

Junjuwa

Layout Plan 1

Background Report

April 2008

Date endorsed by WAPC



Amendments

Amendment 1 - December 2012

Amendment 2 - December 2012

Amendment 4 - August 2016

Amendment 5 - August 2016

Amendment 6 - October 2016

Amendment 7 - September 2024



Department of
Planning



JUNJUWA LAYOUT PLAN 1

Junjuwa Layout Plan 1 was prepared in 2004 by consultants Hames Sharley. The Layout Plan was endorsed by the resident community in February 2004, by the Shire of Derby West Kimberley in July 2004 and by the WAPC in April 2008.

The background report that was prepared at that time is now significantly out-of-date. The map-set, however, is generally as per the draft prepared at that time.

The attached text is primarily for the purposes of version control, supporting the map-set.

ENDORSEMENTS

7. ENDORSEMENT

BUNUBA INCORPORATED

The elected Council of Bunuba Incorporated hereby adopts
the Community Layout Plan, report and provisions at the meeting of the Council held on

the 24 day of Feb2004

Signatures:

[Signature]

Community Chairperson

[Signature]

Community Coordinator

SHIRE OF DERBY/WEST KIMBERLEY

The elected Council of the Shire of Derby/West Kimberley hereby adopts
The Community Layout Plan, report and provisions at the meeting of the Council held on

the 15 day of July2004

Signatures:

[Signature]
JP8837

Shire President

[Signature]
(Acting)

Shire Chief Executive Officer

WESTERN AUSTRALIAN PLANNING COMMISSION

The Western Australian Planning Commission hereby endorses the Junjuwa Community
Layout Plan dated February 2004 as a guide for development within the community living
area.

.....
Chairman
Western Australian Planning Commission

.....
Date

Western Australian Planning Commission Endorsement

Western Australian Planning Commission
469 Wellington St
Perth WA 6000



The Western Australian Planning Commission hereby adopts the **Junjuwa Community Layout Plan No.1** (February 2004) as a guide for the location of future developments within its boundaries. The CLP plans to improve the community's built environment and the resident's living standards.

The8..... Day ofAPRIL..... 2008

Signed for and on behalf of the Western Australian Planning Commission



An officer of the Commission duly authorised by the Commission pursuant to the Planning and Development Act 2005 for that purpose in the presence of



Witness

11 APR 08 Date



AMENDMENTS

5 ATTACHMENTS

Junjuwa Community Layout Plan No.1

Amendment No.1

Date : WAPC : 8 April 2008
Endorsed
Officer : Brianna Sharp Requires : Yes
Endorsement

Details of the Amendment

The intention is to modify the community layout plan endorsed by the WA Planning Commission on 8 April 2008 as follows:

1. Lot creation	1. Dividing the following lots into two separate parcels and number according to a/b protocol: 9, 10, 50, 51, 53, 59.
2. Renumber lots	1. 'future residential' lot 105 to Lot 98. 2. Northern 'future residential' lot 37 to Lot 79. 3. Northern 'future residential' lot 36 to Lot 80. 4. Northern 'community' lot 38 to Lot 78. 5. Add Lot number 43 to 'business / commercial' lot south of CLA. 6. Add Lot number 44 to 'business / commercial' lot south of CLA. 7. Add Lot number 45 to 'business / commercial' lot south of CLA. 8. Add Lot number 32 to 'public utility' lot adjacent Lot 1.
3. Remove Lots	1. Lots 87, 104, 107, 108, 110.
4. Realign lot boundaries	1. Realign lot boundaries of Lots 47, 48, 50b, 51a, 58, 59a, 61, 66, 67, 88- 91, 100, 103, 109
5. No go area	1. In response to the Heritage report Northern 'future residential' Lots 98, 103, 104, 107-110 & 112 to be removed and replaced with a 'no go area'.
6. Re letter lots according to a/b protocol	1. Remove letter a from Lot 40. 2. Re-letter Lots 54 according to a/b protocol. 3. Remove lettering on Lot 200.
6. New road reserves.	1. Showing a new road reserve connecting Fourth Street and Eleventh Street (and renaming it as Fourth street) 2. Showing a new road reserve connecting Seventh Street and Eight Street (and renaming it as Seventh Street).

7. Change allocated land uses and create new lots.	1. Change land use for the land occupied by the workshop from 'Open Space / Recreation' to 'Industrial' and allocate this land parcel a future layout and lot number (Lot 202) 2. Change land use for the land occupied by the store from 'Open Space / Recreation' to 'Business / Commercial' and allocate this land parcel a future layout and lot number (Lot 203) 3. Change land use for the land occupied by the office from 'Open Space / Recreation' to 'Commercial' and allocate this land parcel a future layout and lot number (Lot 204)
9. Insert DWSP Data	1. DWSP data added to the 'Context' plan.

Approved / Noted:

Bunuba Incorporated

Selina Middleton SELINA MIDDLETON
please sign and print name

Date 26 / 5 / 2011

Shire of Derby-West Kimberley

please sign and print name

Date / / 2011

Western Australian Planning Commission

Rosa Rigali Rosa Rigali
please sign and print name
Planning-Administration Team Leader
Perth, Peel Planning - Department of Planning

Date / / 2011

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.



Junjuwa Layout Plan 1

Amendment 2

Plan Date	: 29 February 2004	WAPC	: 8 April 2008
Proponent	: Department of Planning	Endorsed Requires Endorsement	: WAPC only – minor amendment

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 Junjuwa Layout Plan 1.

Since the publication of that Policy in August 2000 all Layout Plan map-sets have been prepared using a variety of computer-aided-design (CAD) formats. All Layout Plan map-sets have now been converted to a common user geographic information systems (GIS) format, including the Junjuwa Layout Plan 1.

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

Approved

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

Western Australian Planning Commission


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

11 DEC 2012

Date / /

Other Information:

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Proponent	: Department of Housing
Date	: 11 May 2015

Reason for the Amendment

Department of Housing (DoH) proposes to build new houses in Junjuwa. SL-lot and SL-road reserve reconfiguration, as well as the creation of SL-lots, is proposed to ensure adequate availability of SL-lots for housing development.

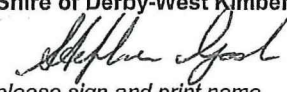
Additionally, an area of land to the north of the settlement has been identified as being prone to flooding. It is proposed that the SL-lots and SL-road reserves in this area be removed from the Junjuwa Layout Plan 1 (LP1) and this area be re-classified as 'Open Space'.

It is proposed that the following changes be made to LP1:

Subject Land		Changes required to LP
1.	SL-lots 98, 99, 101, 102, 106, 112, 120 and 207	Delete SL-lots 98, 99, 101, 102, 106, 112, 120 and 207. Change land use classification from 'Residential' and 'Recreation' to 'Open Space'.
2.	SL-road reserves First Street, Second Street and Third Street	Delete portion of First Street to the north of Third Street. Delete Second Street. Delete a portion of Third Street to the west of SL-lot 206.
3.	SL-lots 89 and 253	Realign western boundary of SL-lot 89. Realign eastern boundary of SL-lot 253.
4.	SL-lots 81-83	Delete SL-lots 81-83. Change land use classification from 'Residential' to 'Open Space'.
5.	SL-road reserve Junjuwa Road	Realign SL-road reserve Junjuwa Road between SL-road reserves Fifth Street and Fourth Street.
6.	SL-lots 78-80 and 208	Realign boundaries of SL-lots 78-80. Remove a portion of SL-lot 208 and change the land use from 'Recreation' to 'Residential' for proposed SL-lots 79 and 80, and from 'Recreation' to 'Community' for proposed SL-lot 78.
7.	SL-lots 70 and 71	Realign eastern boundaries of SL-lots 70 and 71. Change land use classification from 'Recreation' to 'Residential'.
8.	SL-lot 301	Create SL-lot 301 adjoining the northern boundary of existing SL-lot 62. Change the land use classification of newly created SL-lot 301 from 'Open Space' to 'Residential'.
9.	SL-lots 60 and 48	Realign the western boundary of SL-lot 60. Subdivide SL-lot 48 to create SL-lots 48 and 302.
10.	SL-lots 55-57	Realign boundaries of SL-lots 55-57 to allow for the insertion of an additional SL-lot (SL-lot 261) to the west of SL-lot 57. Change land use of western portion of SL-lot 55 from

		'Community' to 'Residential'.
11.	Land between SL-lots 54 and 55 and Forrest Road	Change land use classification from 'Recreation' to 'Utility' and number the SL-lot SL 303.
12.	SL-lots 53B and 54	Realign western boundary of SL-lot 54. Realign eastern boundary of SL-lot 53B.
13.	SL-lots 47, 49 and 256	Realign the boundaries of SL-lot 47 and 49. Delete SL-lot 256. Create SL-lot 260 to the west of SL-lot 47.
14.	SL-road reserves Sixth Street and Ninth Street	Excise the western portion of SL-road reserve Sixth Street and the eastern portion of SL-road reserve Ninth Street to create SL-lot 300. Change land use of SL-lot 300 from 'Road Reserve' to 'Commercial'.
15.	SL-lots 105, 107 and 108	Realign the boundaries of SL-lots 105, 107 and 108.
16.	SL-lots 109 and 110	Realign the western boundary of SL-lot 109 and the eastern boundary of SL-lot 110 to increase the width of SL-lot 109.
17.	SL-lots 39-42	Realign the boundaries of SL-lots 39-42 and insert the newly created SL-lot 306 to the east of SL-lot 39. Change land use classification from 'Recreation' to 'Residential'.
18.	SL-lots 38, 254 and 255	Realign the boundaries of SL-lots 254, 255 and 38 and include the area of land to the east of SL-lot 38. Change land use classification from 'Recreation' to 'Residential'.

Endorsements:

Junjuwa Community Incorporated  please sign and print name	Keith Bedford Date: 17/2/10
Bunuba Inc. please sign and print name	Date:
Shire of Derby-West Kimberley  please sign and print name	STEPHEN GASH Date: 7/4/2016
Western Australian Planning Commission please sign and print name	 Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 Date: 8/8/2016

Other Information:

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Proponent	: Department of Planning
Date	: 10 August 2016

Reason for the Amendment

Minor amendments are required to be undertaken to the Junjuwa Layout Plan 1 to ensure that it remains accurate and valid. A portion of SL-lot 200 needs to be amalgamated into SL-lot 201 to match existing development. SL-lot 114 is the proposed site of a renal services facility. To support that development the land-use category needs to be changed from 'commercial' to 'community' and a portion of SL-lot 200 needs to be amalgamated into SL-lot 114. A spatial upgrade to match SL-lots 50, 51A and 59A with existing development is required.

Subject Land	Changes required to LP
1. SL-lots 50, 51A & 59A	Amalgamate portion of SL-lot 51A into SL-lot 50 to match existing development.
2. SL-lots 200 & 201	Amalgamate portion of SL-lot 200 into SL-lot 201 to match existing development.
3. SL-lots 200 & 114	Amalgamate portion of SL-lot 114 into SL-lot 200 and change land use category from 'commercial' to 'community'.
4. SL-lots 200 & 43	Amalgamate portion of SL-lot 200 into SL-lot 43 to match existing development.
5. Junjuwa recommended settlement zone	Realign the Junjuwa recommended settlement zone to align with the cadastre of the western side of Forrest Road, and align with the cadastre of the northern side of Scrivener Road
6. SL-lot 303	Remove SL-lot 303 as it is external to the Junjuwa recommended settlement zone
7. SL-lots 23-27 & Park St	Merge SL-lots 23-27 and Park Street, create new SL-lot 310 as "Residential".

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*.

 . 10/08/2016
 Ashley Randell
 Director, Regional Planning Policy
 Regional Planning
 Determination PN: 15151 date

Other Information:

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Junjuwa Layout Plan No. 1

Amendment No. 6

Proponent	: Department of Planning.
Date	: 25 October 2016

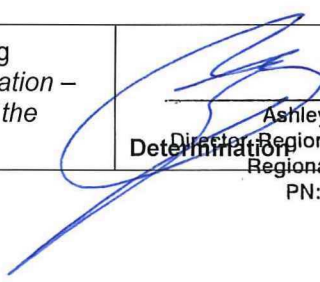
Reason for the Amendment

The purpose of Amendment 6 is to ensure that the houses on SL-lots 39 and 58 are all on separate SL-lots. In effect, this means subdividing each of those SL-lots into two.

Land Identification		Amendment description
1.	SL-lot 39	Subdivide SL-lot 39 into 2; SL-lot 39 and SL-lot 139.
2.	SL-lot 58	Subdivide SL-lot 58 into 2; SL-lot 58 and SL-lot 158.

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 <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission.</i>	 Ashley Randell Director, Regional Planning Policy Regional Planning PN: 15151 25/10/2016 date
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Other Information:

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Proponent	: Uniting Church Homes / PTS Town Planning
Date	: 11 June 2024

Reason for the Amendment

The Amendment is proposed to construct and install 14 staff accommodation units on portion of Lot 332 Scrivener Road, Fitzroy Crossing (SL-lot 201). This will require a change of land use for a portion of the site from 'community' to 'residential'.

Land Identification	Amendment description
SL-lot 201 Lot 332 (Reserve 9656) Scrivener Road, corner Forrest Road	Create SL-lot 355 in southern portion of SL-lot 201. Change the land use designation of SL-lot 355 from 'Community' to 'Residential'.

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 <i>Instrument of Delegation – Delegation to officers of certain powers and functions of the Western Australian Planning Commission</i> .	 20 September 2024
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Other Information:

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