

EAST NEWMAN

Walk with us towards a stronger future.

EAST NEWMAN PRECINCT STRUCTURE PLAN

Information and Frequently Asked Questions

This booklet includes a range of information about the proposal by Karlka Nyiyaparli Aboriginal Corporation (KNAC), Jamukurnu Yapalikurnu Aboriginal Corporation (JYAC) and Puntukurnu Aboriginal Medical Service (PAMS) to establish a Precinct Structure Plan over the majority of land recognised as East Newman.

This document also seeks to answer questions you may have about the objectives and the planning process for this initiative.



INTRODUCTION

Niyaparli and Martu have a vision for East Newman. Newman is Niyaparli Country. Many, many years ago Niyaparli asked Martu to look after Jigalong when they travelled from their desert lands, now Niyaparli and Martu live in Newman together.

In 2020 Niyaparli and Martu came together to sign the 'This is Our Dream Cultural Compact' and invite others to listen, follow and join their story. The Cultural Compact is a commitment to laying down new foundations to walk together in a new way with others.

The East Newman Precinct Structure Plan (ENPSP) is one of the first projects resulting from the Cultural Compact, which aims to build Strong Culture and Strong Families in East Newman aimed at keeping culture, language and families strong.

The ENPSP aims to create a thriving community in East Newman through establishing key priorities that will allow for better opportunities in healthcare, housing, education and cultural wellbeing.

The World Health Organisation's Health and Housing Guidelines recognises the impact of good housing on disease prevention, education accessibility, crime and poverty reduction and improved quality of life.

The ENPSP was developed by KNAC, JYAC and PAMS and calls for change in East Newman through advocating for improved and increased social housing and access to much-needed facilities and services.

The ENPSP is part of the broader East Newman Revitalisation Project, that aims to improve residents' health, well-being and educational outcomes by establishing foundations for better investment into families, amenity and housing.

The East Newman Revitalisation Project was identified as a priority project by stakeholders of the Newman Futures project in 2020. The Newman Futures project was launched in 2019, with KNAC, JYAC, BHP, the Shire of East Pilbara (SoEP) and the Premier of Western Australia all co-signatories of the project.

Developed in 2022 the ENPSP outlines a vision developed by Niyaparli and Martu people for Strong Culture and Strong Family in East Newman.

The planning process for the ENPSP has been led by Niyaparli Traditional Owners and Martu. KNAC, JYAC and PAMS are all joint proponents of the ENPSP which was submitted to the SoEP in December 2022.

The proponents of the plan are clear that the ENPSP is one important step in a series of steps to implement the East Newman project.

The Newman Futures project has recognised the intrinsic link between Newman, the Western Desert communities and the broader Pilbara region. The project continues to advocate for investment to improve health, wellbeing and education outcomes.



BRIEF HISTORY OF THE SITE

The SoEP is the largest local government area (by geographical area) in Western Australia, however it is sparsely populated.

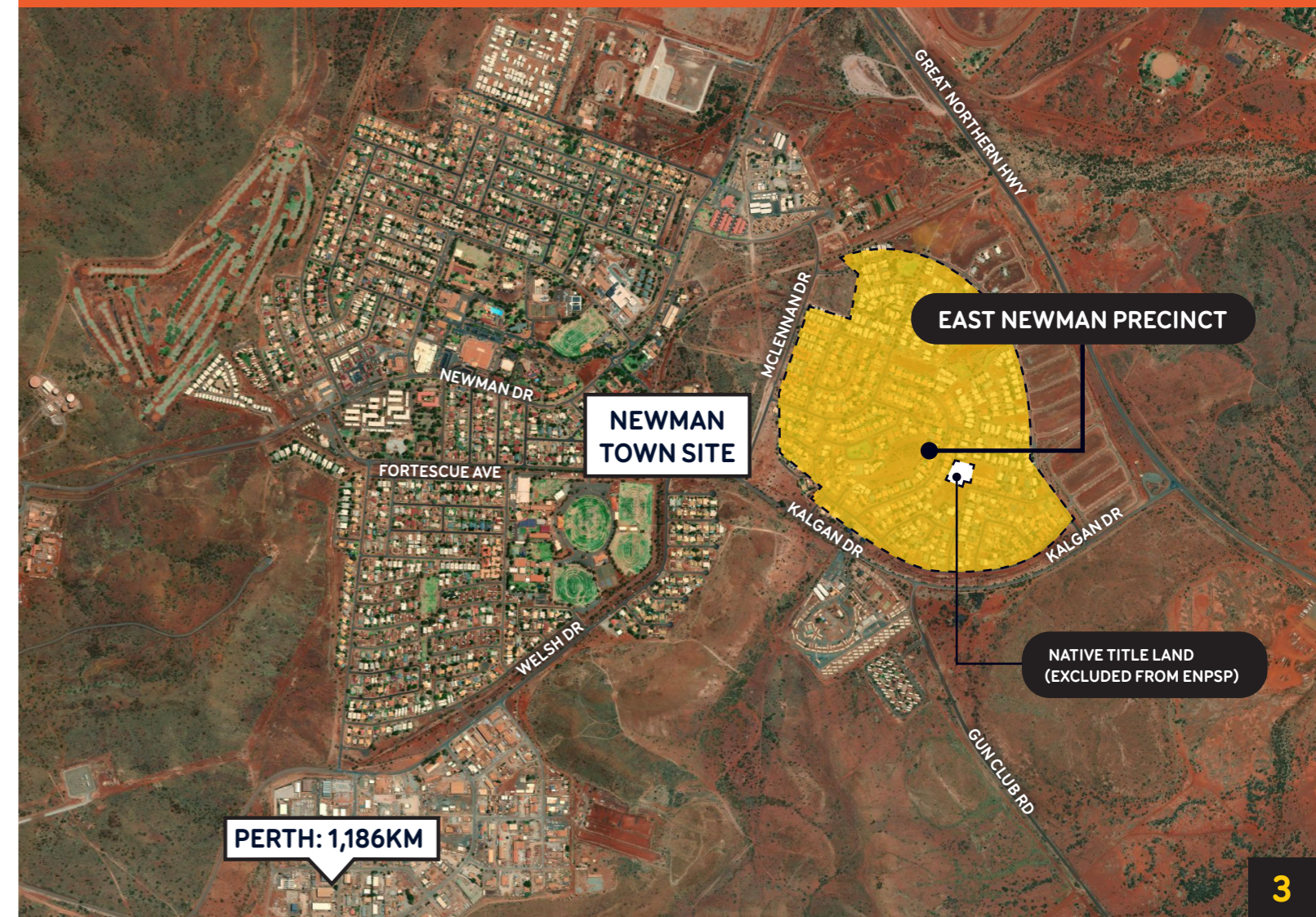
Niyaparli people are the Traditional Owners of the area now known as Newman. In 2018, they were granted native title over 40,000 square kilometres of traditional country, including the Newman Townsite, located around 1,186km northeast of Perth.

The town was established in 1968 by the Mt. Newman Mining Company as an accommodation centre for employees at its nearby iron ore mine. Newman experienced rapid growth over the next 20 years, and in 1981 management of the town was transferred to the SoEP.

The East Newman Precinct is located within the Newman Townsite.



ENPSP Part 2 – Section 1.3 Physical Context



THE PROPOSAL

The ENPSP will introduce three priority areas for change to the East Newman precinct, which complement the existing residential land use of East Newman.



Community Facilities

The ENPSP provides an underlying framework to enable the provision of community facilities, including:

- Short stay accommodation for those receiving medical treatment and associated cultural and wellness space
- A neighbourhood centre to accommodate a convenience store, laundry, ablution facilities, a community services triage centre and space for other enterprises
- A Nyiyaparli and Martu youth facility



Housing

The ENPSP will facilitate upgrades to existing housing to provide for greater livability and variety of homes including:

- Introduction of Guidelines to facilitate an increase in dwelling numbers
- Introduction of opportunities for a multi-generational home ownership precinct, providing a diverse range of options for housing tenure

- Housing designed to meet the needs of, and is fit for purpose for, the people in the community
- Introduction of built form controls to ensure housing design is climate responsive and appropriate to community needs
- Identifying opportunities for redevelopment of housing, focusing on corner lots and lots along parks leading to better connection to open space and increased safety
- Improving the amenity and livability of housing

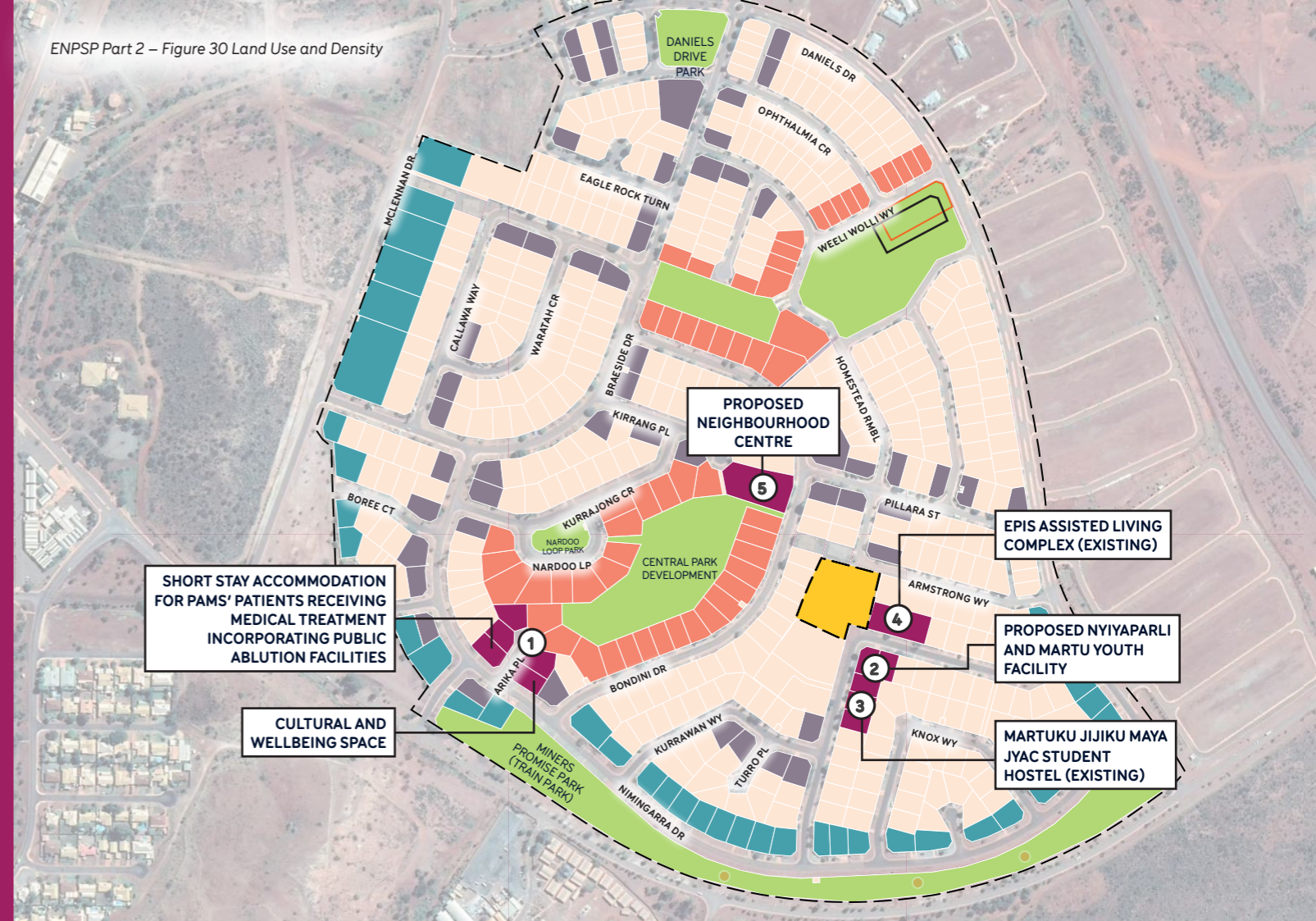


Public Realm and Connectivity

The ENPSP will facilitate upgrades to public open space and parks, and improved connections throughout the area including;

- Culturally sensitive improvements to parks and public gathering spaces such as the undeveloped park in the centre of East Newman and the drainage reserve adjacent to Nimingarra Drive
- Upgrades to streets, ensuring safety and comfort through landscaping and increased tree canopy
- New road and pedestrian connections to improve access
- Planning and design of public areas and improved location of community facilities focused on key Nyiyaparli and Martu walking trails

ENPSP Part 2 – Figure 30 Land Use and Density



EAST NEWMAN PRECINCT STRUCTURE PLAN

LEGEND

- ENP boundary
- Existing residential
- Community use
- Parks and open space
- Parks and open space - community purpose
- Native title (Does not form part of the ENPSP area)

KEY COMMUNITY SITES

- ① PAMS short stay accommodation and cultural and wellness space
- ② Nyiyaparli and Martu youth facility
- ③ Martuku Jijiku Maya - JYAC Student Hostel (existing)
- ④ EPIS Assisted Living Complex (existing)
- ⑤ Neighbourhood Centre

HOUSING OPPORTUNITY

- Opportunity for lots to be redeveloped to focus on external aspect
- Opportunity for lots to be redeveloped along parks
- Corner lot opportunities

PROJECT VISION

Strong Culture, Strong Families.

To formalise a Precinct Structure Plan for East Newman, with the key focus being on Strong Culture and Strong Families. This will encourage investment to improve conditions for families by upgrading social housing, basic facilities and communal spaces, in turn improving health, education and employment outcomes for Indigenous people in Newman.

The ENPSP forms part of a greater revitalisation project which is complemented by a Masterplan and a Social Plan, outlining an implementation approach designed to build Strong Culture and Strong Families in Newman.



PROPOSED BENEFITS

The ENPSP proposes priorities that will allow for Strong Culture and Strong Families.



Opportunities for increased social housing

that is culturally sensitive and increased home ownership support will reduce homelessness and overcrowding



A neighbourhood centre

will provide space for necessary services like a convenience store, laundry, ablution facilities, a community services triage centre and spaces for other enterprise



Redeveloping streets

to provide increased connection creates an opportunity for passive surveillance, reducing anti-social behaviour



Community facilities

will create spaces to educate young people about culture and language



Upgrades to community spaces

like parks and streetscapes to connect the community



PAMS short stay accommodation

will allow people to stay on Country and near family when receiving medical treatment



THE PLANNING FRAMEWORK



The ENPSP is a high-level town planning document prepared in accordance with the Western Australian Planning Commission's (WAPC) Planning Policy on Precinct Design.

The ENPSP precinct boundary reflects the existing built form and public spaces of East Newman and has a design focus on improvements to housing, community facilities, public realm and connectivity.

The WAPC is the decision maker responsible for issuing approval. In considering the ENPSP, the WAPC will take guidance from the SoEP - which will include comments received from stakeholders during the advertising period and other government referral authorities.

The ENPSP represents a step in the town planning approval process and provides the mechanism for the lodgement of future town planning applications (i.e., town planning scheme amendments, subdivision applications and/or development applications) required to realise the overall design vision for East Newman. If necessary, the ENPSP can be amended post approval.

INVESTIGATION & PLANNING PROCESS

In 2022, the KNAC, JYAC and PAMS boards voted to support and become proponents of the ENPSP.

The ENPSP was informed by findings from the Home in East Newman Masterplan, which was developed through a Steering Committee with representatives from BHP, SoEP and Department of Communities.

The ENPSP is the result of 54 engagement initiatives (workshops and meetings) and more than 400 instances of engagement with stakeholders and community members.

The process saw approximately 200 individuals engaged, with approximately 80 of those individuals having recurring engagement in the project.

HAVE YOUR SAY

We encourage you to help inform the approvals process for this important initiative by making a submission when the ENPSP is advertised by the SoEP.



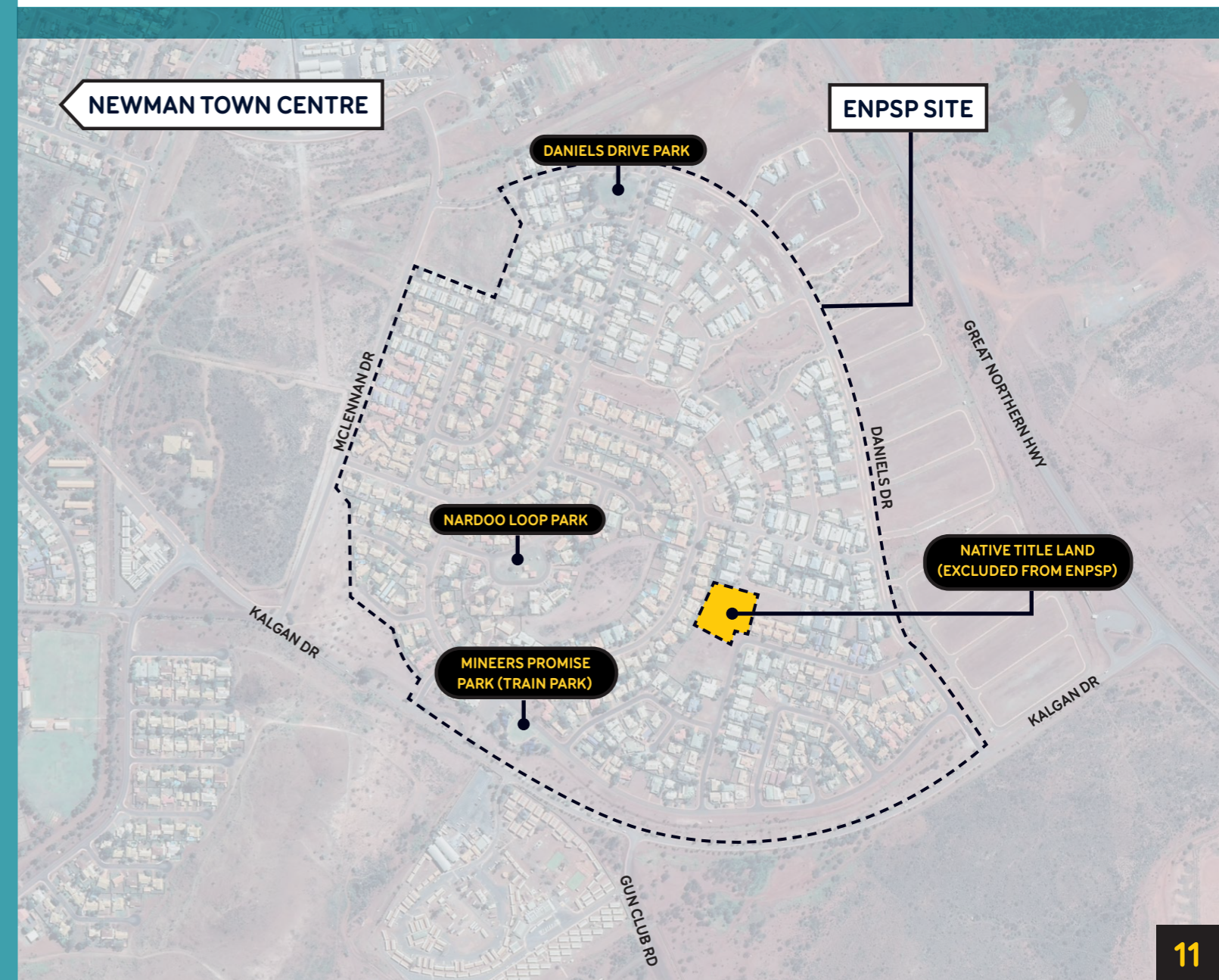
FREQUENTLY ASKED QUESTIONS

THE SITE & PROJECT TEAM

Where is the East Newman Precinct site?

The ENPSP will apply to the land contained within the East Newman precinct boundary as shown in the image below.

It should be noted that the portion of land with Native Title identification within the Structure Plan area on Armstrong Way is excluded from the ENPSP.



Who owns the land in East Newman?

Land ownership includes Private Landowners, Companies, including BHP, Department of Communities, WA State Government, KNAC, JYAC, PAMS and the Shire of East Pilbara.

Why have KNAC, JYAC and PAMS prepared the ENPSP?

The ENPSP forms part of a broader revitalisation project for East Newman. The ENPSP aims to have a positive impact on residents' health, wellbeing and educational outcomes through the creation of opportunities to improve investment into families, amenity and housing.

As recognised by The World Health Organisation's Health and Housing Guidelines good housing is important to disease prevention, education accessibility, crime and poverty reduction and improved quality of life.

Why is more housing required?

WA is currently amid a nation-wide trend of rising rental prices and low housing stock, particularly in locations heavily tied to the fluctuations of the mining sector.

In Newman, there is significant income disparity between the salaries of those working in the mining sector and other members of the community, which makes it difficult for locals to compete for housing.

Stakeholders working in East Newman have continued to point to high levels of overcrowding, a lack of housing stock and the dilapidated condition of much of the available housing as one of the primary factors in the enduring social disadvantage of East Newman residents.

Overcrowded and substandard housing is directly linked to the rising inequality and a range of health, education and social issues present in Newman.

It is the aspiration of Nyiyaparli and Martu that there be:

-  0% homelessness
-  0% overcrowding
-  Culturally purpose-fit housing
-  Home ownership support
-  Multigenerational housing precincts

The ENPSP aims to address these aspirations and makes recommendations on ways to improve the current housing stock and identify opportunities for increasing the amount of housing.



Who prepared the East Newman Precinct Structure Plan?

The project team comprises experienced and respected professionals and technical experts including:

- KNAC, JYAC and PAMS
- Hames Sharley Architects and Town Planners
- Newman Futures

Various technical experts, including landscape architects, traffic engineers, bush fire consultants, environmental consultants, hydrologists and acoustic engineers have all been involved in preparation of the ENPSP.

What benefits will be achieved from the East Newman Precinct Structure Plan?

The ENPSP proposes several priorities that will support Strong Culture and Strong Families in East Newman.

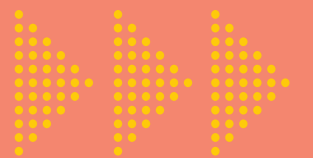
The ENPSP will create opportunities for more social housing that is culturally sensitive and increased home ownership support, which will reduce homelessness and overcrowding.

A neighbourhood centre will provide space for necessary services like a convenience store, laundry, ablution facilities, a community services triage centre for services like health care and space for other enterprise.

Redeveloping streets to provide more connection will create more opportunities for passive surveillance, in turn reducing anti-social behaviour.

Community facilities will create cultural spaces to facilitate the transfer of cultural knowledge, language and practices to young people and others, while upgrades to community spaces like parks and streetscapes will connect the community.

PAMS short stay accommodation will allow people to stay on Country and near family for medical treatment.



THE PLANNING PROCESS

What is the planning process for the proposed ENPSP?

The ENPSP was lodged with the SoEP in December 2022. The SoEP administration will consider the ENPSP, and concurrently advertise for public comment and seek input from key government stakeholders. Following the advertising/referral period, SoEP administration will assess the outcome of any submissions received and present the ENPSP to the SoEP Council for final determination. Following the Council's determination, the ENPSP will be referred to the WAPC for their final determination.

How has the ENPSP considered traffic access and egress?

The ENPSP identifies opportunities for development of existing dwellings and community purpose site(s). Any increase in traffic resultant from this has been reviewed through suitable traffic modelling, forming part of the ENPSP. The traffic modelling confirmed the existing road design of East Newman can manage any increase in traffic volumes.

In addition, to improve traffic and pedestrian connectivity, locations for future road connections have been identified. These have been strategically located in areas where connectivity is currently restricted.

Do you have land use plans ready to present to us?

Yes, these can be found in the ENPSP Part 2 Figure 30 - also referenced on page 5 of this document.

Land use permissibility within the ENPSP shall be determined in accordance with the SoEP.

How long will the Precinct Structure Planning process take?

It is estimated that the planning process and subsequent approvals process will take a further eight to ten months, including consideration by the SoEP and WAPC.

PROPOSED LAND USES

What uses are being considered for the Land?

The ENPSP does not propose any amendments to the land use zoning of East Newman, however a key objective of the ENPSP is to introduce a number of additional uses that will be for the benefit of the community, including:

- PAMS short stay accommodation with an associated cultural & wellness space
- A Nyiyaparli & Martu youth facility
- A neighbourhood centre to accommodate a convenience store, laundry, ablution facilities, a community services triage centre, space for other enterprises
- Culturally sensitive improvements to key open spaces, including the underdeveloped open space behind the houses on Bondini Drive and Kurrajong Crescent, Miners Promise Park (Train Park) and the drainage reserve adjacent to Nimingarra Drive
- Some lots, where applicable, can be amalgamated and redeveloped to provide a number of grouped dwellings on a single lot, creating opportunities for culturally sensitive, multi-generational housing precincts



What was the proposed stakeholder and community engagement process to inform the ENPSP?

The ENPSP was informed by the Masterplan, which was prepared in late 2020 – early 2021 through Newman Futures. The ENPSP is the first project resulting from the 'This is Our Dream Cultural Compact', which was signed by Nyiyaparli and Martu in 2020 as a way of coming together in a new way for a better future in Newman.

The Masterplan was prepared in close collaboration with a wide range of stakeholders, in particular BHP, the SoEP, Department of Communities, Nyiyaparli and Martu community members and KNAC and JYAC.

The preparation of the ENPSP, with KNAC, JYAC and PAMS as the proponents, included the following stakeholder involvement:

1. Two design workshops attended by:
 - KNAC and JYAC members and administration
 - PAMS administration
 - BHP (at one workshop)
 - SoEP administration (at one workshop)
2. Presentation to the Shire of East Pilbara Council
3. Presentation to Shire of East Pilbara Executive

4. Presentation to the Chair of the WAPC
5. Meetings with key senior staff at the Department of Planning, Lands and Heritage
6. Presentation and meetings with Department of Communities
7. Meeting with Chairperson of Development WA
8. Meetings with key senior staff at Development WA
9. Presentation/display of the ENPSP at the JYAC AGM

Creating Communities has been appointed to engage on behalf of the proponents of the ENPSP with Government Departments, key stakeholders and the community to help inform the planning process and seek input through information events

Has infrastructure been considered in preparing the ENPSP?

In preparing the ENPSP, consideration has been given to any infrastructure upgrades required (i.e., power, water, sewer, drainage and roads) and was confirmed that there is suitable capacity for infrastructure upgrades to accommodate any future development in East Newman.





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