A, 84B, 303, 89 and 90 realigned to match fences/air photo.
3.	**SL-lot 39**	Excise portion from SL-lot 39 and allocate a new SL-lot number (**393**). Land use to remain "community".
4.	**SL-lot 95-104**	Spatially upgrade north-south boundaries of SL-lots 95 to 98, 103, 104 to match fences/air photo.
5.	**SL-lot 248**	Divide 248 into two parts, southern part to retain SL-lot number 248 ("Community Truck Shed"), northern lot (Wilurarra Creative recording building) to have new SL-lot number (**394**). Spatially upgrade north-south boundaries of SL-lots 41, 45, 58, 242 and SL road Seventeenth Street to match air photo.

6.	**SL-lot 249**	SL-lot 168 (multi-function police facility) and Second Road spatially upgraded to match ALT sub-lease J343459. SL-lots to the east of 168 (249, 250, 251 and 252) spatially upgraded accordingly.
7.	**SL-lot 88**	Divide SL-lot 88 into 2 parts, the southern portion with the largest shed to become new SL-lot **395** and the northern portion to remain SL-lot 88.
8.	**SL-lot 153**	Extend the existing boundaries of SL-lot 153 to the north east and to the south west of the commercial area to encompass the lease area for the shire buildings and gallery. Extend the northern boundary of SL-lot 153 to be co-incident with the southern boundary of SL-lot 151 (roadhouse).
9.	**Open Space**	Create a new SL-lot **410**, bounded by Cultural Centre Street and SL-lots 151, 152, 153, 154 and 255. SL-lot 410 to be land use classification "industrial".
10.	**Cultural Centre Street**	Spatially upgrade Cultural Centre Street, based on air photo and adjacency to lease area for the Shire buildings and gallery.

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.*	13/01/2020 Ashley Randell Director Regional Planning Policy Regional Planning **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, Department of Environmental Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.

Proponent	:	**Ngaanyatjarra Services**
Date	:	**January 2021**

Reason for the Amendment

Ngaanyatjarra Services has requested re-alignment of the boundaries of SL-lots 161 and 162 to match existing development, which in turn will result in SL-lots 163 and 164 being deleted from the Warburton Layout Plan.

Land Identification		Amendment description
1.	SL-lots 163 and 164	Delete SL-lots 163 and 164.
2.	SL-lot 162	Extend the southern boundary of SL-lot 162 to the northern boundary of SL-lots 165 and 369, and the northern boundary of SL-lot 162 to align with the northern boundary of the former SL-lot 163.
3.	SL-lot 161	Extend the southern boundary of SL-lot 161 to align with the new northern boundary of SL-lot 162.

Endorsement:

In accordance with State Planning Policy 3.2 Aboriginal Settlements Guideline (June 2020) 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.*	 **21 January 2021**

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	:	**Shire of Ngaanyatjarraku**
Date	:	**1 March 2022**

Reason for the Amendment

The Shire of Ngaanyatjarraku has requested the realignment of boundaries in the vicinity of Cultural Centre Street for the purpose of providing additional residential and industrial development opportunities as well as improving legibility of the local road network.

The Shire of Ngaanyatjarraku proposed the following changes at Warburton:

Land Identification		Amendment description
1.	Cultural Centre Street and road reserves	Realign Cultural Centre Street to increase legibility of the area for visitors to the region and for better connection between local tourism opportunities. This will include a cul-de-sac at the Cultural and Civic Centre for improved traffic management.
2.	Extend the western boundary of Lot 410 to the western boundary of Lot 153.	It is proposed to increase the area of Lot 410 to create additional industrial zoned land for use by the Shire of Ngaanyatjarraku for its local government purposes. This will include, but not necessarily limited to, storage and activities associated with its Works Department.
3.	Lots 152, 154, 255 & 153	Reconfiguration of residential land to create additional residential lots but decreasing overall lot sizes. Reconfiguration of roads will assist with improved access to each lot. Residential land intended to be developed for additional staff and community housing.

Endorsements:

Ngaanyatjarra Council (Aboriginal Corporation) *please sign and print name* Gerard Coffey	**Date:**	31/03/2022
Warburton Community Incorporated *please sign and print name* Steve Austin (COA)	**Date:**	31/03/22
Shire of Ngaanyatjarraku *please sign and print name* Kevin Hannagan, CEO	**Date:**	1/4/22
Western Australian Planning Commission *please sign and print name* under delegation - Ashley Randell, Director Regional Planning Policy	**Date:**	2 May 2022

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	:	**Department of Housing and Works**
Date	:	**15 September 2025**

Reason for the Amendment

Re-classification and realignment of land uses to provide additional residential SL-lots at Warburton community.

Land Identification		Amendment description
1.	SL-lot-16	Create new 'residential' SL-lot (370) on the northern portion of SL-lot 16 with frontage to Fifteenth Street. The rest of SL-lot 16 to remain 'recreation'.
2.	SL-lot 20	Create additional 'residential' SL-lot (371) with frontage to Fifteenth Street.

Endorsements:

Ngaanyatjarra Council (Aboriginal Corporation) *please sign and print name*	**Date:** 24/9/25
Warburton Community Incorporated *please sign and print name* Nathan Smith	**Date:** 24/9/25
Shire of Ngaanyatjarraku *please sign and print name*	**Date:** 25/9/25
Western Australian Planning Commission *please sign and print name*	**Date:** 28 October 2025

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.

Warburton Layout Plan No. 1

Amendment No.15

Proponent: Ngaanyatjarra Land Council
Date: 12/08/2026

Reason for the Amendment

Re-classification of land use of Lot 75 to permit construction and operation of a 4-chair dialysis facility at the Warburton Community. To be operated conjointly with the adjoining health centre.

Re-classification of land use of Lot 410 to permit short stay use of dwellings and workers accommodation that has already been established at Lot 410.

Land identification		Amendment description
1	SL- Lot 75	Land use change from residential to community.
2	SL-Lot 410	Land use change from industrial to commercial.

Endorsements:

Ngaanyatjarra Land Council (Aboriginal Corporation)	
please sign and print name Dereck Harris	**Date:** 26/08/26
Warburton Community Incorporated	
ANDREW JONES *please sign and print name* Andrew Jones	**Date:** 26.8.26.
Shire of Ngaanyatjarraku	
please sign and print name David Mosel	**Date:** 27/8/26
Western Australian Planning Commission	
please sign and print name A. Randell 22 October 2026	**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, incorporate community council, native title representative body, Department of Environment Regulation, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water.