

# Shire of Serpentine – Jarrahdale Local Planning Scheme No.3

## Scheme Amendment No. XX

Rezoning Lot 483 from the “Rural” zone to  
“Rural Residential” zone, specifically “RR 1”.



**Harley Dykstra**

PLANNING & SURVEY SOLUTIONS  
Ordinary Council Meeting - 17 June 2024



## DOCUMENT CONTROL

Control Version	Date	Status	Distribution	Comment
A	25/01/24	Draft	HD	For QA
B	DD/MM/YYYY	Draft	Client	For Comment
C	DD/MM/YYYY	Final	WAPC/LG	For Lodgement

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Date: 25 January 2024  
Job No: 23817  
Ref: A

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## ***Planning and Development Act 2005***

### **RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME**

#### **Shire of Serpentine Jarrahdale Local Planning Scheme No. 3**

#### **Amendment No. ~~XX~~**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending Lot 483 South Western Highway, Serpentine from 'Rural' to 'Rural Residential 1'.
2. Amending the scheme map accordingly.

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

1. an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(Chief Executive Officer)



# 1 INTRODUCTION

This Scheme Amendment (amendment) request has been prepared by Harley Dykstra on behalf of the landowners of Lot 483 (2622) South Western Highway, Serpentine (the 'subject site').

This amendment requests that the Minister for Planning, Lands and Heritage approve an amendment to the Shire of Serpentine – Jarrahdale's Local Planning Scheme No.3 (LPS 3) to rezone Lot 483 from the "Rural" zone to a "Rural Residential" zone, specifically "RR 1".

Preliminary discussions with officers at the Shire of Serpentine – Jarrahdale have indicated their support for the proposed amendment to LPS 3 as it is consistent with the Local Planning Strategy, is in keeping with the surrounding development and will complete the southern rural residential expansion of the area.

The amendment request is further supported by the following consultant reports and a concept plan, demonstrating the capability of the site for development. It also provides for integration with the surrounding road network and infrastructure services.

The following studies have been undertaken as part of this Amendment request:

- Site and Soil Evaluation Assessment
- Geotechnical Investigations
- Local Water Management Strategy
- Traffic Impact Assessment
- Bushfire Management Plan
- Servicing Report
- Noise Management Plan

A modification to the zoning table and land use schedule is considered consistent with the objectives of the Local Planning Strategy and existing state and local planning framework. The amendment is considered to fall under the "Standard" Amendment requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is therefore requested to be considered and assessed under clause 34 as a "Standard" Amendment.

The amendment will provide the opportunity to develop the site for rural residential development consistent with the recently approved Structure Plan to the north and existing estates to the west which will assist with the ongoing housing shortage experienced within the Shire of Serpentine – Jarrahdale and the broader State.

It is respectfully requested that the Shire of Serpentine – Jarrahdale favourably consider and support this amendment request to rezone the subject site from the "Rural" zone to the "Rural Residential" zone to enable future subdivision of the site.



## 2 BACKGROUND

### 2.1 Location

The subject site is described as Lot 483 (2622) South Western Highway, Serpentine with an approximate site area of 39ha. The site is located approximately 2km south of the Serpentine main street and approximately 10km south of the Mundijong town centre (refer **Figure 1** below).



Figure 1 Location Plan

### 2.2 Ownership

The property details for Lot 483 (2622) South Western Highway, Serpentine are as follows:

LOT NUMBER	PLAN	VOLUME/FOLIO	LOTAREA (ha)	REGISTERED PROPRIETORS
483	DP257516	1910/809	39.027	Pauline Armstrong-Sebbes Dorne Brown Helen Figliomeni

Table 1 Land Ownership

### 2.3 Current & Surrounding Land Uses

The property is currently used for passive grazing of horses and cattle. The surrounding properties consist of rural residential zoned land to the north and west and rural zoned land to the south and east (eastern side of South Western Highway) in accordance with LPS 3.

The subject land makes up the southern and final portion of the Urban Settlement footprint of the Local Planning Strategy. As a result, the surrounding areas have been well established through the planning process, including the extension of existing servicing infrastructure and road networks. Rezoning and subsequent development of the subject land will provide the opportunity for the site



to integrate itself into the existing character of the area while maintaining a consolidated rural-living estate that is able to appropriately manage its own drainage and servicing requirements.

## 2.4 Physical Characteristics

The property is predominantly pasture cleared with the exception of a scattering of trees located within the north western corner of the property and a small planted olive orchard that runs parallel to the South Western Highway along the eastern boundary.

The property also contains portion of the Hardy's Creek Main Drain (HCM Drain) which runs north south through the centre of the site. Vegetation associated with the drain is also present within the site. A small dam is located along the northern boundary of the property which is used for farming purposes.

## 2.5 Infrastructure

Infrastructure including water, power and telecommunications are available for connection by way of the existing development to the north and west. A Servicing Report has been prepared by WML to support the amendment request and is further discussed within section 5.5.7 of this report.





### 3 PLANNING FRAMEWORK

#### 3.1 State & Regional Planning Context

##### 3.1.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the statutory land use planning scheme for the Perth Metropolitan Area. The primary purpose of the MRS is to reserve and zone land and control development on reserved and zoned land at a regional level. The MRS reflects the agreed strategic direction for land in the metropolitan region and facilitates changes to planning controls at the local level and subsequent local area planning.

The subject site is zoned 'Rural' under the MRS as shown in **Figure 2**. Land surrounding the subject site is also zoned 'Rural' under the MRS with the South Western Highway identified as 'Primary Regional Roads' which runs the length of the eastern boundary.

'Rural Residential' development is a permitted use within the 'Rural' zone of the MRS.

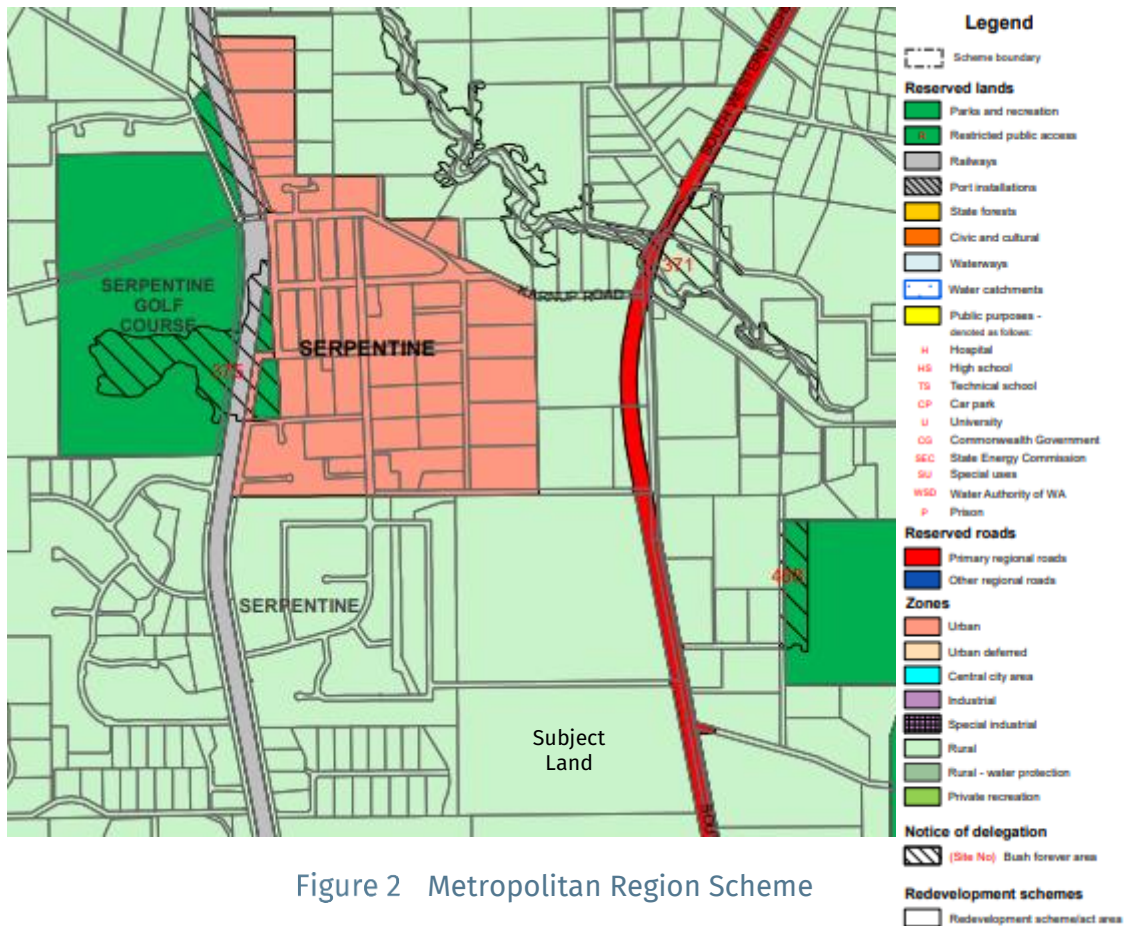


Figure 2 Metropolitan Region Scheme

##### 3.1.2 Perth and Peel @ 3.5 million

*Perth and Peel @ 3.5 million (PP3.5m)* and *South Metropolitan Peel Sub-Regional Planning Framework (SRPF)* was prepared by the Department of Planning, Lands and Heritage (DPLH) and endorsed by the Western Australian Planning Commission (WAPC) in 2018. PP3.5m provides strategic direction regarding the development of Perth across the course of the next 35 years.

The subject site is located within the *South Metropolitan Sub Regional Framework*, which has a housing target of 302,180 dwellings to be provided by 2050, of which the Shire of Serpentine – Jarrahdale will contribute 35,800 new dwellings. The subject land is identified 'Rural Residential',



which is described for providing alternative lifestyle and housing opportunities and may also provide a transition between urban and rural areas (refer **Figure 3**). The proposed rezoning of the subject site is considered consistent with the planning framework.



Figure 3 South Metropolitan Peel Sub-Regional Planning Framework

### 3.1.3 State Planning Policy 2.1 Peel – Harvey Coastal Plain Catchment

SPP 2.1 applies to all development within the Catchment of the Peel – Harvey Estuarine System that lies on the Swan Coast Plain, this includes land within the Shire of Serpentine – Jarrahdale west of the Darling Scarp.

SPP 2.1 objectives aim to ensure that changes to land use within the catchment are controlled so as to avoid and minimise environmental damage from land use and development within the catchment to the drainage network.

SPP 2.1 contains a number of general and specific policy provisions relating to drainage which are suitably addressed as part of the Local Water Management Strategy included at **Appendix A**.

### 3.1.4 State Planning Policy 2.5 Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP2.5) and the associated guidelines outline a number of options that can be utilized by local governments to address the development standards as part of the planning and establishment of ‘Rural Living’ areas:

- Lot size specific to an estate could be specified through a coded zoning, scheme provisions in Part 4, or a schedule;
- Whether the rural living estate requires a structure plan to be prepared to ensure coordination of future subdivision and development;
- Identification of investigations or studies that may be required prior to a scheme amendment being initiated, or at the first stage of subdivision; and amenity impacts of outbuildings, water tanks and ancillary uses.

Under the recent gazette of LPS 3, Schedule 4 has been included to specify the minimum lot size requirements for ‘Rural Residential’ areas. In addition to this, a provision allowing the discretion to require the preparation of a structure plan for ‘Rural Living’ areas was not included within LPS 3.



Section 4.3 of the Rural Planning Guidelines suggests that a local structure plan may be beneficial for rural living areas to prevent inadequate road planning, a lack of emergency access and egress and shortages of local public open space or community facilities, resulting in rural living estates with limited amenity and access to services.

However, as the proposed rural residential development is contained within one landholding, has an established road network providing connection to the site; has proposed adequate emergency access and egress from the site and does not require the provision of POS (although some is provided as part of the treatment of the HCM Drain), the preparation of a local structure plan is not considered to be beneficial for the site.

### 3.1.5 State Planning Policy 5.4 Road and Rail Noise

The purpose of State Planning Policy 5.4 Road and Rail Noise (SPP5.4) is to minimize the adverse impact of road and rail noise on noise-sensitive land use and/or development within the specified trigger distance of strategic freight and major traffic routes and other significant freight and traffic routes. It provides that where any part of the lot is within the specified trigger distance, an assessment against the policy is required to determine the likely level of transport noise and management/mitigation required.

The eastern portion of the subject site is located within the 300m trigger distance associated with the South Western Highway, which is considered a strategic freight route refer **Figure 4**.

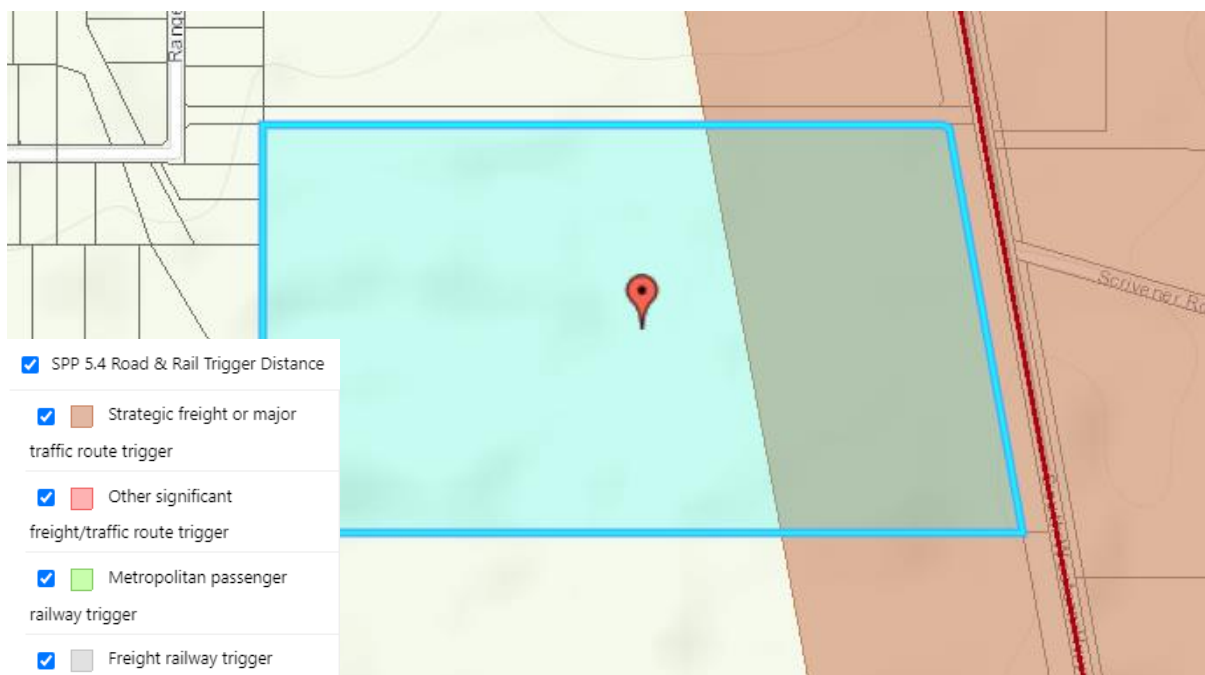


Figure 4 SPP 5.4 Trigger Distance

New noise-sensitive land-use and/or development within the trigger distance of a transport corridor is required to meet specified indoor and outdoor noise targets.

A Noise Management Plan (**Appendix B**) has been undertaken to determine what impact, if any, will be experienced by the development adjacent to the South Western Highway which is further discussed in section 5.5.4 of this report.



### 3.1.6 Government Sewerage Policy

The Government Sewerage Policy (GSP) is a whole of Government policy, intent on establishing the governmental position on the provision of sewer services within Western Australia through the progressive planning and development of land.

The subject site is located within a sewer sensitive area in accordance with DPLH Plan WA mapping. Connection to reticulated sewer is not available for the proposed development, with surrounding development serviced by on-site effluent disposal systems.

Rural Residential Area 1 lots carry a minimum lot size of 1 hectare within LPS 3, therefore a Site and Soil Evaluation (SSE) is required to be undertaken in support of this report, in accordance with the provisions of the GSP.

The details of the SSE report are discussed in section 5.5.3 of this report and the full report is included in **Appendix C**.

## 3.2 Local Planning Framework

### 3.2.1 Shire of Serpentine – Jarrahdale Local Planning Strategy

The Shire of Serpentine – Jarrahdale Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission (WAPC) in March 2022 and aims to set out the long-term planning direction for the Shire over a 10-year timeframe. The Strategy provides the rationale for land use zones and other provisions of the LPS and provides an opportunity for an integrated approach to planning across all areas including consideration of social, environmental, and economic aspects.

The subject site is identified as ‘Rural Residential R1’ within the Strategy (refer **Figure 5**). The intent of rural residential zoned land within the Strategy is to identify and develop land within appropriate locations surrounding existing urban areas to buffer between urban and rural land uses.

The proposed amendment request is consistent with the identification of the subject land within the Strategy and the intent of the rural residential objectives and strategies and completes the southern portion of identified land within the Rural Residential settlement of the Strategy.

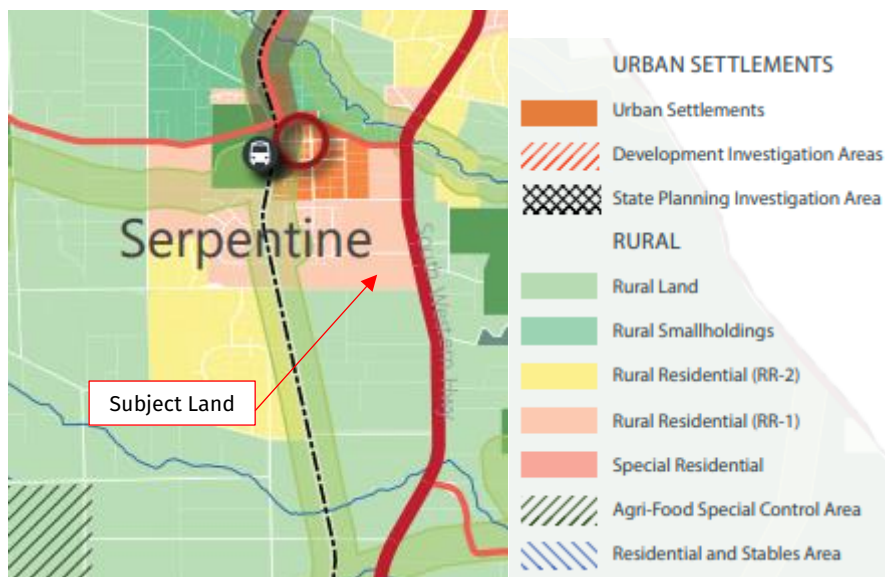


Figure 5 Local Planning Strategy



### 3.2.2 Shire of Serpentine – Jarrahdale Local Planning Scheme No.3

The subject site is zoned “Rural” under the LPS 3, which was gazetted in September 2023 by the WAPC - refer **Figure 6**.

Land to the south and east is zoned “Rural” with land to the north and west zoned “Rural Residential”. With the exception of the land immediately north of the subject site, the surrounding rural residential areas have been developed with lots sizes ranging upwards of 4000m<sup>2</sup>. The land immediately north of the subject site (north of Maidstone View), is the subject of a recently approved Local Structure Plan (Arnold Road Structure Plan) and identifies the subject land for similarly sized lot development.

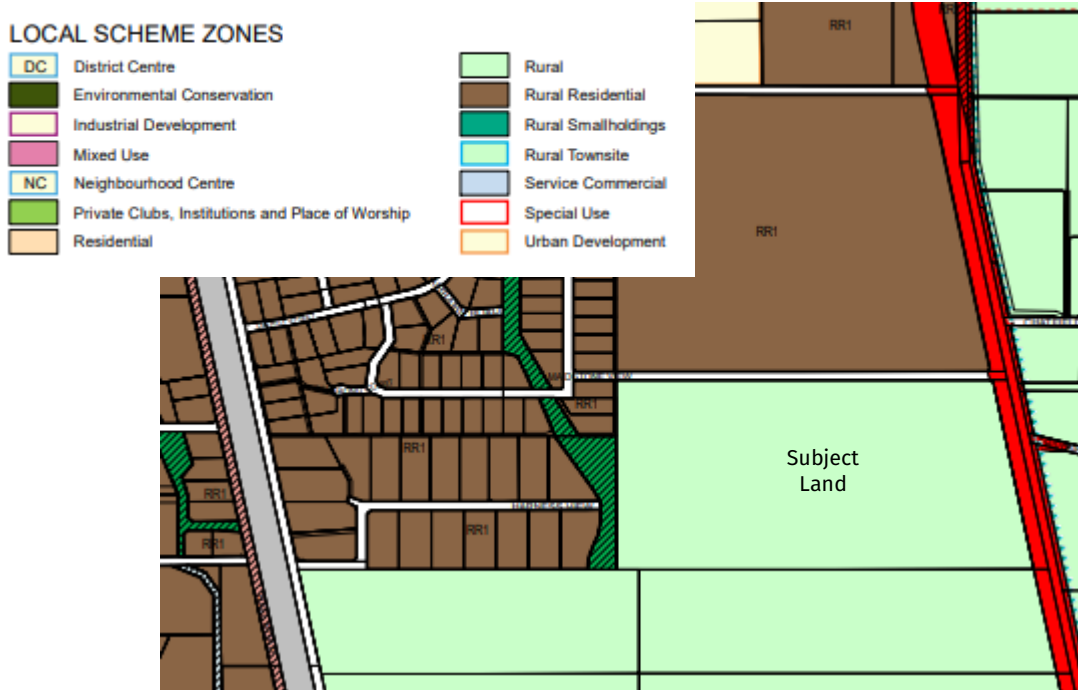


Figure 6 LPS 3 Zoning Map

The amendment request proposes to rezone the subject site from the “Rural” zone to the “Rural Residential 1” (RR 1) zone in accordance with LPS 3 and the Strategy. The specific development requirements for RR 1 are identified in the below **Table 2**. These development requirements have been taken into consideration and are able to be satisfied as part of the future development.

Development Requirements – RR 1	Consideration
<ul style="list-style-type: none"> <li>Minimum lot size of 1ha</li> </ul>	Minimum 1ha lots proposed.
<ul style="list-style-type: none"> <li>Lot boundary fencing shall be a minimum 75% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.</li> </ul>	Fencing will comply with the requirements for RR 1.
<ul style="list-style-type: none"> <li>Where a lot is not connected to reticulated water, dwellings shall be provided with an adequate supply of potable water from either an underground bore, a rainwater storage system or an alternative system as approved by the local government, with a minimum capacity of 120, 000 litres and an</li> </ul>	It is anticipated that the development will be connected to a reticulated water service, which is located within Maidstone and Harness View developments to the west.



appropriate roof catchment where relevant in addition to an adequate supply of water for firefighting purposes as required by State Planning Policy 3.7 – Planning in Bushfire Prone Areas.	Alternatively, adequate supply of potable water will be provided in accordance with LPS 3.
<ul style="list-style-type: none"> <li>Removal of existing vegetation, which is not exempted from requiring development approval under Schedule 4.7 of this Scheme, will require a landscaping and revegetation plan to be prepared and implemented in accordance with Schedule 4.6 of this Scheme to the satisfaction of the local government.</li> </ul>	Existing vegetation is proposed to be retained where possible to maintain the amenity of the area. It is anticipated that a landscaping and revegetation plan be required as a condition of subdivision with regards to the proposed public open space.
<ul style="list-style-type: none"> <li>The keeping on animals shall not exceed the stocking rate guidelines recommended by the Department of Primary Industries and Regional Development for the applicable pasture types.</li> </ul>	Individual landowners will need to comply with the Scheme requirements.
<ul style="list-style-type: none"> <li>Due regarding shall be given to building envelopes.</li> </ul>	It is not anticipated that building envelopes will be required for the proposed development. All lots should be capable of complying with the LPS 3 setback requirements.

**Table 2 Rural Residential Development Requirement**

It is anticipated that the proposed rural residential development subject of this amendment request will be capable of complying with the development requirements as detailed in **Table 2** above through the subdivision and/or building permit process.

Section 4.9 of LPS 3 relates to the provision and protection of waterways. The HCM Drain divides the subject land centrally in a north south direction. It is anticipated that the HCM Drain will be included within a central spinal area of Public Open Space (POS), to protect and enhance its feature.

Landscaping and passive recreation facilities are likely to be proposed within the POS area also to improve its amenity.

The Amendment request is supported by a Local Water Management Strategy (LWMS) as well as the SSE which consider the HCM Drain and includes information regarding suitable setbacks, possible revegetation and modifications that may be required to support the proposed development.

It should be noted that in relation to the planning framework for the subject land there are no developer contributions or infrastructure contributions required which would need to be addressed as part of a local structure plan.

Given that the requirements of the Local Planning Scheme relating to the rural residential zone can all be achieved through the subdivision and development application/approval processes, it is clear that a local structure plan is not needed and that the provision of one would add no benefit to this proposal.

## 4 SITE ANALYSIS

### 4.1 Topography, land form and soil

The subject site slopes gently towards the north and north east corner of the site with levels ranging from approximately RL 39m AHD to RL 57m AHD. The property carries a natural depression through the centre in conjunction with the HCM Drain. A feature survey was undertaken as part of the preliminary investigative works on the property, which is included within **Appendix D**.



The site comprises generally Colluvium and Guildford Formation and are of similar characteristics. Testing found typically a thick layer of Clayey Sand topsoil underlain by a heterogeneous mixture of soils across the site (Sandy Clays, Clayey Sands, Sandy Gravelly Clays and Gravelly Clayey Sands).

In general, the site presents poor drainage conditions with low permeable to practically impermeable soils encountered within shallow depths.

As detailed further within the SSE and LWMS, the use of roadside swales and drainage basins and the requirement for Secondary Treatment Systems (STS) for individual lots, the proposed development can adequately address the sites drainage constraints.

A copy of the LWMS (**Appendix A**), SSE (**Appendix C**) and Geotechnical Report (**Appendix E**) are included within this report.

## 4.2 Vegetation

The site is predominately covered by low to medium height grass and sparsely growing trees (typically along the drainage channel and within the northwest portion of the site).

A small, planted olive orchard is also present along the eastern boundary adjacent to the South Western Highway.

## 4.3 Hydrology and Hydrogeology

The subject site is located in the Serpentine 3 sub-area of the Serpentine Groundwater Management Area. The superficial aquifer is located at a depth of 15m below surface level and is underlain by the Leederville Formation, Cattamarra Coal Measures and Yarragadee Formation. It is possible that perched groundwater may occur generally across the site on low permeability layers, as is typical in Guilford Formation.

Based on observations made on site in September 2023, groundwater was encountered at depths of between 0.6m and 1.45m below the existing ground surface. Groundwater levels measured at the time of the investigation are marked on the borehole/test pit logs in the Geotechnical Report included in **Appendix E** of this report.

## 4.4 Acid Sulphate Soils

The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Map identifies that the site has 'Moderate' to 'Low' risk of Acid Sulphate Soils (ASS) occurring within 3m of natural soil surface (refer **Figure 7**).

Development of the subject land is expected to have little extraction or dewatering; therefore, ASS can be appropriately managed.

### Soil Risk Map

Acid Sulfate Soil Risk Map, Swan Coastal Plain (DWER-055)



-  1 - High to moderate risk of ASS occurring within 3m of natural soil surface
-  2 - Moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface



Figure 7 Acid Sulphate Soils Mapping



## 4.5 Aboriginal Heritage

A search of the Aboriginal Cultural Heritage register database through the DPLH's Plan WA mapping system does not identify the site as having any sites of significance.

## 4.6 Infrastructure

The property is well placed regarding service availability, with power, water and communication services readily available. No existing sewerage infrastructure is available for the site, therefore on-site effluent disposal systems will need to be provided the development.

## 4.7 Traffic and Access

The subject site currently enjoys access from the South Western Highway in the southeastern corner of the site. The unconstructed portion of Maidstone View runs the full length of the northern boundary.

Development of the subject site will not provide direct access to the South Western Highway, with access being proposed from Harness View and Maidstone View. A Transport Impact Assessment has been prepared to support the proposed development, a copy of which is provided in **Appendix F** and is further discussed in section 5.5.1 of this report.

# 5 DETAILS OF PROPOSAL

## 5.1 Overview of Proposal and Supporting Rationale

The Scheme Amendment proposes to rezone the subject land from the "Rural" zone to the "Rural Residential" zone consistent with the Local Planning Strategy. In support of this request, the following additional studies have been undertaken and are included as Appendices to this report:

- Bushfire Management Plan
- Site and Soil Evaluation Assessment
- Geotechnical Report
- Local Water Management Strategy
- Traffic Impact Statement
- Noise Management Plan
- Servicing Report

Furthermore, a Concept Plan has been prepared to provide an indicative development layout, which includes road alignment, public open space and drainage requirements as a result of the additional studies undertaken.

## 5.2 Type of Amendment

Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended), the proposed Scheme Amendment represents a 'standard amendment'. The relevant clauses defining a standard amendment are as follows:

**Standard Amendment** means any of the following amendments to a local planning scheme –

- a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
- d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the





- amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;
- e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment
  - f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
  - g) any other amendment that is not a complex or basic amendment.

The relevant definition of a 'Standard Amendment', considered relevant to the proposal, is:

*"b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;"*

The requested change of zoning from "Rural" to "Rural Residential" is consistent with the Shire of Serpentine – Jarrahdale Local Planning Strategy and the *South Metropolitan Peel Sub-Regional Planning Framework* and consequently should be considered as a "Standard" amendment.

### 5.3 Consultation

Preliminary discussions with Officers at the Shire of Serpentine – Jarrahdale have occurred frequently during the 6 months prior to lodgment this Amendment request. Following an initial meeting with Officers in September 2023, a concept plan was prepared and issued for discussion purposes, including distribution to sub consultants.

Officers indicated their preliminary support for both the Scheme Amendment request and subsequent concept plan, noting consideration of the vegetation on site, HCM Drain constraints and requirements and adequate setbacks for onsite effluent disposal as their main points for consideration.

Shire officers also advised that a Structure Plan is to be prepared in conjunction with the Scheme Amendment request. LPS 3 does not require the preparation of a Structure Plan for Rural Residential areas. It is understood that historically through the consideration of the previous Planning Scheme (now superseded by LPS 3) provided the opportunity for Officers to request the preparation of a Structure Plan, however as this Scheme is no longer in operation is not considered relevant.

Furthermore, a full justification of the suitability of the subject land for "Rural Residential" development has been provided as part of this Scheme Amendment report, including an assessment against the current state and local planning frameworks and a breakdown of technical inputs proposed to be included within any subdivision application submitted over the site once rezoning has been secured.

Correspondence received from Officers at the DPLH in relation to the preparation of structure plans over 'Rural Residential' areas on a previous project identified the following:

*As background, clause 15 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 ('Regulations') is drafted to limit when a structure plan may be prepared for area of land.*

*It is noted that the practice of Local Governments in the past, has been to accept structure plan applications on the basis that the Scheme provides a head of power to require structure planning in the rural residential zone. The Department will not continue to support these applications if they are forwarded to the WAPC for determination.*

*Clause 15(c) allows the Commission to determine that a structure plan is required for the purposes of orderly and proper planning for any area of land.*



*The intend of clause 15(c) is to allow the Commission to consider exceptional circumstances where a structure plan may be needed outside urban or industrial development areas, where this may be considered appropriate.*

*In view of the above and in order to establish clearer guidelines as to the process to be following in these circumstances, proponents are required to seek the Commission's consideration for structure plans for land zoned as rural residential (or equivalent rural zoned land) under cl 15(c) where:*

- *Sufficient justification is provided outlining why the Scheme provisions and zoning are inadequate to control the intended use and development of the land – including lack of minimum lot sizes and/or detailed subdivision control in the Scheme; and*
- *Planning matters arising from the consideration of the proposal cannot otherwise be considered and resolved through a Scheme amendment and/or the subdivision approval processes.*

*Requests under 15(c) should be lodged with the Department with sufficient supporting information and plans to allow consideration of the points outlined above. Requests should be made prior to commencing detailed structure planning of the site.*

*Further to this, Local Governments will be encouraged to strengthen the rural residential zone provisions of their Schemes, in order to provide an appropriate level of subdivision and development control without the need for detailed structure planning.*

Development Requirements included within Schedule 4 of the recent gazettal of LPS 3 addresses the Department's comments with regards to strengthening the rural residential zone provisions of their Scheme, which provides clear design controls for future subdivision and development of the site.

In light of the above information which was provided to Harley Dykstra's consultant team in August 2021, and more recent advice received in December of 2023 with regards to a proposed subdivision application within the Shire of Serpentine – Jarrahdale, the preparation of a structure plan over the subject land is not considered to be in accordance with the department's provisions for when a structure plan should be considered for 'Rural Residential' areas. There does not appear to be any nexus driving this requirement nor any benefit in preparing a structure plan over the site and would only result in extended timeframes and costs to the client.

## 5.4 Concept Plan

A concept plan has been prepared for the subject site which identifies an indicative lot yield of 33 lots of 1ha or larger and includes a central spine of POS associated with the HCM Drain and additional drainage reserves in response to the LWMS (refer section 5.5.6 or this report).

The concept plan proposes connection with existing road reserves of Maidstone View and Harness View, with no direct access to the South Western Highway proposed.

Lots have been designed to incorporate the required setbacks of Section 4.2 of LPS 3 for "Rural Residential" zoned land, with all lots generally considered to be uniform in shape. The size of the lots will ensure that majority of the vegetation on site will be able to be retained and enjoyed by future purchasers.

Extension of Harness View through to the subject site will require an extension through Unallocated Crown Land (UCL), identified as Lot 500 on Plan 417883 (refer **Figure 8**). Preliminary discussions with Officers at the Shire of Serpentine -Jarrahdale have indicated their support for the extension of Harness View through the UCL. Harness View is currently constructed as a cul-de-sac, however as identified within **Figure 8** there is an established crossover and access track through the UCL which extends north and south of the UCL.



To formalize this extension of Harness View through to the subject land will require approval by the DPLH through a request by the Shire. A separate request has been lodged with the Shire to initiate this process in conjunction with the Scheme Amendment request.



Figure 8 Harness View Road Reserve Extension

The proposed concept plan is included within **Appendix G** of this report.

## 5.5 Site Investigations

### 5.5.1 Traffic and Access

A Transport Impact Statement (TIS) has been prepared to support the Amendment request. The TIS has been prepared in accordance with the *WAPC Transport Impact Assessment Guidelines Volume 3 – Subdivision (2016)*.

The proposed development proposed extension of Harness and Maidstone View which are currently constructed as cul-de-sacs at the western edge of the subject site. Whilst Maidstone View road reserve currently extends through to the South Western Highway it is not proposed to be connected for regular vehicle access as part of this development.

The TIA concludes that the proposed subdivision is not anticipated to have a significant impact on transport operations and safety in the surrounding road network.

A full copy of the Transport Impact Statement is included as **Appendix F** of this report.

### 5.5.2 Bushfire Risk

A Bushfire Management Plan (BMP) has been prepared in support of this Amendment request as the property is designated as being bushfire prone land. A BAL Contour map (refer *Figure 8* of the BMP) was prepared as part of the BMP, which has been overlaid with the concept drawing (refer **Appendix H** of this report) which identifies that there is a suitable development area in accordance with the Shire's setback requirements for development at a BAL 29 or less contour level for each proposed lot.



Access to the proposed development will be via two separate locations through the extension of Harness View and connection to Maidstone View which is consistent with the requirements of SPP3.7 Planning in Bushfire Prone Areas. An Emergency Access Way (EAW) will connect from Maidstone View to the South Western Highway consistent with the approved structure plan for Lot 487 to the north of the site.

A complete copy of the Bushfire Management Plan is included in **Appendix H** of this report.

### 5.5.3 Site and Soil Evaluation Assessment

WML were engaged to undertake a Site and Soil Evaluation (SSE) of the subject site in support of the proposed rural residential zoning and future development and to confirm the suitability of the site and in-situ soils for on-site effluent disposal. The site investigation was completed in September 2023, which is considered within the required 'wettest' months in accordance with the GSP requirements.

The report indicated that the site can be capable of sustainably managing the on-site effluent treatment and disposal providing that the mitigation measures included within section 2.3 of the SSE are adopted for the proposed development to enable compliance with the GSP and AS 1547:2012.

The GSP provides a general setback requirement of 100m for land application areas (LAA) from waterway and water courses. The proposed concept plan indicates that approximately 5 lots will be able to provide a minimum of 50m setback to the existing drain. Based on the GSP, smaller setbacks may be considered, provided that the reduced setbacks will not have a significant impact on the environment or public health.

Therefore, in addition to the recommendations provided in *Section 2.3* of the SSE, it is recommended to implement the following environmental protective measures for the lots that require a reduced setback to the HCM Drain:

- Incorporate the "Living Streams" approach for existing drain to mimic the characteristics (morphology and vegetation) of natural streams. This will provide additional treatment to the stormwater and seeping groundwater using physical and biological processes (through soil modification, dense high nutrient uptake vegetation, etc). The effectiveness of living streams in removing nutrients greatly depends on the nature and type of systems; therefore, the system should be designed by a suitably experienced professional.
- Design earthworks levels and a suitable lot drainage system that will ensure no direct pathway from the effluent disposal area to the drain (for example, directing stormwater towards bio-retention basins/swales).
- Plant vegetation with high nutrient uptake (such as grasses and shrubs) that tolerates wet conditions and has high evapotranspiration capacity. Figures 2 and 3 below provide guidance on suitable/unsuitable plant species.
- Maximise wind and sun exposure within the LAAs.
- Increase the size of land application areas and decrease the design loading rates (DLR).
- Ensure the horizontal setback between LAA's and the drain is maximized (at least 50m).

*Plan No. 10486-G1-DG-0001 A* of the SSE report (included as **Figure 9** below) identifies the preferred LAA for the proposed lots. The proposed locations do not take into consideration the required setbacks of LPS 3, implementation of these measures can be suitably addressed as part of the subdivision and development process.

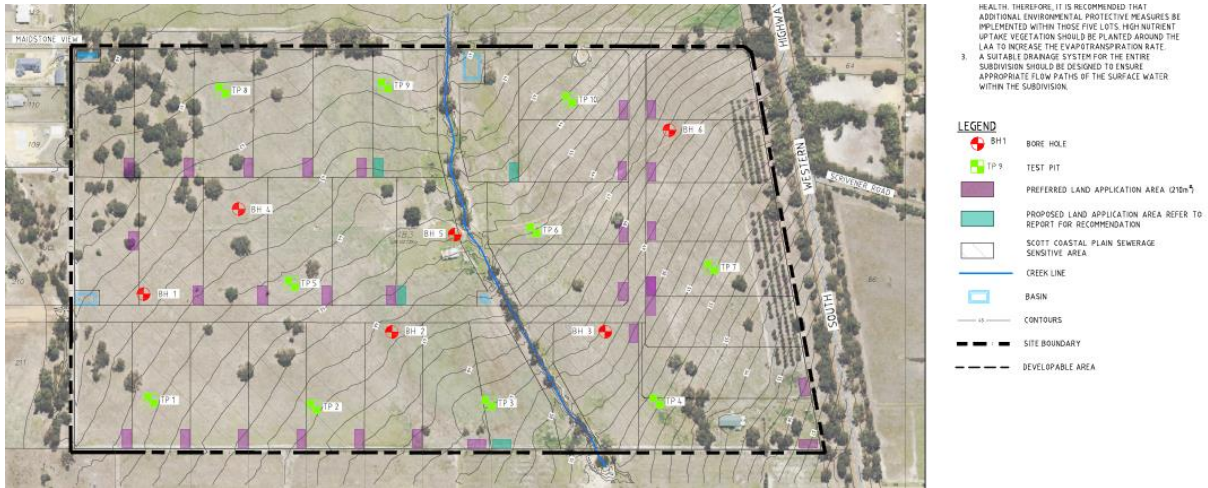


Figure 9 Indicative Land Application areas

A full copy of the SSE is available in **Appendix C** of this report.

#### 5.5.4 Noise Management

A Noise Management Plan (NMP) was undertaken by Herring Storer Acoustics in December 2023 to ascertain the level of noise that would be received by the proposed development from road traffic noise associated with the South Western Highway.

The results of the NMP indicates that without any noise amelioration, noise received at some of the proposed residences in the future would exceed the “Noise Target” as outlined in the WAPC State Planning Policy 5.4 “Road and Rail Noise” (SPP5.4) by up to 6dB(A) during the day period. As a result the NMP recommends the implementation of “Quiet House” design requirements for the affected lots as identified in *Appendices B and C* of the NMP.

Given the proposed lot layout and size of the lots, it is anticipated that only the 7 lots that immediately adjoin the South Western Highway road reserve will need to implement these “Quiet House” requirements.

A copy of the Noise Management Plan is available in **Appendix B** of this report.

#### 5.5.5 Vegetation

With the exception of a scattering of trees in the north western corner of the site and associated with the HCM Drain the property is void of remnant vegetation. Due to the proposed lot sizes and the POS area identified to address the HCM Drain majority of the vegetation is proposed to be retained either within the lots or within the area proposed for POS.

Furthermore as identified within the Bushfire Management Plan (refer **Appendix H**) no vegetation is required to be removed for bushfire mitigation.

#### 5.5.6 Water Management

A Local Water Management Strategy (LWMS) was prepared by WML to support the amendment request and concept plan for the subject land. The LWMS has been prepared taking into account the key principles and objectives of *Stormwater management Manual for Western Australia (DWER 2022)* and *Better Urban Water Management (WAPC ((now DPLH)) 2008)*.

The LWMS is developed to ensure that the hydrology of the pre and post-development environment are consistent and post-development 1%AEP peak flow rate and discharge are maintained with the pre-development event.



To achieve this, small storm-events are treated as close to the source using vegetated road swales and/or drainage basins prior to discharging into the existing HCMD or open drains. **Figure 10** below identifies the indicative post drainage concept, which is included as *Plan 11291-SW-02 B* of the LWMS.

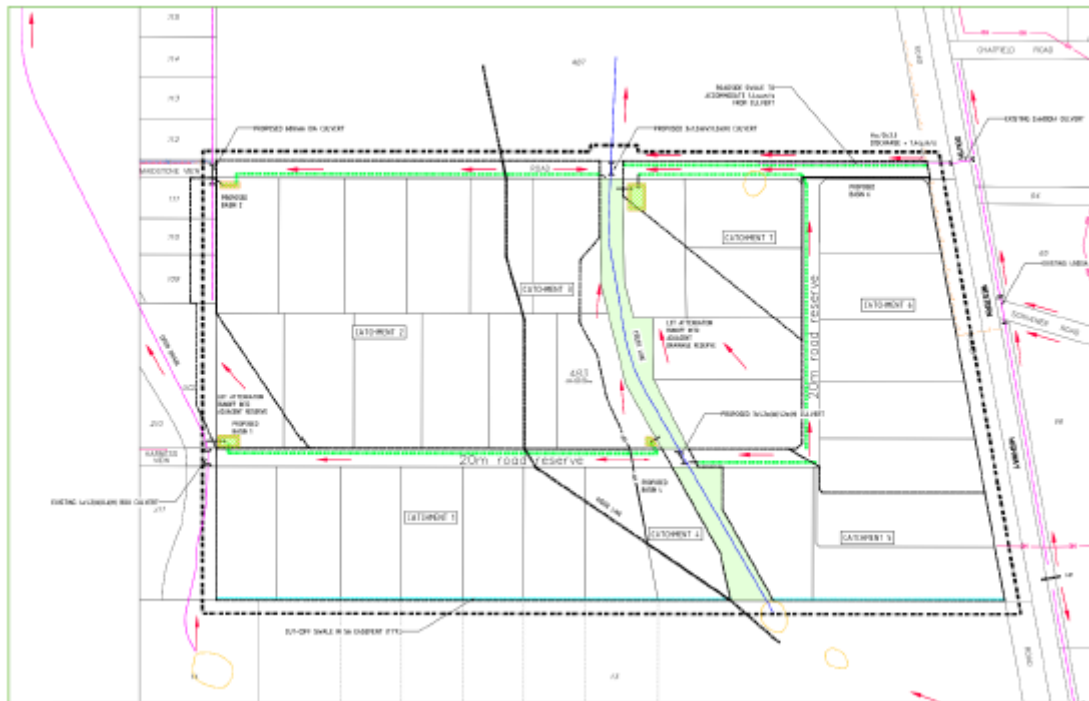


Figure 10 Post Drainage Concept Plan

Post development drainage will be designed to avoid flooding from the HCMD during 1% AEP storm. This will be achieved by ensuring the areas containing structures have an elevation of 500mm above the peak water level in the HCMD during the 1% AEP rainfall event.

Previous modelling of the area to the north (Arnold Road Structure Plan) identified a maximum flow depth of 0.74m. This then sets a minimum finished floor level (FFL) of 1.24m above the invert of the HCMD to achieve the 500mm separation to the 1%AEP rainfall event. The final FFLs for the proposed development lots will be determined as part of the detailed design stage at subdivision.

As part of the development works, the portion of the HCMD that transverses through the subject land will be redeveloped with a cross section profile to cater for both minor and major storm events. The final profile will be subject to further detailed design but will be based on and broadly consistent with the profile shown in the LWMS for the Serpentine Townsite LSP (HD, 2013).

Drainage corridor/POS area will be established by vegetation along both sides to:

- Protect against erosion.
- Protect waterway by treating runoff from nutrients.
- Control runoff flow and storage.
- Provide a flood protection function during the major storm events.
- Provide usable public open space during dry season.
- Improve the landscape and attractiveness of the HCMD.
- Provide habitat and biodiversity values.

The attenuation/treatment swales and basins constructed are intended to be planted as part of the development and will additionally provide some ephemeral type of habitat to generalist wetland and riparian species.



During construction of the development, drainage control structures will be constructed to ensure water quality. This will include temporary stilling/attenuation basins, outlet sediment curtains, lot and verge stabilization and regular monitoring.

At the completion of construction, the attenuation/treatment basins will be monitored for two years in accordance with the implementation plan, included in *Section 8* of the LWMS.

A copy of the LWMS is available in **Appendix A** of this report.

#### 5.5.7 Servicing

A Servicing Report was completed by WML in December 2023 which summarises the availability of services to the proposed development site, as well as provides commentary around potential service upgrades, road network, drainage management concepts and existing geology conditions for the site.

In summary, the site is well placed in regard to service availability with power, water and communication services readily available in road reserves that abut the development. No existing sewerage infrastructure is available for this site; therefore, effluent disposal systems with associated land application areas will be required in lieu of sewerage reticulation.

A full copy of the Servicing Report is available in **Appendix I** of this report.

## 6 CONCLUSION

In conclusion, this Amendment request seeks support to enable the rezoning of Lot 483 (2622) South Western Highway, Serpentine to the “Rural Residential” zone. The request is considered to be consistent with the objectives of the Shire of Serpentine – Jarrahdale Local Planning Strategy, the intent for the “Rural Residential” zone under the Shire of Serpentine – Jarrahdale Local Planning Scheme No.3 and other relevant state and local planning framework.

The proposal seeks to locate rural residential development in accordance with LPS 3 and the Local Planning Strategy which advocates for the appropriate location of this style of development to act as a buffer between urban development and rural land.

It is therefore respectfully requested on the basis of the above justified rationale, that the Minister for Planning, Lands and Heritage approve the amendment to the Shire of Serpentine – Jarrahdale’s Local Planning Scheme No.3 to rezone Lot 483 (2622) South Western Highway from the “Rural” zone to the “Rural Residential” zone.

***Planning and Development Act 2005***

**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

**Shire of Serpentine Jarrahdale  
Local Planning Scheme No. 3**

**Amendment No. **XX****

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending Lot 483 South Western Highway, Serpentine from 'Rural' to 'Rural Residential 1'.
2. Amending the scheme map accordingly.

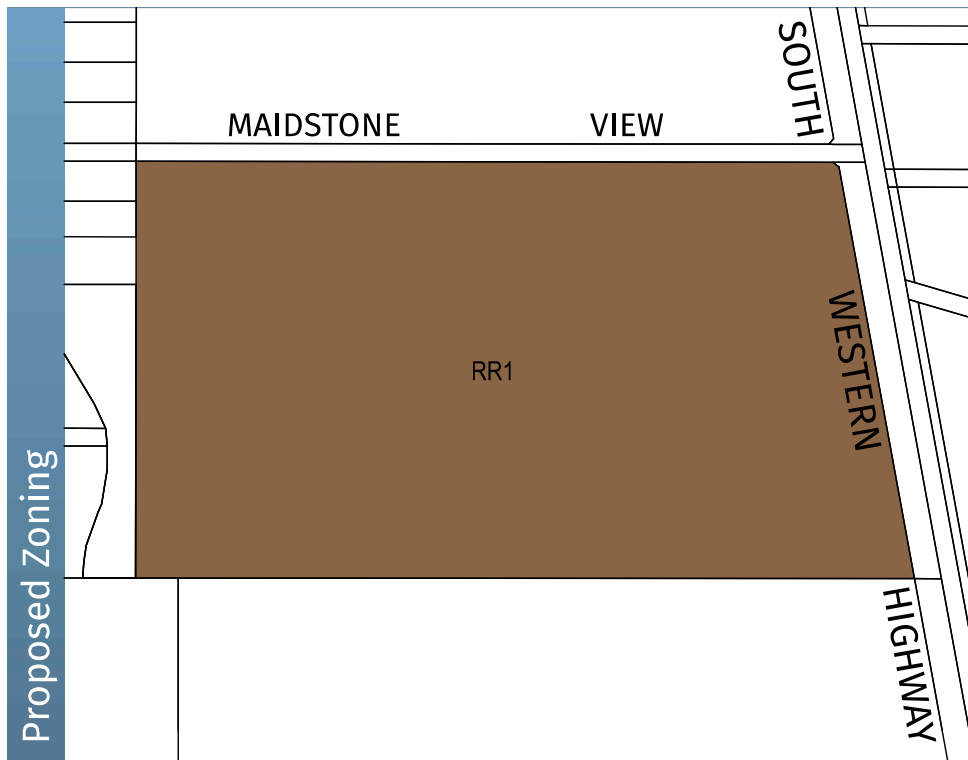
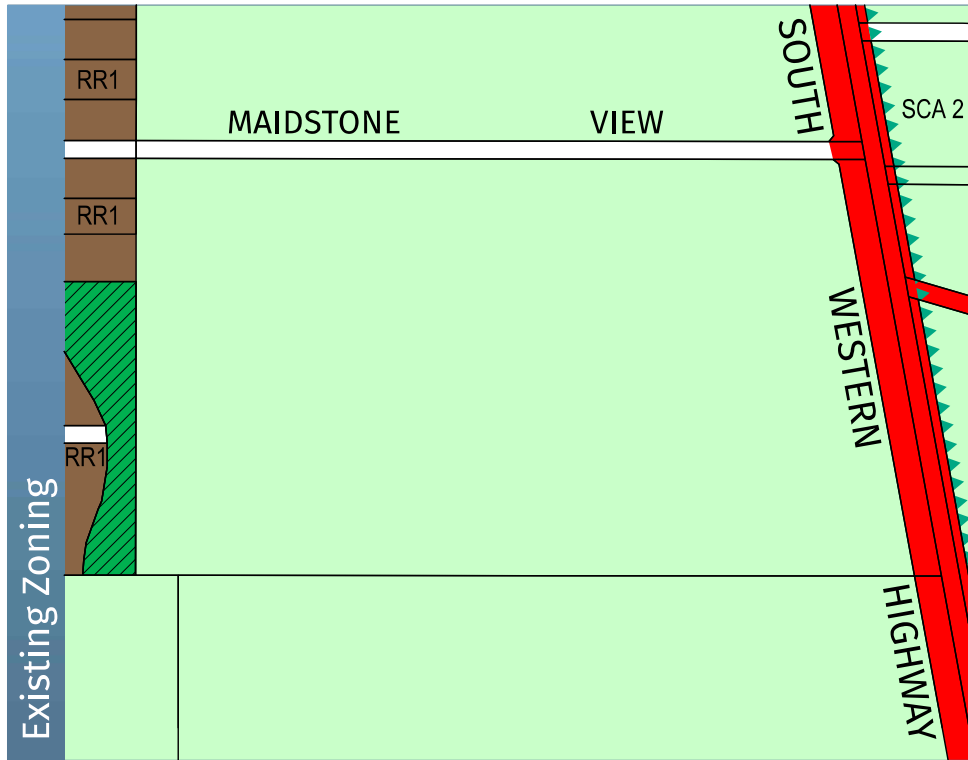
**NOTE: \*\* Do not include any modifications as adopted by Council  
To be included in schedule of modifications and not in resolution**




# SHIRE OF SERPENTINE-JARRAHDAL

## Local Planning Scheme No. 3

### Amendment No. XX



#### REGION SCHEME RESERVES (MRS)

 Primary Regional Roads


#### LOCAL SCHEME RESERVES

 Public Open Space


 Local Road


#### LOCAL SCHEME ZONES

 Rural

 Rural Residential

#### OTHER CATEGORIES

 SCA 2 Special Control Area - Environment

 RR1 Rural Residential Area

FORM 6A

**COUNCIL ADOPTION**

This **standard** Amendment was adopted by resolution of the Council of the Shire of Serpentine Jarrahdale at the Ordinary/Special Meeting of the Council held on the \_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(Shire President)

\_\_\_\_\_  
(Chief Executive Officer)

**COUNCIL RESOLUTION TO ADVERTISE**

by resolution of the Council of the Shire of Serpentine Jarrahdale at the Ordinary/Special Meeting of the Council held on the \_\_ day of \_\_\_\_\_, 20\_\_, proceed to advertise this Amendment.

\_\_\_\_\_  
(Shire President)

\_\_\_\_\_  
(Chief Executive Officer)

FORM 6A – continued

**COUNCIL RECOMMENDATION**

This Amendment is recommended for **support/ not to be supported** by resolution of the Shire of Serpentine Jarrahdale at the Ordinary/Special Meeting of the Council held on the \_\_ day of \_\_\_\_\_, 20\_\_ and the Common Seal of the Shire of Serpentine Jarrahdale was hereunto affixed by the authority of a resolution of the Council in the presence of:



\_\_\_\_\_  
(Shire President)

\_\_\_\_\_  
(Chief Executive Officer)

**WAPC ENDORSEMENT (r.63)**

\_\_\_\_\_  
DELEGATED UNDER S.16  
OF THE P&D ACT 2005

\_\_\_\_\_  
DATE

**APPROVAL GRANTED**

\_\_\_\_\_  
MINISTER FOR PLANNING

\_\_\_\_\_  
DATE



# Appendix A **Local Water Management Strategy**



# Appendix B **Noise Management Plan**



# Appendix C **Site & Soil Evaluation**



# Appendix D **Feature Survey**



# Appendix E **Geotechnical Report**





# Appendix F **Transport Impact Assessment**



# Appendix G **Concept Plan**



# Appendix H **Bushfire Management Plan**



# Appendix I **Servicing Report**