

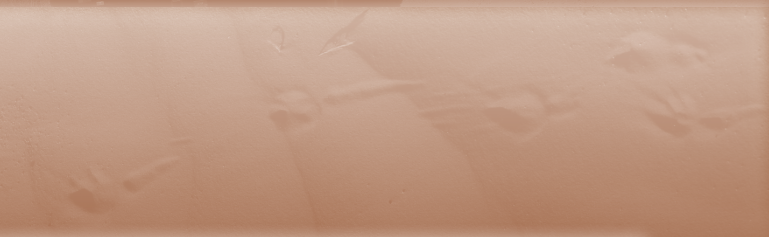
# Lundja

## Layout Plan 1

### Background Report

April 2003

Date endorsed by WAPC



### Amendments

- Amendment 1 - June 2006
- Amendment 2 - December 2010
- Amendment 3 - September 2011
- Amendment 4 - March 2013
- Amendment 5 - April 2013
- Amendment 6 - March 2019
- Amendment 7 - April 2021
- Amendment 8 - November 2024



Department of  
Planning



Western  
Australian  
Planning  
Commission

# LUNDJA LAYOUT PLAN 1

Layout Plan 1 (LP1) was prepared during 2003 by Connell Wagner. LP1 has been endorsed by the resident community (6 February 2003), the Shire of Halls Creek (27 February 2003) and the Western Australian Planning Commission (WAPC) (16 April 2003).

During the period June 2006 until March 2019 the WAPC endorsed 6 amendments to LP1. The endorsed amendments are listed in part 7 of this report. All of the amendments were map-set changes, with no changes made to the background report.

Consequently, the background report has become out-of-date, and in April 2021 it was updated as part of Amendment 7. The Amendment 7 background report update sought to keep all relevant information, while removing and replacing out-of-date references and data. All temporal references in the background report refer to the original date of preparation, unless otherwise specified.

As part of the machinery of government (MOG) process, a new department incorporating the portfolios of Planning, Lands, Heritage and Aboriginal lands and heritage was established on 1<sup>st</sup> of July 2017 with a new department title, Department of Planning, Lands and Heritage. Since the majority of this report was finalised before this occurrence, the Department of Planning, Lands and Heritage will be referred to throughout the document. Other government departments mentioned throughout this document will be referred to by their department name prior to the 1<sup>st</sup> of July 2017.

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## Community Representative Organisations

Resident community representative organisation	:	Lundja Aboriginal Corporation
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## Acronyms

AHA	:	<i>Aboriginal Heritage Act (WA) 1972</i>
AHIS	:	Aboriginal Heritage Information System
ALT	:	Aboriginal Lands Trust
BOM	:	Bureau of Meteorology
DIA	:	Department of Indigenous Affairs
DoC	:	Department of Communities (Housing)
DPLH	:	Department of Planning, Lands and Heritage
EHNS	:	Environmental Health Needs Survey
ILUA	:	Indigenous Land Use Agreement ( <i>under the Native Title Act 1993</i> )
LP	:	Layout Plan
LAC	:	Lundja Aboriginal Corporation
NNTT	:	National Native Title Tribunal
NTA	:	<i>Native Title Act (Commonwealth) 1993</i>
NTRB	:	Native Title Representative Body
PBC	:	Prescribed Body Corporate (under the NTA, representing native title holders)
REMS	:	Remote Essential and Municipal Services
SL-lot	:	Settlement layout lot
SPP	:	State Planning Policy
WAPC	:	Western Australia Planning Commission

### Layout Plans & the Development Process

Layout Plans provide a structure for future development. LP preparation includes consultation with a range of relevant government authorities and agencies, but it is not 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 the landowner, local government, incorporated community council, native title representative body, native title prescribed body corporate, Aboriginal Cultural Materials Committee, Environmental Protection Authority, state and federal government departments, and other relevant regulatory authorities.

## EXECUTIVE SUMMARY

The Lundja Layout Plan No. 1 (LP No. 1) was prepared in 2003 by consultants Connell Wagner. The tables below summarise the main issues concerning the planning, development and provision of services within Lundja, and these are covered in more detail in the body of this report.

**Table 1 – Population Summary**

Existing Population :	<b>60</b>
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**Table 2 - Place Characterisation Indicators**

Indicator	Community Characteristics
Drinking water	Water supply at the community is regulated. The reticulated water supply for Lundja is provided and maintained by the Water Corporation of Western Australia.
Electricity	Electricity supply at the community is regulated. Lundja is connected to the reticulated electricity service provided by Horizon Power.
Flood	There are no known flood hazards at Lundja.
Land tenure	The community is located on Crown Reserve 37420 and the primary interest holder is the Aboriginal Lands Trust.
Wastewater	Wastewater at the community is regulated and is provided and maintained by the Water Corporation of Western Australia. Two wastewater pumping stations are also located in the community.
Emergency assistance	Halls Creek District Hospital is 5 minutes by road from the community, hospital and emergency services, are available 24 hours a day, 7 days a week. The Halls Creek Police Station is located approximately 2 kilometres by road from Lundja.
Education	The Warlawurru Catholic School is located within the community and caters to students from Kindergarten to Year 6. The school has approximately 70 students. Halls Creek District High School also provides education to children from Lundja. Students enrolled range from Kindergarten to Year 12.
Health	Health services are available through the Yura Yungi Medical Service, located in Halls Creek. A regular visiting service is conducted to Lundja. Community members also utilise the services provided at Halls Creek District Hospital located approximately 2 kilometres by road from Lundja.
Food	There is no store in the community. Full shopping facilities are available in Halls Creek, approximately 2 kilometres by road.
Transport	Halls Creek Airport is located approximately 2 kilometres by road from Lundja with regular flights to Broome, Fitzroy Crossing, Kununurra and Balgo.
Waste services	Rubbish is collected on a regular basis by the Shire of Halls Creek.
Employment & enterprise	There are limited employment opportunities at Lundja. The nearest job market is located in Halls Creek.
Governance	The community is managed through its incorporated body, Lundja Aboriginal Corporation.
Aboriginal heritage	There are no native title matters over the Lundja 'Settlement' zone, as of April 2021.

LP No. 1 plans for future growth of the community, formalises existing infrastructure and land uses and provides for future SL-lot layout and road design.

The major purpose of the LP is to guide the growth and development of Lundja by providing a layout of future land uses in the community.

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## **DEVELOPMENT PRIORITIES**

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Community representatives raised the following issues in 2002 regarding the planning and development of Lundja:

- The community has considered the realignment of the internal road layout to divert the road to the rear of the existing houses.
- Traffic should be diverted away from the centre of the community to allow children to play safely.
- The community is currently dissatisfied with the sewerage pump station due to failures that lead to overflows and subsequent odour and health concerns.
- The community would approve the formalisation of the existing access track between Red Hill and Mardiwah Loop.
- The Warlawarru Catholic School is a positive part of the community and the community would like to establish a secondary school in conjunction with the primary school. Consultation with the Catholic Education Department is required in order to determine if this may be possible.
- The Warlawarru School name and motif refers to traditional creation stories of the Red Hill community.

### **Implementing the Layout Plan**

The implementation of this LP will rely on the energy and endeavour of the community members.

The future growth of Lundja will require community members to find solutions for the provision of services and infrastructure (such as housing and sealed roads). This reinforces the objectives of the Lundja Layout Plan 1 to help bring about the self-support of its members by the development of economic projects and industries, and to encourage members to manage their affairs on their own land.

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# 1 BACKGROUND

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## 1.1 Location & Setting

Lundja Aboriginal Community is located approximately 2km north of Halls Creek within the Shire of Halls Creek. Lundja Aboriginal Community is accessible from Lundja Community Road via Great Northern Highway, parallel to the Halls Creek Golf Club and Halls Creek townsite boundary (Figure 1). Lundja is commonly referred to as Red Hill.

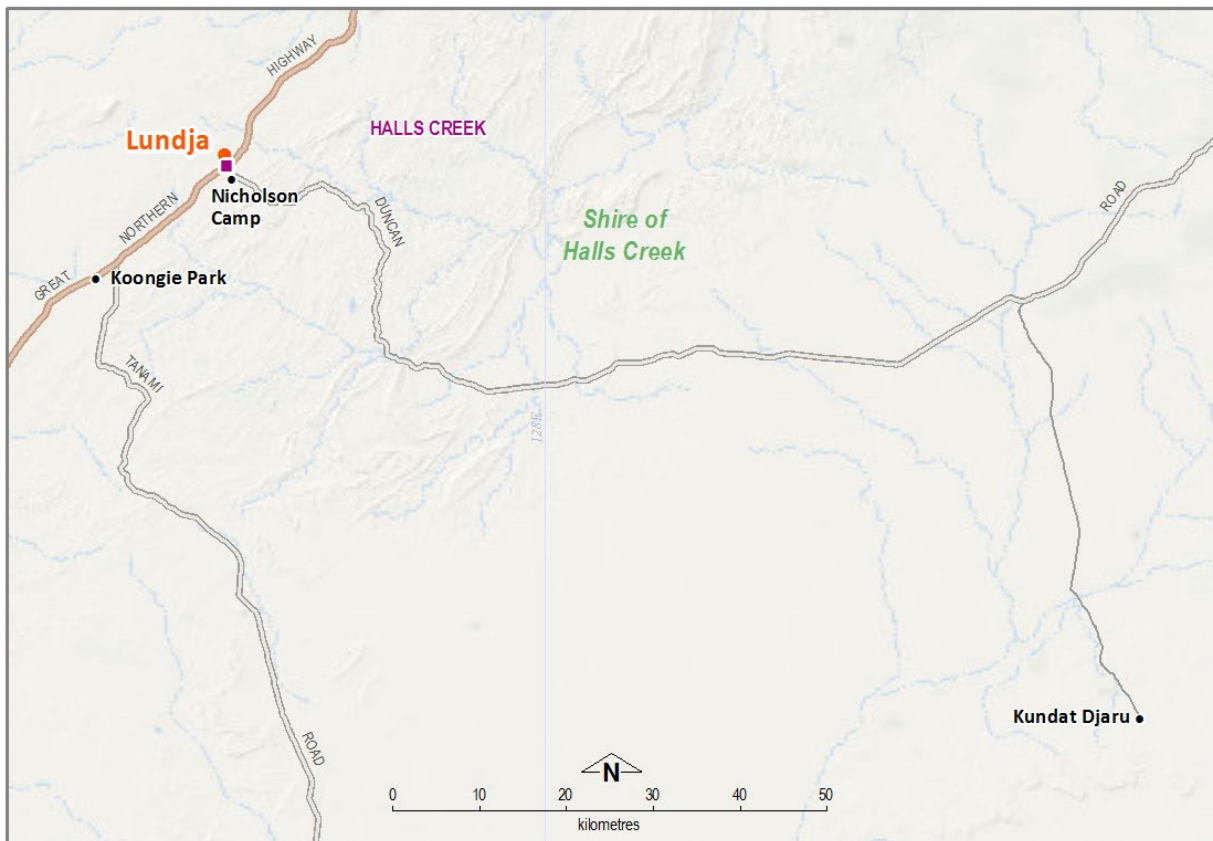


Figure 1 – Regional Context of Lundja

## 1.2 Climate

The climate of the Halls Creek region in which Lundja is located, is tropical semi-arid. Due to its location near the wetter northern regions, Lundja enjoys tropical weather conditions in the wet season, but because of its distance from the coast and proximity to the Great Sandy and Tanami Deserts, it also experiences cool nights with considerable variation in daily minima and maxima during the months of May-August.

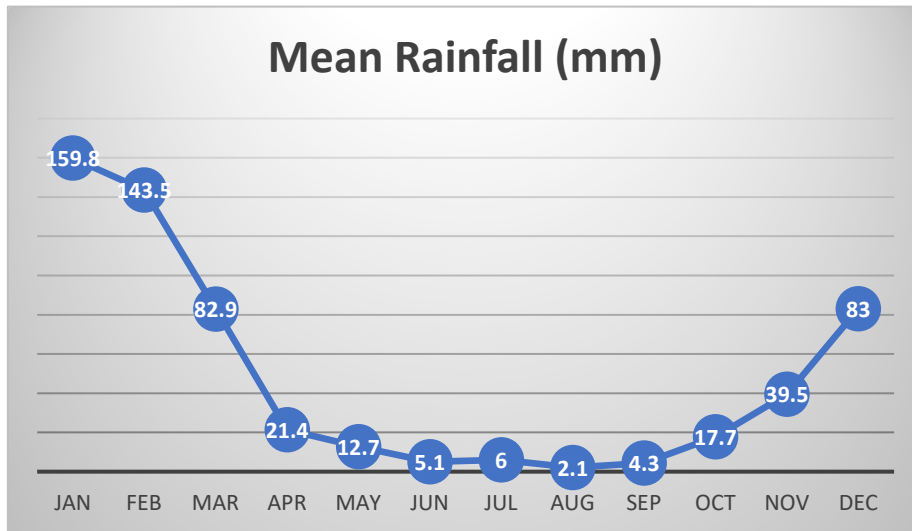
There is an easily identifiable wet season in the Halls Creek region, with over 80% of the region's rainfall usually falling in the months of December, January, February and March. Around 52% of the average annual rainfall (578mm) generally falls in January and February, making these months difficult periods in which to travel. April and May are typically warm to hot, but with moderate rainfall, marking the transition to a 'dry season' (Table 3 and Figure 2). The months of June, July, August and September are typically dry and warm to hot, before becoming hotter and humid from October through March (Table 4 and Figure 3).

**Table 3 –Mean Rainfall (1944-2018) for Halls Creek Meteorological Office Weather Station (002012)**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>Rainfall (mm)</b>	159.8	143.5	82.9	21.4	12.7	5.1	6.0	2.1	4.3	17.7	39.5	83.0	578

Source: Bureau of Meteorology

Note: The mean annual rainfall is not the sum of the mean monthly rainfall totals. For further data please refer to the Bureau of Meteorology website at [www.bom.gov.au](http://www.bom.gov.au)

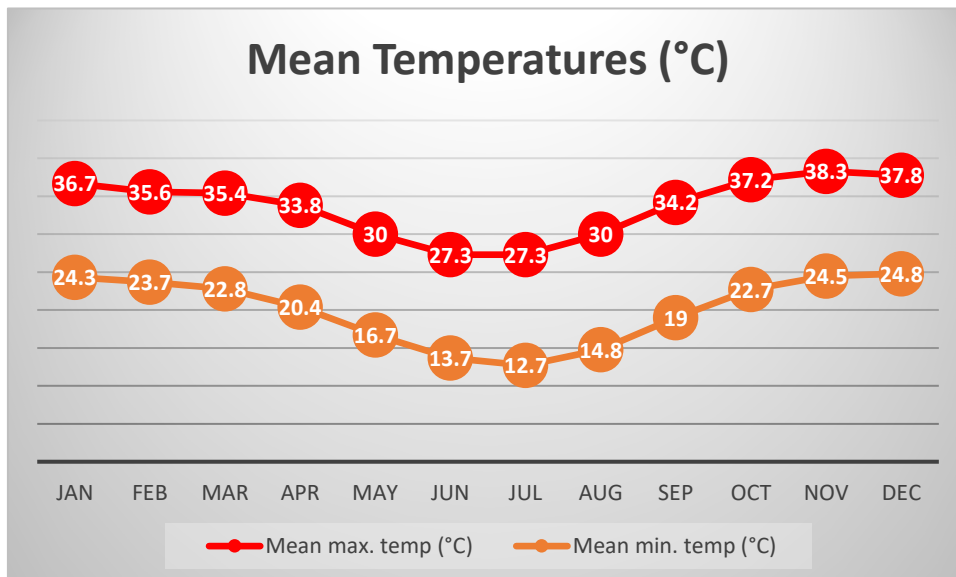


**Figure 2 – Halls Creek Mean Rainfall (1944 to 2018)**

**Table 4–Mean Temperatures (1944-2018) for Halls Creek Meteorological Office Weather Station (002012)**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Max. temp (°C)</b>	36.7	35.6	35.4	33.8	30	27.3	27.3	30	34.2	37.2	38.3	37.8
<b>Min. temp (°C)</b>	24.3	23.7	22.8	20.4	16.7	13.7	12.7	14.8	19	22.7	24.5	24.8

Source: Bureau of Meteorology



**Figure 3 – Halls Creek Mean Temperatures (1944 to 2018)**



## **1.3 History and Culture**

Please note that this is a concise summary of the post-settlement history of Lundja, and is for the purposes of understanding the settlement.

### **Early contact history**

Although the Ord and Margaret Rivers were mapped during Alexander Forrest's expedition of 1879, intensive non-Aboriginal settlement of the Halls Creek region did not begin until the discovery of gold at Halls Creek in 1885. By 1886, 2000 prospectors were living at Halls Creek, and these early encounters were often characterised by violence as competition for water and food sources intensified (Jebb 2002). Police-directed reprisals followed many incidents involving Aboriginal people, miners and pastoralists. Such a pattern of conflict, which featured organised punitive raids on Aboriginal people, was a regular feature of East Kimberley history right through to the 1920s (Achoo et al 1996).

One of the outcomes of this record of violent conflict was a concerted government and mission presence in the East Kimberley, including the WA government's establishment of the Moola Bulla institutions in 1910. Moola Bulla, to the immediate north-west of Halls Creek, was established as a training institution and ration depot for the regional Aboriginal population of around 200 (predominantly Jaru and Kija) Aboriginal people. A mission was established on this site in 1939, and continued until Moola Bulla was sold to private interests in 1955. This sale meant the dispersal of Jaru and Kija people to different areas.

### **1950s to 1970s – Aboriginal contributions to the pastoral industry**

Wages were not introduced for Aboriginal pastoral workers until 1950, but these were not uniform or commensurate with non-Aboriginal wages. The Commonwealth Government Pastoral Industry Award became applicable in the Kimberley in 1968, which entitled Aboriginal workers to equal wages, holiday and sick pay. This introduced a formal equality to the labour market, but also meant that many stations could no longer function as they previously had when they could rely upon much seasonal, skilled, but cheap labour.

This resulted in a large out-migration from pastoral stations to towns and reserves. Jebb (2002) estimated that by the late 1970s, only 15% of Aboriginal people in the Kimberley remained on Kimberley stations. This also meant that many stations that had depended on cheap skilled Aboriginal labour became unviable. For the Moola Bulla station, nearby Halls Creek was the most common destination for ex-pastoral workers and their families.

### **Formal recognition of rights to country – 1970s to present day**

The pursuit of a formal recognition of Aboriginal land rights has gained momentum since the late 1970s, with the founding of the Kimberley Land Council in 1978, and the Seaman Inquiry of 1984. This process was given further impetus with the passage of the Commonwealth Native Title Act 1993, which established a framework for the lodging of native title claims.

This historical context underlines the strong desire of Aboriginal groups in the East Kimberley to build and sustain facilities and enterprises that allow for continued association with traditional lands but that also enable these groups to engage with external economic and government interests through the context of an independent, organised community.

Jaru people, originally from Flora Valley Station, Ruby Plains and Old Halls Creek and who had previously camped around Number Two Reserve, moved to Red Hill (Lundja) in 1977. The Lundja Crown Reserve was established in 1981.

## **1.4 Previous Layout Plan**

There is no previous Layout Plan for Lundja.

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## 2 COMMUNITY PROFILE

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### 2.1 Population

Table 5 – Population

Existing Population :	<b>60</b>
Design Population:	<b>80</b>

#### Existing Population

Estimating and predicting populations in the Kimberley is difficult because Aboriginal people tend to be mobile in terms of housing and living arrangements. Populations can increase and decrease rapidly based on family, cultural or administrative factors (see Taylor 2006 for a useful discussion of demographic trends of remote Indigenous populations). Population figures also vary depending on the time of year of enumeration, methods and sources by which data is collected. This is reflected in the available demographic data for Lundja.

Lundja is not listed as an individual Indigenous Area (IARE) by the Australian Bureau of Statistics (ABS). The Lundja population is included within the Mardiwah Loop- Lundja 2016 census dataset which estimates a total population of 254 people. It is unknown the specific population of Lundja from this combined dataset.

A summary of recent population data is shown in Table 6. The population estimates in Table 6 are sourced from the Environmental Health Needs Survey (EHNS) undertaken by the former Department of Indigenous Affairs (DIA) in 1997, 2004 and 2008.

Table 6 – Population Figures of Lundja by Source 1997-2008

	<b>1997</b>	<b>2004</b>	<b>2008</b>
<b>Total persons</b>	50	50	60
<b>Source</b>	<b>EHNS</b>	<b>EHNS</b>	<b>EHNS</b>

Based on the available data, the population of Lundja is estimated to be 60 people.

#### Aspirational Population

Aspirational population refers to the resident community's expected future population in the settlement within the next 10-15 years. The aspirational population of the community is unknown.

#### Design Population

The design population is intended to reflect the number of people the LP plans for, taking into consideration the community's aspirational population, the estimated population growth rate over the years and the servicing and physical constraints of the community.

Design population is not a forecast population.

Looking towards the next 15 years and based on the 2.2% growth rate outlined in the RPIF the revised design population of Lundja is approximately 80 people.

## 2.2 Governance

### Incorporated Community

The Lundja Aboriginal Corporation (LAC) was incorporated under the *Aboriginal Councils and Associations Act 1976* on the 27<sup>th</sup> July 1979. The Corporation undertakes Land management.

LAC is registered with the Office of the Registrar of Indigenous Corporations (ORIC). Documents on LAC can be obtained from [www.oric.gov.au](http://www.oric.gov.au)

## 2.3 Land Tenure

The Lundja community is located on Crown Reserve 37420. The details are provided below.

<i>Tenure</i>	<b>Crown Reserve 37420</b>
<i>Lot Details</i>	<b>Lot 52</b>
<i>Status Order/Interest</i>	Reserve under Management Order
<i>Primary Interest Holder</i>	Aboriginal Lands Trust
<i>Area</i>	67.75 ha
<i>Limitations/Interests/ Encumbrances/Notifications</i>	Reserve 37420 For the Purpose of Use and Benefit of Aboriginal Inhabitants. Registered 1981. Management order contains conditions to be observed with power to lease for any term.

## 2.4 Native Title

There are no native title matters over the Lundja settlement zone, as of April 2021.

Further information regarding native title can be found on the National Native Title Tribunal website <http://www.nntt.gov.au>

Spatial searches for native title matters can be undertaken using the NNTT's spatial search tool, Native Title Vision, available at:

<http://www.nntt.gov.au/assistance/Geospatial/Pages/NTV.aspx>

### Background to Native Title in Australia

The *Native Title Act 1993* (NTA) enshrines in legislation the High Court Mabo decision, in which the common law of Australia formally recognised Indigenous land ownership through the continuing observance of traditional law and custom.

Native title is defined by section 223 of the NTA as:

*the communal, group or individual rights and interests of Aboriginal people or Torres Strait Islanders in relation to land or waters where:*

*the rights and interests are possessed under the traditional laws acknowledged, and the traditional customs observed, by the Aboriginal people or Torres Strait Islanders; and b) the Aboriginal people or Torres Strait Islanders, by those laws and customs, have a connection with the land and waters; and c) the rights and interests are recognised by the common law of Australia.*

Native title is therefore not a form of land tenure, such as a freehold estate or pastoral lease, but is the recognition of pre-existing rights and interests in country.

Under the NTA, registered native title claimants and registered native title bodies corporate (often referred to as PBCs) are entitled to the right to negotiate regarding proposed future acts which may affect native title rights and interests. Procedures for negotiation can either be in accordance with Subdivision J of the NTA or in accordance with alternative procedures agreed by both parties in the form of an Indigenous Land Use Agreement (ILUA).

Examples of future acts which may affect native title rights and interests include mining exploration or the construction of public works (such public housing).

Native title rights and interests are also variously affected by different forms of land tenure. For example, native title rights and interests are generally extinguished by valid grants of freehold tenure (see Division 2B of the NTA and also Ward and Lawson decisions) while native title may co-exist with pastoral leases, but if there is any inconsistency between the two then pastoral interests are likely to prevail (see Wik decision).

Additionally, ILUAs can be entered into so that agreement can be made about instances when the non-extinguishment principle applies.

More information about native title can be obtained from the [National Native Title Tribunal](http://www.nntt.gov.au).

## 2.5 Aboriginal Heritage

It should be noted that both registered and unregistered sites of cultural significance to Aboriginal people are protected under the State Government's *Aboriginal Heritage Act 1972*, but only registered sites are recorded on the Department of Planning, Lands and Heritage [Aboriginal Heritage Information System](#) (AHIS) database.

The purpose of the following discussion is to foreshadow heritage constraints to development as they relate to the implementation of the LP. These constraints to development must be addressed prior to construction of housing and other works.

### Registered Sites

There are 2 registered heritage place sites in the vicinity of Lundja (as of April 2021). A summary of the registered sites is listed below in Table 7.

**Table 7 – AHIS Registered Sites in the Vicinity of Lundja, April 2021**

Site ID	Name	Restrictions	Status	Type
14324	HALLS CREEK	No gender restrictions	Registered site	Mythological, Painting
12617	RUBBISH TIP	No gender restrictions	Registered Site	Skeletal Material/ Burial

### Culturally Sensitive Areas

Any future development at the community, including implementing LP1 should be undertaken in consultation with the community and the traditional owners to ensure adequate avoidance of culturally sensitive areas.

#### Impact of Aboriginal Heritage on Urban Growth in Remote Aboriginal Communities

The *Aboriginal Heritage Act 1972* (AHA) was introduced in Western Australia to provide automatic protection for all places and objects in the State that are important to Aboriginal people because of connections to their culture. The Department of Planning, Lands and Heritage maintains a Register of Aboriginal Sites as a record of places and objects of significance to which the AHA applies. It should be noted that unregistered sites of cultural significance to Aboriginal people are also protected under the State Government's *Aboriginal Heritage Act 1972*, but only registered sites are recorded on the Department's database and are generally included in the Aboriginal Heritage Inquiry System.

The presence of an Aboriginal site places restrictions on what can be done to the land. Under the AHA it is an offence for anyone to excavate, damage, destroy, conceal or in any way alter an Aboriginal site without obtaining the appropriate approvals. Anyone who wants to use land for development or any other cause must therefore investigate whether there is an Aboriginal heritage site on the land.

Contact should be made with the relevant Native Title Representative Body in the first instance.

No formal heritage assessment under the *Aboriginal Heritage Act 1972* has been undertaken as part of the preparation of LP No. 1 and the LP Background Report and LP map-set do not represent clearance under that Act in any way. It is expected that any future development of housing and other infrastructure on the community be undertaken in consultation with the community and native title holders and cleared in accordance with the provisions of the AHA.

## **2.6 Community Aspirations**

Community representatives raised the following issues in 2002 regarding the planning and development of Lundja:

- The community has considered the realignment of the internal road layout to divert the road to the rear of the existing houses.
- Traffic should be diverted away from the centre of the community to allow children to play safely.
- The community is currently dissatisfied with the sewerage pump station due to failures that lead to overflows and subsequent odour and health concerns.
- The community would approve the formalisation of the existing access track between Red Hill and Mardiwah Loop.
- The Warlawarru Catholic School is a positive part of the community and the community would like to establish a secondary school in conjunction with the primary school. Consultation with the Catholic Education Department is required in order to determine if this may be possible.
- The Warlawarru School name and motif refers to traditional creation stories of the Red Hill community.

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## **3 INFRASTRUCTURE & SERVICES**

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### **3.1 Electricity Supply**

Electricity supply at the community is regulated. Lundja is connected to the reticulated electricity service provided by Horizon Power.

### **3.2 Water Supply**

Water supply at the community is regulated. The reticulated water supply for Lundja is provided and maintained by the Water Corporation of Western Australia.

### **3.3 Wastewater**

Wastewater at the community is regulated. The reticulated wastewater network for Lundja is provided and maintained by the Water Corporation of Western Australia. Two wastewater pumping stations are located in the community on SL-lot 15 and SL-lot 31.

### **3.4 Rubbish Disposal**

Lundja does not have a regulated rubbish tip. Rubbish is collected on a regular basis by the Shire of Halls Creek.

### **3.5 Airstrip**

Halls Creek Airport is located approximately 3 kilometres by road from Lundja. Regular flights to Broome, Fitzroy Crossing, Kununurra and Balgo are available.

### **3.6 Internal Road Layout**

The main internal settlement layout (SL) road network in Lundja is comprised of an unsealed gravel ring road that provides access to all community housing. Other SL-roads in the community provide access to the surrounding infrastructure. There are also some informal tracks that radiate around the community.

The current SL-road layout is considered to adequately allow for the future growth of the community.

### **3.7 Access & Dedicated Roads**

Lundja is located approximately 2km by sealed road, north of Halls Creek. Lundja Aboriginal Community is accessible from Lundja Community Road via Great Northern Highway.

## **3.8 Community and Social Services**

### **Office**

There is no known office in the community.

### **Store**

There is no store in the community. Full shopping facilities are available in Halls Creek, approximately 2 kilometres by road.

### **School**

The Warlawurru Catholic School is located on SL-lot 29 and caters to students from Kindergarten to Year 6. The school has approximately 70 students (Department of Education, April 2021). Approximately 12 staff are employed at the school (Warlawurru Catholic School, 2021).

High school aged children attend Halls Creek District High School. The school is located approximately 2 kilometres by road from Lundja, catering for all years between Kindergarten and Year 12, with approximately 382 students (Department of Education, April 2021).

While the major emphasis is on literacy and numeracy, secondary students focus on employment preparation. Station skills programs have achieved high employment rates in the pastoral industry for students. Further employment comes from vocational education programs which work closely with local government, local business and the mining industry.

The school collaborates closely with agencies such as the Kimberley Language Resource Centre, Ngoonjuwah Aboriginal Corporation, Yuri Yungi Aboriginal Medical Centre and the Council of Elders to provide culturally appropriate programs and support.

### **Clinic**

Halls Creek District Hospital, is a public hospital providing hospital and emergency services, open 24 hours a day, 7 days a week. It is approximately 2 kilometres by road from Lundja.

The Yura Yungi Medical Service, also located in Halls Creek is a primary health care service. It is an Aboriginal community controlled health service that provides holistic, culturally appropriate curative services with integrated preventative programs (Kimberley Aboriginal Medical Services, 2021). A regular visiting service is conducted to Lundja.

### **Workshop**

A community workshop is located on SL-lot 14.

### **Recreation Areas**

A playground is centrally located in the community on SL-lot 13. An oval, aquatic and recreation centre and playgrounds are located in Halls Creek approximately 2km from Lundja for the community's recreational needs.

### **Art Centre**

There is no known art centre in the community.

### **Cemetery**

Red Hill cemetery is located outside the Lundja settlement boundary on Reserve 24903, approximately 500m from the community. The Shire of Halls Creek maintains Red Hill Cemetery.



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## **4 HOUSING**

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### **4.1 Residential Areas**

The residential dwellings in Lundja are grouped together around a central, circular community space. Future residential SL-lots are available on SL- roads Second and Third streets.

### **4.2 Number & Type of Dwellings**

At present, there are approximately 16 residential dwellings in the community. The Department of Communities (Housing) provides property and tenancy management services under a Housing Management Agreement (HMA) to these 16 community houses.

### **4.3 Future Residential Development**

Approximately 11 residential lots are available for future residential development in Lundja.

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## **5 CONSTRAINTS AND LIMITATIONS**

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### **5.1 Flood Hazard**

There are no known flood hazards at Lundja.

### **5.2 Drainage**

There are no known drainage issues at Lundja.

### **5.3 Bushfire**

The community is designated as bushfire prone under SPP 3.7 Planning in Bushfire Prone Areas (SPP 3.7). It is unknown whether the community has any bushfire management emergency/evacuation procedures in place.

### **5.4 Exclusion Boundaries**

The exclusion boundaries shown on the map-set are in accordance with the WAPC's *State Planning Policy 3.2 Aboriginal Settlements Guideline (2020)*.

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## **6 PLANNING FRAMEWORK**

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### **6.1 State Planning Policies**

State Planning Policies (SPPs) are prepared and adopted by the WAPC under statutory procedures set out in section 26 of the *Planning and Development Act 2005*.

The WAPC and local governments must have 'due regard' to the provisions of State Planning Policies when preparing or amending town planning schemes and when making decisions on planning matters. The State Administrative Tribunal is also required to take SPPs into account when determining appeals.

The following SPPs were given due regard in the preparation of LP 1:

- SPP 3.0 – Urban Growth and Settlement;
- SPP 3.2 – Aboriginal Settlements ; and
- SPP 2.7 – Public Drinking Water Source
- SPP 3.7 – Planning in Bushfire Prone Areas

### **6.2 State Planning Policy 3.2 - Aboriginal Settlements**

SPP 3.2 was published in the Government Gazette on 11 May 2011. The objectives are to:

- Provide for the recognition of Aboriginal settlements through local planning schemes and strategies; and,
- Collaboratively plan for the orderly and coordinated development of Aboriginal settlements.

SPP 3.2 defines Layout Plan as the valid planning instrument applicable to Aboriginal settlements and prescribes the manner in which they are to be prepared, authorised and amended. SPP 3.2 requires that local governments classify land as 'settlement' zone in a local planning scheme.

## 6.3 Shire of Halls Creek

### Halls Creek Local Planning Scheme No. 2

The Shire of Halls Creek Local Planning Scheme No.2 (LPS 2) was gazetted on 17<sup>th</sup> September 2019. Lundja is zoned 'Settlement' under LPS 2. The purpose of this zone is to identify existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of those places. Under the Scheme, preparation and endorsement of a layout plan in accordance with State Planning Policy 3.2, and ensuring that development accords with a layout plan, are requirements of the settlement zoning (see current Scheme zoning in Figure 4).



**Figure 4 - Land classification under Shire of Halls Creek LPS 2, Lundja**

### Local Planning Strategy

The Shire of Halls Creek Local Planning Strategy (endorsed by the WAPC 25th May 2016) provides a vision for the future planning, growth and development of the Shire over the next 10 years.

The strategy notes that layout plans are required to be prepared for land zoned 'Settlement' within the Local Planning Scheme and that it is recommended that an Economic Development and Service Delivery Strategy be prepared to provide overarching guidance for the medium to long term economic development, and infrastructure provision and services delivery.

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## **7 ENDORSEMENTS**

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**8. Endorsement**

The Lundja Aboriginal Community hereby endorses the Community Layout Plan dated 10/01 2003 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the SIXTH day of FEBRUARY 2003.

*[Handwritten signature]*

Chairperson

*Maryann Munga*

Secretary

The Shire of Halls Creek hereby endorses the Community Layout Plan dated JAN 2003 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area, at the meeting of the Council held on the 27th day of FEBRUARY 2003.

*[Handwritten signature]*

President

*[Handwritten signature]*

Chief Executive Officer

The Western Australian Planning Commission hereby endorses the Community Layout Plan dated 10/01 2003 (including the Report, the Plan and the Provisions), for the purpose of ensuring the proper and orderly planning of the community area on the 16th day of April 2003.

*[Handwritten signature]*

Chairman

Secretary

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## REFERENCES

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Warlawurru Catholic School. 2021. <https://www.warlawurru.wa.edu.au/>

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# AMENDMENTS

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**Red Hill [Lundja] Community Layout Plan No. 2  
Amendment No. 1**

**Reason for the Amendment**

To show where recently built houses are, give all buildings and uses that need electricity a lot number, provide streets names and remove planned development that cannot occur due to site constraints.

**Details of the Amendment**

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15 April 2003 as follows:

Development Intention	Changes required to CLP [endorsed 15 April 2003]
1. Issue individual lot numbers for all existing buildings and uses to facilitate electricity and drinking water network upgrades	Issue lot numbers for the following existing buildings and uses: 4 houses at base of hill, sewer station, central meeting area, workshop and shed.
2. All unnamed roads to be numbered to facilitate electricity and drinking water network upgrades.	All unnamed roads allocated numbers (Roads 1 to 2).
3. Show all recently completed buildings to facilitate electricity and drinking water network upgrades.	Show houses built on Lots 6, 8, 8, 10 and 11.
<b>Other information</b>	
4. Remove planned development that is not possible due to site conditions, including reactive soils.	Remove the proposed residential lots west of the sewer compound.
5. Include a new residential lot layout to facilitate future house development and servicing.	Include a residential lot layout for 11 lots directly east of Lot 5, replacing the proposed sportsground.

**Approved / Noted:**

community name Incorporated

please sig

*Not required in this instance, change is administrative only*  
*1 June 2006*
2006

Shire of \_\_\_\_\_

Date / / 2006

please sign and print name

To update the mapping, please forward details of amendment to  
Western Australian Planning Commission, 469 Wellington Street, PERTH WA 6000

Attn: Cath Meaghan, fax 9264 7566, e-mail [cath.meaghan@dpi.wa.gov.au](mailto:cath.meaghan@dpi.wa.gov.au)

## Lundja (Red Hill) Community Layout Plan No.1

### Amendment No.2

#### Reason for the Amendment

To show administrative amendments

#### Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15<sup>th</sup> April 2003 as follows:

Development Intention	Changes required to CLP
1. Add lot numbers	<ol style="list-style-type: none"><li>1. Add lot numbers 29 and 30 to the two 'community' lots north east in the community living area.</li><li>2. Add lot number 32 to 'rural' Lot north of community living area.</li><li>3. Add Lot number 31 to 'public utility' Lot south of the Community.</li></ol>

#### Approved / Noted:

As amendments purely administrative no endorsements are required.

1 December 2010

#### Other Information:

**This CLP 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.

To update the mapping, please forward details of amendment to

Western Australian Planning Commission, 469 Wellington Street, PERTH WA 6000

Attn: Ashley Randell, fax 9192 5651, e-mail [Ashley.Randell@dpi.wa.gov.au](mailto:Ashley.Randell@dpi.wa.gov.au)

## Lundja (Red Hill) Community Layout Plan No.1

### Amendment No.3

#### Reason for the Amendment

Modification I to support house development proposed by the Department of Housing and the Lundja Aboriginal Corporation.

#### Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 15<sup>th</sup> April 2003 as follows:

Development Intention	Changes required to CLP
1. House	1. Show Lot 16 to change Lot 16 from industrial to residential.
2. All	2. Update mapping specifications.

#### Approved:

Graham Lightning 30/6/2011  
Lundja Aboriginal Corporation date

\_\_\_\_\_/ / 2011  
Shire of Halls Creek date

Leah O'Connell 29/9/2011  
Western Australian Planning Commission date

#### Other Information:

This CLP 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.

Lundja (Red Hill) layout plan No.1 – living area

Amendment No. 4

Initiation : 12 October 2012          WAPC : 15 April 2003  
Date :   Endorsed  
Proponent : Department of          Requires : Yes  
                Housing                       Endorsement

**Reason for the Amendment**

The Department of Housing proposes to build a house at Lundja (Red Hill). To achieve that objective a house site has been selected that requires a minor adjustment to a SL-lot boundary.

Issue	Changes required to CLP
1. SL-lot 9	Western boundary of SL- lot 9 to be moved 7m to the west.

**Approved:**

Lundja Aboriginal Corporation

*Graham Lightning*  
\_\_\_\_\_  
please sign and print name

Graham Lightning

Date 5 / 11 / 2012

Shire of Halls Creek

\_\_\_\_\_  
please sign and print name

Date / / 2012

Western Australian Planning Commission

\_\_\_\_\_  
please sign and print name

*Ashley Randell*  
\_\_\_\_\_  
Ashley Randell  
Planning Manager, Aboriginal Communities  
Regional Planning & Strategy  
PN: 15151.1

Date 26 / 05 / 2012/2013.

## Lundja Layout Plan No.1

### Amendment No.5

**Plan Date** : 6 February 2003      **WAPC** : 15 April 2003  
**Proponent** : Department of Planning      **Endorsed**  
**Requires** : WAPC only – minor amendment  
**Endorsement**

#### Reason for the Amendment

The Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), is the custodian for Layout Plans prepared under State Planning Policy 3.2, including the Lundja Layout Plan No.1.


Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Lundja Layout Plan No.1.

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

#### Approved

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

**Western Australian Planning Commission**



*please sign and print name*

Rosa Rigali

Planning Administration Team Leader  
Perth, Peel Planning - Department of Planning

RESOLVED & RECORDED IN MINUTES  
OF THE STATUTORY PLANNING  
COMMITTEE MEETING

26 MAR 2013

Date 27 4 13

#### Other Information:

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

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

**Proponent** : Department of Planning, Lands and Heritage (DPLH)

**Date** : 27/02/2019

#### 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 203, including the Lundja Layout Plan (LP1)


Proposed Amendment 6 is to facilitate improvements to Layout Plan accuracy through spatial upgrades to the map-set, based on the August 2016 aerial photo.

Land Identification		Amendment description
1.	Fifth Street	Re-align Fifth Street to match the August 2016 aerial photo
2.	Sixth Street	Re-align Sixth Street so that it intersects with Fifth Street
3.	SL-lots 1-13,15-18,22,28-33	Spatially upgrade SL-lots to match aerial photo

#### 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.*

 15/03/2019  
 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, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water and Environmental Regulation.

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

**Date** : April 2021

**Reason for the Amendment**

DPLH has undertaken an update of the Layout Plan background report to ensure that it remains up-to-date, accurate and fit-for-purpose. The updates include:

- Revising the population and housing data.
- Editing and reformatting the background report.
- Removing out of date text and references.

Land Identification		Amendment description
1.	All	Update the Background Report.

**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.*



19 April 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.

Lundja Layout Plan No.1

Amendment No.8

<b>Proponent</b>	Catholic Education Western Australia Limited trading as Warlawurru Catholic School
<b>Date</b>	14.03.2024

**Reason for the Amendment**

The area assigned for Warlawurru Catholic School on the Lundja Layout Plan, does not provide sufficient room to construct an undercover area or an oval for students. This amendment seeks to realign the north eastern boundaries of SL-lot 29, to access some of the flood prone land to the east of the school to develop recreational facilities for students.

Land Identification	Amendment description
1. Warlawurru school seek to secure land for future construction of student recreational facilities to the north-east of SL-lot 29	Extend to the north east to provide additional ~3800 m2.
2.	

**Endorsements:**

*Graham Lightning Gorchamphoburg*  
**Lundja Aboriginal Corporation**  
*Justin Minga* *Justin Minga*  
 please sign and print name Date: 13/5/24

**Representative Aboriginal And Torres Strait Islander Body**  
 please sign and print name Date:

**Shire of Halls Creek**  
*Susan Leonard*  
 please sign and print name Date: 29/10/2024

**Western Australian Planning Commission**  
 Endorsed by A Randell on behalf of the Western Australian Planning Commission under delegation.  
 14 November 2024 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, Aboriginal Cultural Materials Committee, Environmental Protection Authority and Department of Water and Environmental Regulation.