



May 2024

Metropolitan Region Scheme Amendment **1413** (Standard Amendment)



Jarrahdale Parks and Recreation Precinct

Report on Submissions
Submissions

Shire of Serpentine-Jarrahdale

**Metropolitan Region Scheme
Amendment 1413
(Standard Amendment)**

Jarrahdale Parks and Recreation Precinct

**Report on Submissions
Submissions**

Shire of Serpentine-Jarrahdale



May 2024

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

MRS Amendment 1413 (Standard) Report on Submissions
Submissions

File RLS/1099

Published May 2024

Internet: www.wa.gov.au/dplh
Email: info@dplh.wa.gov.au
Phone: (08) 6551 8002
Fax: (08) 6551 9001
National Relay Service: 13 36 77

This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

Contents

Report on Submissions

1	Introduction	1
2	The proposed amendment	1
3	Environmental Protection Authority advice	1
4	Call for submissions	1
5	Submissions.....	1
6	Determinations	2
7	Coordination of region and local scheme amendments	2
8	Conclusion and recommendation	2
9	Ministers decision.....	2

Schedule 1 Listing of submissions

Schedule 2 Summary of submissions and determinations

Schedule 3 Amendment Figure - Proposal 1 (as advertised)

Appendix A List of plans (as advertised)

Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1413 (Standard)

Jarrahdale Parks and Recreation Precinct

Report on Submissions

1 Introduction

At its 13 September 2023 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of section 48 of the *Planning and Development Act 2005*.

The amendment has been advertised in accordance with the Planning and Development (Region Planning Schemes) 2023 which requires a minimum advertising period of 42 days.

2 The proposed amendment

The purpose of the proposed amendment is to transfer approximately 5.27 hectares of land in Jarrahdale from the Urban zone to the Parks and Recreation reservation in the MRS, as shown on **Amendment Figure - Proposal 1**.

3 Environmental Protection Authority advice

On 18 October 2023, the Environmental Protection Authority (EPA) determined that the amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*. No further advice was given.

A copy of the notice from the EPA is in Appendix A of the **Amendment Report**.

4 Call for submissions

The amendment was advertised for public submissions for a total of 42 days from 11 December 2023 to 25 January 2024.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* newspaper, and the WAPC made reasonable attempts to notify and invite affected landowners, Local Government(s) and other public authorities to comment on the amendment.

5 Submissions

Eleven submissions were received on the amendment. Two submissions were of support and nine were of non-objection/comment. No objections were received. There were no complex matters raised in submissions which required further discussion.

A summary of each submission with WAPC comments and determinations is at Schedule 2, and complete copies of all written submissions are contained within this report.

6 Determinations

The responses to all submissions are detailed in Schedule 2. It is recommended that the amendment be adopted for finalisation as advertised.

7 Coordination of region and local scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option of concurrently rezoning land being zoned Urban under the MRS to a 'Development' zone (or equivalent) in a Local Planning Scheme. As no land is being zoned Urban, section 126(3) does not apply.

8 Conclusion and recommendation

This report summarises the background to Amendment 1413 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the amendment as shown generally on the **Amendment Figure - Proposal 1** in Schedule 3, and in detail on the Amending Plan listed in Appendix 1 should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning approves the amendment.

9 Ministers Decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification, or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

Amendment 1413 is now finalised as advertised and shown on WAPC Amending Plan 3.2816, and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 7 May 2024.

Schedule 1

Listing of submissions

Listing of Submissions
Metropolitan Region Scheme Amendment 1413
Jarrahdale Parks and Recreation Precinct

Submission Number	Name
1	ATCO Gas Australia
2	Department of Communities
3	Department of Primary Industries and Regional Development
4	Department of Water and Environmental Regulation
5	Department of Fire and Emergency Services
6	Department of Energy, Mines, Industry Regulation and Safety
7	Shire of Serpentine-Jarrahdale
Late Submissions	Name
8	Department of Education
9	Department of Biodiversity, Conservation and Attractions
10	Veronica Hegarty
11	Water Corporation

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1 - 11

Submitter: ATCO Gas, Department of Communities, Department of Primary Industries and Regional Development, Department of Water and Environmental Regulation, Department of Fire and Emergency Services, Department of Energy, Mines, Industry Regulation and Safety, Shire of Serpentine Jarrahdale, Department of Education (Late), Department of Biodiversity, Conservation and Attractions (Late), Veronica Hegarty (Late), Water Corporation (Late)

Summary of Submission: COMMENT

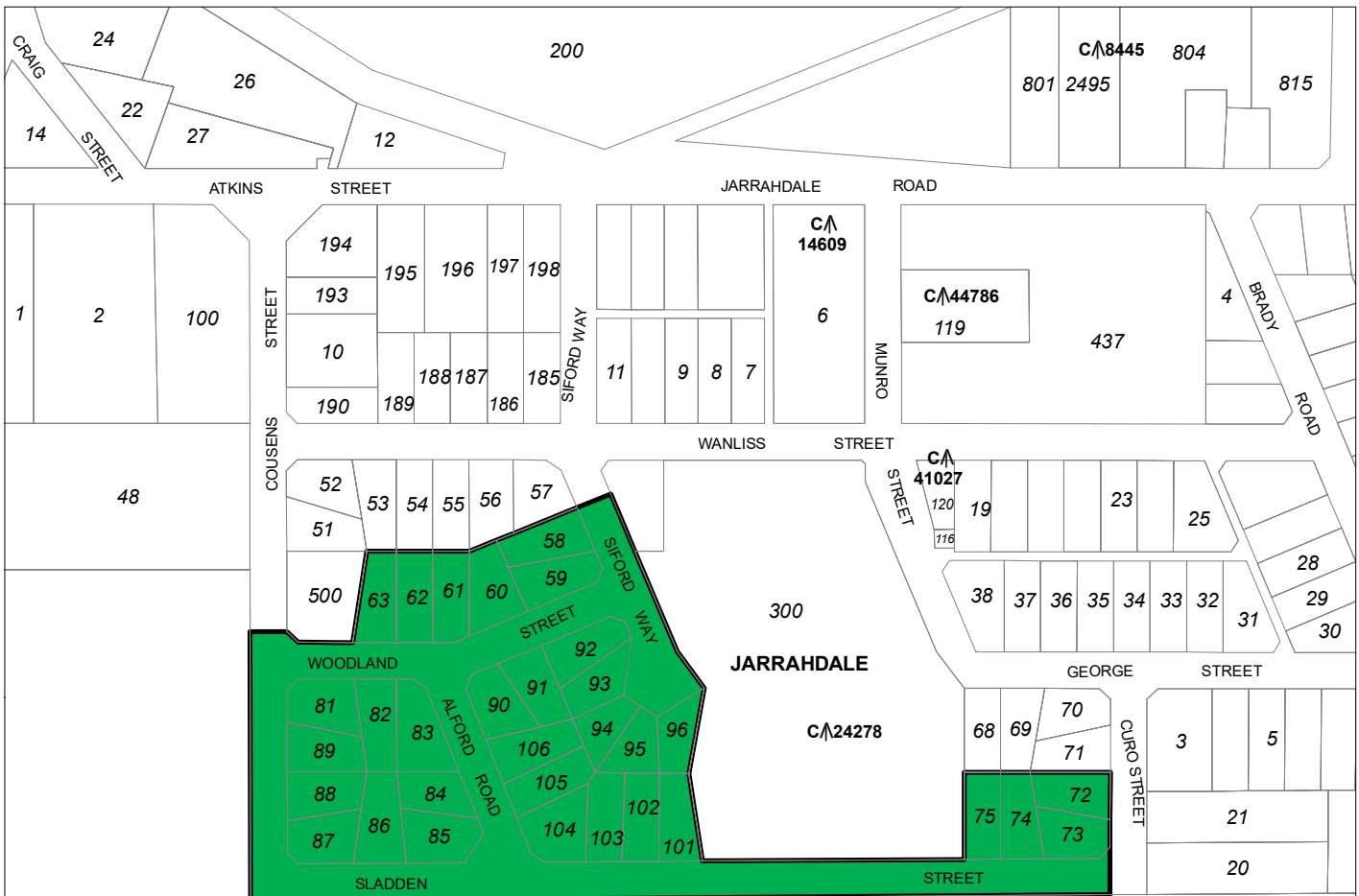
The above submitters raise no objections, no comment or provide general comments on the amendment.

Planning Comment: Comments noted. Given that the comments made do not object to the proposal, these will be further discussed/agreed between stakeholders and agencies following finalisation of the amendment.

Determination: Submissions noted.

Schedule 3

**Amendment Figure - Proposal 1
(as advertised)**



Proposal 1


A/39825

2888

**Jarrahdale Parks and Recreation Precinct
Proposed standard amendment
as advertised**

13 September 2023

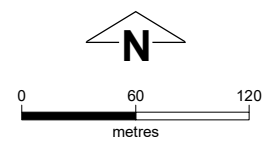
Proposal 1

Proposed Amendment:
 Urban zone to Parks and Recreation reservation

Oracle reference no: 4580
 Version number: 1



Date: 18/09/2023
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1



Appendix A

**List of plans
(as advertised)**

**Metropolitan Region Scheme
Amendment 1413**

Jarrahdale Parks and Recreation Precinct

as advertised

Amending Plan 3.2816

Detail Plans

1.6899

Submissions

Submitted to Metropolitan Region Scheme Amendment 1413 (Standard) - Jarrahdale Parks and Recreation Precinct
Submitted on 2023-12-14 09:46:06

About You

1 What is your first name?

What is your first name?:

2 What is your surname?

What is your surname?:

3 What is your email address?

What is your email address?:

4 What is your street address?

What is your street address?:

ATCO, 81 Prinsep Road

5 What is your preferred contact phone number?

What is your preferred contact phone number?:

6 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

7 Are you responding on behalf of an organisation?

Yes

What organisation are you responding on behalf of?:

ATCO Gas Australia

Submission

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 What are your reasons for your support or opposition?

Please type your submission (reasons for support/opposition) into the box below. :

Re: PROPOSED METROPOLITAN SCHEME AMENDMENT 1413 (STANDARD) - JARRAHDAL PARKS AND RECREATION PRECINCT

ATCO Reference: LM231046

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.

Advice notes:

- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
- Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
- If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found here.

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

10 Please upload any supporting documents.

file 1:

No file uploaded

file 2:

No file uploaded

file 3:

No file uploaded

Submitted to Metropolitan Region Scheme Amendment 1413 (Standard) - Jarrahdale Parks and Recreation Precinct
Submitted on 2023-12-28 10:41:37

About You

1 What is your first name?

What is your first name?:

Hannelie

2 What is your surname?

What is your surname?:

Evans for Department of Communities

3 What is your email address?

What is your email address?:

hannelie.evans@communities.wa.gov.au

4 What is your street address?

What is your street address?:

130 Stirling Street, Northbridge

5 What is your preferred contact phone number?

What is your preferred contact phone number?:

+61864141873

6 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

7 Are you responding on behalf of an organisation?

Yes

What organisation are you responding on behalf of?:

Department of Communities

Submission

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 What are your reasons for your support or opposition?

Please type your submission (reasons for support/opposition) into the box below. :

The Department of Communities acknowledge the proposed MRS Amendment and the associated change in zoning of its asset, Lot 93 (22) Silford Way, Jarrahdale. The site will be included in ongoing discussions between Communities and WAPC relating to the divestment of various assets of the department.

10 Please upload any supporting documents.

file 1:

No file uploaded

file 2:

No file uploaded

file 3:

No file uploaded



Department of
**Primary Industries and
Regional Development**

**SUBMISSION
3**

Your reference: RLS/1099
Our reference: LUP 1761
Enquiries: Leon van Wyk

Ms Sam Boucher
Secretary
Western Australian Planning Commission
regionplanningschemes@dplh.wa.gov.au

3 January 2024

Dear Ms Boucher

COMMENT: Proposed Metropolitan Scheme Amendment 1413 (Standard) - Jarrahdale Parks and Recreation Precinct

Thank you for the opportunity to comment on the proposed Metropolitan Scheme Amendment 1413 (Standard) - Jarrahdale Parks and Recreation Precinct.

The Department of Primary Industries and Regional Development (DPIRD) does not object to the transfer approximately 5.27 hectares of land in Jarrahdale from the 'Urban' zone to the 'Parks and Recreation' reservation in the Metropolitan Region Scheme.

If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or leon.vanwyk@dpiird.wa.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'L. van Wyk'.

Leon van Wyk
**Development Officer
Agriculture Resource Management and Assessment
Sustainability and Biosecurity**



Your ref: RLS/1099
Our ref: RF9833 & PA060617

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir or Madam

***PROPOSED METROPOLITAN SCHEME AMENDMENT 1413 –
JARRAHDAL PARKS AND RECREATION PRECINCT***

Thank you for providing the proposed Metropolitan Scheme Amendment 1413 – Jarrahdale Parks and Recreation Precinct received via email on 11 December 2023 to the Department of Water and Environmental Regulation (Department) for consideration.

The Department does not object to the proposed Metropolitan Scheme Amendment and has no comments.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information, please contact Fiona Routledge at the Mandurah office on 9550 4237.

Yours sincerely

Jane Sturgess
A/Program Manager – Planning Advice
Kwinana Peel Region

08 / 01 / 2024

Marija Bubanic

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Monday, 15 January 2024 2:13 PM
To: Region Planning Schemes
Cc: Anthony Muscara
Subject: RE: RLS/1099 - Proposed Metropolitan Scheme Amendment 1413 (Standard) - Jarrahdale Parks and Recreation Precinct - DFES Response

Categories: SUB

OFFICIAL

DFES Ref: D30333
Your Ref: RLS/1099

Good afternoon Anthony.

Thank you for the referral on 11 December 2023 in relation to the proposed MRS Amendment - Jarrahdale Parks and Recreation Precinct.

After a review of the documentation provided, you may wish to consider whether the amendment represents an intensification of land use considering a rezoning from 'Urban' to 'Parks and Recreation'.

I note that the provided documents show that the adjacent areas to the proposed Parks and Recreation zone contain dwellings already so it is unlikely that these areas will be impacted by the amendment as the risk to bushfire will not increase under the amendment.

Exemptions from the requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in Guidelines for Planning in Bushfire Prone Areas (Section 2.6).

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the endorsement of the proposal.

Please contact me on the below if you would like to discuss any of the above points.

Regards

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | E: advice@dfes.wa.gov.au | W: dfes.wa.gov.au



FOR A SAFER STATE

CHANGES TO FIRE DANGER RATINGS

As of 1 September 2022, WA is implementing simplified and nationally consistent Fire Danger Ratings.



HOW FIREPROOF
IS YOUR PLAN?



dfes.wa.gov.au/prepare

Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.



Anthony Muscara
Principal Planner
Department of Planning, Lands and Heritage
Sent by Email — Anthony.muscara@dplh.wa.gov.au
140 William Street, Perth WA 6000

Dear Anthony Muscara

MRS AMENDMENT 1413 - JARRAHDAL PARKS AND RECREATION - RLS/1099

Thank you for your letter dated 11 December 2023 inviting comment on the proposed Metropolitan Scheme (MRS) Amendment 1413 (Standard) - Jarrahdale Parks and Recreation Precinct.

The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

There is a 0.001% encroachment on granted ML 1SA held by Alcoa of Australia Limited. The tenement holder was not contacted as the encroachment is minor and the change to the land use is unlikely to change the access to the land due to its proximity within the townsite of Jarrahdale.

DEMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty | Senior Geologist
Mineral and Energy Resources Directorate
18 January 2024

26 February 2024

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Dear Sir/Madam

Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct

The Shire of Serpentine Jarrahdale would like to thank the Western Australian Planning Commission for providing the opportunity to provide comment on the Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct. This matter was considered at the Ordinary Council Meeting held on 19 February 2024, where Council resolved the following.

OCM009/02/24

COUNCIL RESOLUTION / Officer Recommendation

Moved Cr Duggin, Seconded Cr Mack

That Council PROVIDES comments of SUPPORT in accordance with the content of this report to the Western Australian Planning Commission, on the Proposed Metropolitan

Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct.

CARRIED UNANIMOUSLY (en bloc at 8.24pm) 5/0

The item was considered under Item 10.1.4 which is available on the Shire's website at [minutes-ordinary-council-meeting-19-february-2024.pdf \(sjshire.wa.gov.au\)](#). If you have any further queries, please contact the Shire's Strategic Planning Team on 9526 1111.

Yours faithfully



Deon van der Linde
Manager Strategic Planning





Shire of
Serpentine
Jarrahdale

Ordinary Council Meeting Unconfirmed Minutes

7pm

Monday, 19 February 2024

Contact Us

Enquiries

Call: (08) 9526 1111
Fax: (08) 9525 5441
Email: info@sjshire.wa.gov.au

In Person

Shire of Serpentine Jarrahdale
6 Paterson Street, Mundijong WA 6123
Open Monday to Friday 8.30am-5pm (closed public holidays)



www.sjshire.wa.gov.au



10.1.4 - Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct - Request for Comment (SJ1369-16)

Responsible Officer:	Manager Strategic Planning
Senior Officer:	Director Development Services
Disclosure of Officer's Interest:	No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the <i>Local Government Act 1995</i> .

Authority / Discretion

Quasi-Judicial	When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
----------------	--

Proponent: Western Australian Planning Commission
 Owner: Various
 Date of Receipt: 11 December 2023
 Lot Area: 5.27ha
 Local Planning Scheme No. 3 Zoning: Residential R12.5
 Metropolitan Region Scheme Zoning: Urban

Report Purpose

The purpose of this report is for Council to consider the request received from the Western Australian Planning Commission (WAPC) to provide comment on the proposed Metropolitan Region Scheme (MRS) Amendment to reserve as Parks and Recreation, a precinct of undeveloped land on the southside of Jarrahdale townsite. It is recommended Council provide comment of support for the Proposed MRS Amendment.

Relevant Previous Decisions of Council

Ordinary Council Meeting - 21 August 2023 - OCM202/08/23 - COUNCIL RESOLUTION / Officer Recommendation

1. That Council PROVIDES preliminary comments of SUPPORT in accordance with the content of this report to the Western Australian Planning Commission, on the Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct.



Background

At the Ordinary Council Meeting held on 21 August 2023, Council resolved to provide preliminary comments of support to the WAPC on a proposed MRS Amendment to transfer a 5.27ha area of land in Jarrahdale from the 'Urban' zone to a 'Parks and Recreation' reservation. The WAPC has since progressed the Proposed MRS Amendment to formal advertising and are seeking public comment on the proposal.

The Proposed MRS Amendment relates to land that is undeveloped, yet was surveyed many decades ago as part of contemplating expansion of the then townsite. Such land is predominantly unallocated crown land, however three allotments are privately held. The intent of reservation under the MRS is to secure land for a stated regional purpose, which in this case is Parks and Recreation. If the amendment proceeds, there would be a process to acquire the privately held lots by the State Government, in order to affect the reservation intent.

The subject site is located to the south of the Jarrahdale townsite and is surrounded by the 'Parks and Recreation' reserve for the Serpentine National Park to the south and west. The subject site is also located around the Jarrahdale Primary School site and some residential properties exist to the north of the subject site. The subject site is heavily vegetated with mature trees and does not contain any buildings. The subject lots were created in the late 1960s to early 1970s. The land has remained undeveloped since this time and no services or constructed roads have ever existed for these lots. The subject site is comprised of a number of unallocated crown land lots, as well as some lots in private ownership.

The unallocated crown land lots were also considered as a possible option to include as part of the South West Native Title Settlement for inclusion in the Noongar Land Estate. This proposal has however since been abandoned, instead the State Government now seek to secure reservation of the land to form part of the broader Serpentine National Park.

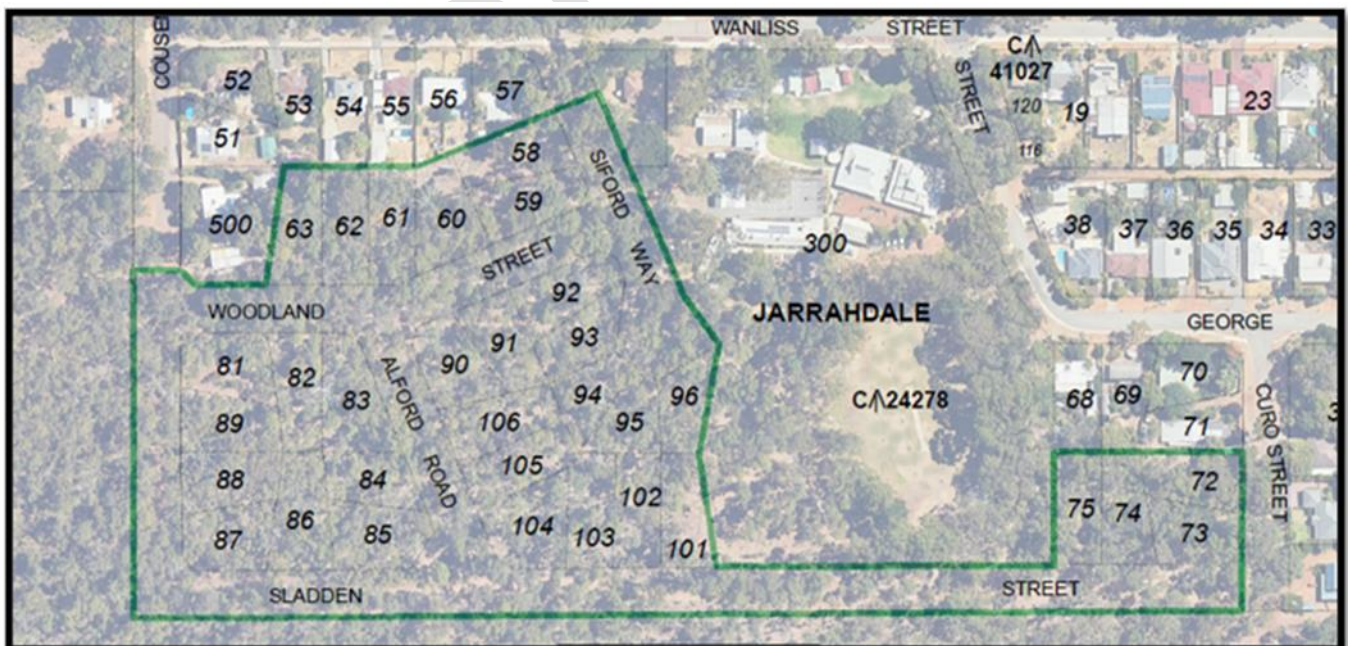


Figure 1: Subject Site

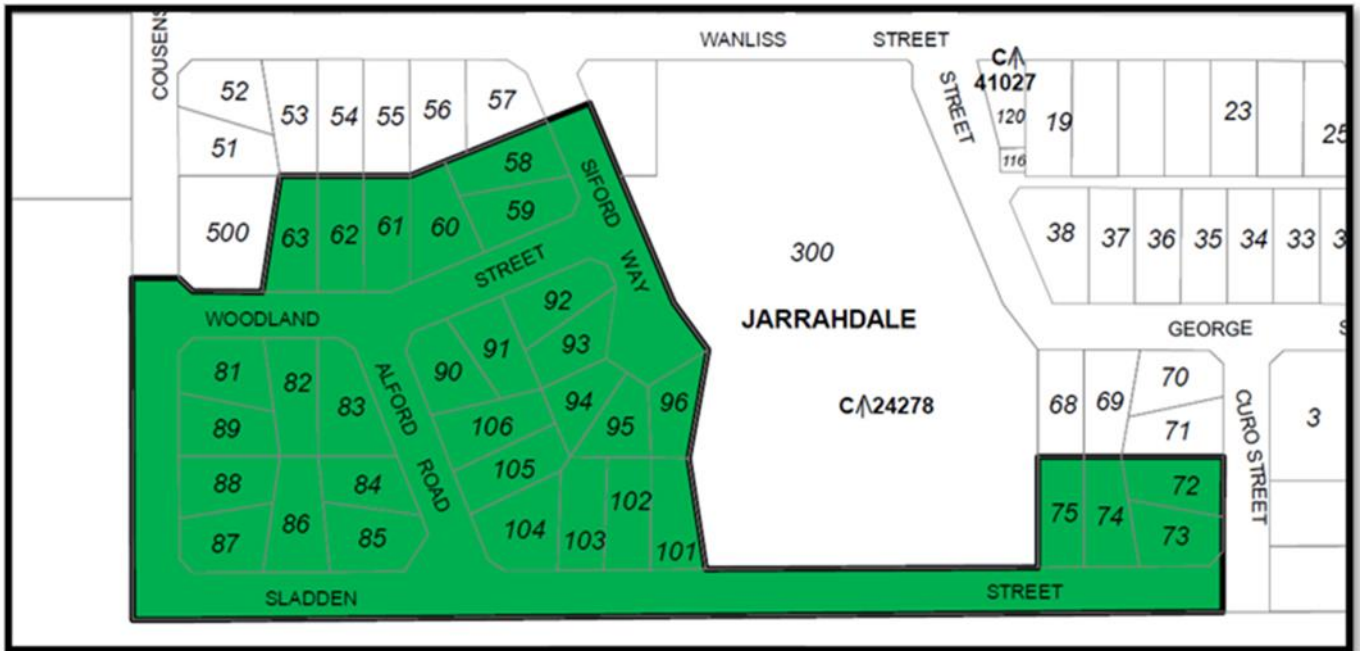


Figure 2: Proposed MRS Amendment

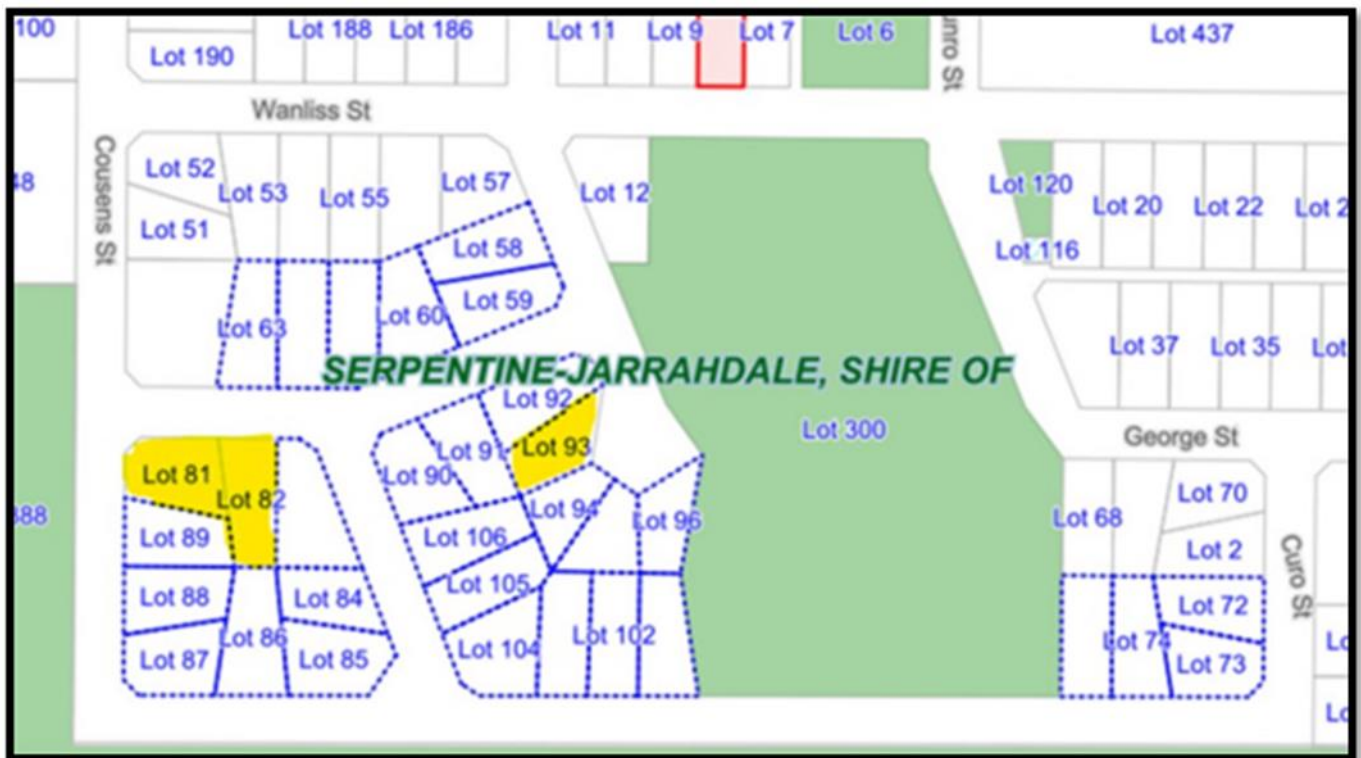


Figure 3: Image showing three allotments alienated from the Crown land (privately held)



Community / Stakeholder Consultation

The Proposed MRS Amendment is being advertised by the WAPC for public comment from 11 December 2023 until 25 January 2024. The Shire has been given extended time in which to make a submission, to enable consideration at the February Council meeting. The formal advertising period provides an opportunity for the Shire, Government agencies, stakeholders and the community to make formal comment on the Proposed MRS Amendment. At the conclusion of the formal advertising period, the WAPC will consider all submissions received prior to making a recommendation to the Minister under Section 59 of the *Planning and Development Act 2005*.

Statutory Environment

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Metropolitan Region Scheme

State Government Policies

- Perth and Peel @ 3.5 Million - South Metropolitan Peel Sub-Regional Planning Framework
- State Planning Policy suite

Local Planning Framework

- Shire of Serpentine Jarrahdale Local Planning Strategy
- Shire of Serpentine Jarrahdale Local Planning Scheme No. 3
- Local Planning Policy suite

Planning Assessment

Planning Framework

The subject site is currently zoned 'Urban' under the MRS and 'Residential R12.5' under the Shire's Local Planning Scheme No.3. The Serpentine National Park, which is reserved as 'Parks and Recreation' under the MRS and is managed by the Department of Biodiversity, Conservation and Attractions (DBCA), is located to the south and west of the subject site. The Proposed MRS Amendment seeks to include the subject site within the 'Parks and Recreation' reserve.

Environmental Protection

The subject site is heavily vegetated with native vegetation covering the majority of the area subject to the Proposed MRS Amendment, as shown in Figure 4. The Shire's Biodiversity Strategy classifies areas of native vegetation outside of public conservation as local natural areas. The Biodiversity Strategy contains goals and targets to prevent the further loss of and protect local natural areas within the Shire. The Proposed MRS Amendment would allow the native vegetation at the subject site to be retained within a 'Parks and Recreation' reserve. It is noted that any ability to develop the precinct would generally result in the



complete removal of all vegetation. There would also be impacts on a portion of the surrounding National Park, insofar as managing the risk of bushfire on these allotments. There would also be substantial erosion challenges, in that the forest canopy which helps moderate the impacts of heavy rainfall and sediment runoff, would be removed through development and result in increased risk of landscape scouring and hillside gulying.

As a natural area containing native vegetation, the subject site contains conservation and biodiversity values, which are important to protect. Section 5.4.2 of the Shire's Local Planning Strategy contains an objective to '*promote the conservation and sustainable management of natural areas*' and a strategy to '*protect natural areas for conservation purposes and limit development within such areas*'. The Proposed MRS Amendment is aligned with the Local Planning Strategy as it seeks to retain the native vegetation at the subject site for conservation purposes. The vegetation complex at the subject site is the Dwellingup D2 vegetation complex of the South West Forest Region of WA, as shown in Figure 5. This is the same vegetation complex as the land to the south of the subject site, which is part of the 'Parks and Recreation' reserve for the Serpentine National Park. The Proposed MRS Amendment seeks to include the subject site within this 'Parks and Recreation' reserve.

The development of the subject site for urban purposes, as it is currently zoned under the MRS, would result in the removal of a natural area of native vegetation with important biodiversity and conservation values. The extent to which approval for vegetation clearing may be given, and the requirements for clearing approvals, would need to be considered if the land were to be developed as 'Urban'. The protection of the native vegetation at the subject site for conservation purposes is supported by the Shire's Local Planning Strategy and Biodiversity Strategy. Officers consider the Proposed MRS Amendment is appropriate to reserve the subject site as 'Parks and Recreation' to retain the native vegetation for conservation purposes.



Figure 4: Native Vegetation



**Figure 5: Vegetation Complex -
Dwellingup D2 of the South West Forest Region of WA**

Bushfire Risk

The subject site is located within a high risk, designated Bushfire Prone Area, surrounded by extensive vegetation and the Serpentine National Park. The subject site is located within an area of significant bushfire hazard and would be classified as Bushfire Attack Level (BAL) Flame Zone. For the subject site to be developed for urban purposes, extensive vegetation clearing would be required. In addition to this, the high level of bushfire mitigation and fuel load management required to reduce the BAL rating and the impacts of the BAL Flame Zone area would be difficult to maintain without substantial alteration to the adjoining National Park. This would damage that natural environment, and still place potential future residents of the currently zoned 'Urban' area at a high risk in the case of a bushfire.

There is also limited vehicular access to the subject site. Road reserves have been identified but have not been cleared or constructed. The Acceptable Solution of Element 3 of the State Planning Policy 3.7 Planning in Bushfire Prone Areas Guidelines requires vehicular access to be provided in two different directions to at least two different suitable destinations in the event of a bushfire. The current access to and from the subject site does not provide for two directional access routes to provide safe access in the case of a bushfire emergency.

State Planning Policy 3.7 Planning in Bushfire Prone Areas contains a policy objective 5.1, which states 'Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount'. With regard to the current 'Urban' zoning, Officers consider there is a significant bushfire risk and lack of certainty that the potential for significant adverse impacts can be adequately reduced or managed. In applying the precautionary principle to the assessment



of the Proposed MRS Amendment in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Guidelines, Officers consider that the Proposed MRS Amendment to reserve the subject site as 'Parks and Recreation' and acquire back privately held allotments, is appropriate given the significant bushfire risk associated with the current 'Urban' zoning and attempts to develop according to this.

Infrastructure

The subject site does not have any supporting infrastructure including roads, electricity, water or drainage. This would need to be provided by the entity or entities having the controlling interest in the land, or alternatively the State Government, who originally undertook the subdivision. Road construction in terms of responsibility for the construction, the required standards and servicing extensions would need to be resolved if the land were to be developed for urban purposes. Other servicing issues such as onsite effluent disposal and provision of a water supply would also need to be addressed. The lack of infrastructure and services to the subject site presents a significant constraint to the feasibility of the land being developed as 'Urban'.

Recommendation

In balancing the consideration of the native vegetation with conservation and biodiversity values located at the subject site, the significant bushfire risk, and lack of supporting infrastructure and services, Officers support the Proposed MRS Amendment to reserve the subject site as 'Parks and Recreation'. Developing the subject site for urban purposes, as per the current zoning, would result in a significant loss of native vegetation and biodiversity. Urban development at the subject site would also place additional residents in an area of high bushfire risk, with a lack of certainty regarding the required bushfire mitigation measures being able to be maintained. The lack of infrastructure to the subject site also provides a significant constraint to the development of the land as 'Urban'. Given the constraints on the land for development as 'Urban', the Proposed MRS Amendment to reserve the subject site as 'Parks and Recreation' is supported by Officers.

Options

Option 1

That Council PROVIDES comments of SUPPORT in accordance with the content of this report to the Western Australian Planning Commission, on the Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct.

Option 2

That Council PROVIDES comments NOT SUPPORTING the Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct to the Western Australian Planning Commission.

Option 1 is recommended.

Conclusion

The Proposed MRS Amendment seeks to transfer an approximately 5.27ha portion of land within Jarrahdale from 'Urban' to 'Parks and Recreation' reserve under the MRS. There are



key strategic considerations including environmental protection, bushfire risk and infrastructure provision, which relate to the Proposed MRS Amendment. Officers recommend the Proposed MRS Amendment be supported. If the MRS amendment is ultimately finalised, the land will be formally reserved (private allotments acquired), and the precinct vested as part of the broader Serpentine National Park.

Attachments (available under separate cover)

- **10.1.4 - attachment 1** - Proposed MRS Amendment - Jarrahdale Parks and Recreation Precinct - Report (IN24/1290)

Alignment with our Council Plan 2023-2033

Thriving
1. Plan for the sustainable growth of the Shire of Serpentine Jarrahdale
Liveable
3. Preserve and enhance our natural places, parks, trails and reserves

Financial Implications

There are no direct financial implications relating to this matter. The intent of reservation under the MRS is to secure land for a stated regional purpose, which in this case is Parks and Recreation. If the amendment proceeds, there would be a process to acquire the privately held lots by the State Government, in order to affect the reservation intent.

Risk Implications

Risk has been assessed on the Officer Options:

Officer Option	Risk Description	Controls	Principal Consequence Category	Risk Assessment			Risk Mitigation Strategies (to further lower the risk rating if required)
				Likelihood	Consequence	Risk Rating	
1	This option is considered the lowest strategic risk option.						
2	That Council PROVIDES comments NOT SUPPORTING the Proposed Metropolitan Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct to the Western Australian Planning Commission, which results in the amendment not being	Planning legislation and framework.	Social / Community Outcomes	Possible	Moderate	MODERATE	Provide reason for decision.



	successful and pressure to development allotments that are not suitable for development.						
--	--	--	--	--	--	--	--

Voting Requirements: Simple Majority

OCM009/02/24

COUNCIL RESOLUTION / Officer Recommendation

Moved Cr Duggin, Seconded Cr Mack

That Council PROVIDES comments of SUPPORT in accordance with the content of this report to the Western Australian Planning Commission, on the Proposed Metropolitan

Region Scheme Amendment - Jarrahdale Parks and Recreation Precinct.

CARRIED UNANIMOUSLY (en bloc at 8.24pm) 5/0

Unconfir



Department of
Education

LATE SUBMISSION

8

Your ref: RLS/1099
Our ref: D24/0047111
Enquiries: Jack Sirett

Western Australian Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara
Principal Planning Officer

Dear Anthony,

Proposed Metropolitan Region Scheme Amendment – Jarrahdale Parks and Recreation Precinct

Thank you for your email dated 11 December 2023 providing the Department of Education (the Department) with the opportunity to comment on the proposed Metropolitan Region Scheme (MRS) amendment on the subject site.

The Department notes that the proposed amendment area abuts Jarrahdale Primary School to the south and west. The amendment area is heavily vegetated, unutilised for its current Urban zoning, has no connections to infrastructure, and does not pertain any constructed access. This includes Siford Way and Sladdin Street to the school's south and west, which are currently unconstructed roads.

It is understood that the proposed amendment will not change the status quo of the land, however it is important to note that Jarrahdale Primary School will only contain two legitimate access roads in Wanliss Street and Munro Street to north and east. This arrangement contravenes *Operation Policy 2.4 – Planning for School Sites (OP 2.4)* given clause 3.4.8 requires primary schools to have a minimum of three road frontages, however it is acknowledged that this arrangement is existing given Siford Way and Sladdin Street are unconstructed roads and this will not change by reserving the subject site for Parks and Recreation.

To protect students at Jarrahdale Primary School from bushfire risk, there are opportunities to provide emergency access for the school on the south and western sides through the installation of firebreaks and Emergency Access Ways (EAWs) on the reserve land around the school. As such, it is important that a Bushfire Management Plan for the proposed parks and recreation reserve is undertaken to ensure safety of the school site.

In view of the above, the Department has no objections to the proposed amendment. However, the Department strongly encourages the Western Australian Planning Commission to establish a Bushfire Management Plan or Program to ensure the safety of students at Jarrahdale Primary School from bushfire risk for the adjoining Parks and Recreation Reserve.

Should you have any questions in relation to the above, please do not hesitate to contact Jack Sirett, Senior Consultant – Land Planning on 9264 5374 or email jack.sirett@education.wa.edu.au.

Yours sincerely,

A handwritten signature in blue ink that reads "M Turnbull". The signature is written in a cursive, slightly slanted style.

Matt Turnbull
Manager Land Planning

24 January 2024



Your ref: Amendment 1413
Our ref: PRS51552
Enquiries: Lyndon Mutter
Phone: 9442 0342
Email: lyndon.mutter@dbca.wa.gov.au

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

PROPOSED METROPOLITAN SCHEME AMENDMENT 1413 (STANDARD) - JARRAHDAL PARKS AND RECREATION PRECINCT

In reference to your correspondence dated 11 December 2023, the Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (DBCA) provides the following comments.

The Department of Planning Lands and Heritage (DPLH) previously sought comment from DBCA in June 2023 seeking DBCA's view on the potential inclusion of the proposed amendment area into Serpentine National Park.

DBCA's advised that,

- DBCA would consider supporting the inclusion of part of the western portion of the site for inclusion in the National Park, with the boundary subject to detailed on ground survey/inspection.
- It was recommended that DPLH strategically consider options to provide for the town's future planning requirements (including any requirements for future expansion) and for the bushfire protection of the town in consultation with the Shire and DFES who are responsible for the bushfire mitigation of UCL within townsites. DBCA is aware that the Shire of Murray are likely to seek to excise areas out of State forest to facilitate townsite expansion and improve townsite bushfire protection at Dwellingup. Inclusion of the Jarrahdale lots into the National Park will preclude any future development.
- DBCA is unlikely to accept management of the remaining portions of the amendment area, including areas immediately adjoining residences on the towns fringe. If these areas are not developed for housing and given that they adjoin residences and school buildings, DPLH may wish to consider alternative options such as including part of the area into the school site to allow any necessary bushfire protection measures to be undertaken within a building protection zone, and/or into a Shire reserve to allow the Shire to implement any necessary strategic Bushfire Protection measures adjacent to houses and the school.
- If areas were to be developed for housing, DBCA recommended that a hard road edge be provided between the National Park and the residences, and that the appropriate bushfire protection building standards and setbacks required under the WAPC Planning for Bushfire Prone area guidelines are achieved without placing reliance or impositions on the management of the National Park area.

- There is a residence on Lot 500 which is approximately 25 metres from the northern boundary of the area. DFES would need to advise if the setback is sufficient to achieve the necessary bush fire protection measures for the house without placing reliance or impositions on the bushland proposed to be added to the National Park.
- As part of any transfer of land into the National Park, consideration of establishment funding to accompany the land transfer for fire break establishment, purchase of National Park signage, and targeted weed control, will be required.

DBCA has not received any further information regarding consultation with the Shire of Serpentine and Jarrahdale and DFES to discuss planning options to provide improved Bush Fire protection outcomes for the perimeter of the town at this location. DBCA would be happy to be involved any broader discussion with the Shire of Serpentine and Jarrahdale, and DFES

DBCA's has no additional comments to the previous comments above.

Thank you for the opportunity to provide comments. Should you have any queries, please contact Lyndon Mutter on 9442 0342.

Yours sincerely



Benson Todd
REGIONAL MANAGER

5 February 2024

Subject: FW: Jarrahdale - MRS amendment from Urban to Parks and Recreation

Hi Christine

Thank you for your email.

We do not wish to comment on proposed amendment at this stage thank you

Kind regards

Veronica Hegarty

Sent from my iPhone

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: RLS/1099
Our Ref: 164765512 - MRS405333
Enquiries: Luke Gabriel
Direct Tel: 9420 2099
Email: land.planning@watercorporation.com.au

07 March 2024

Senior Planning Support Officer
Department Of Planning Lands And Heritage
Locked Bag 2506
PERTH WA 6001

Attention of: Marija Bubanic

Re: MRS Amd - Jarrahdale Parks & Recreation Precinct

Thank you for your letter dated 11 December 2023. We offer the following comments regarding this proposal.

Water

Existing water mains are located within the subject area near. (Please note screenshot of location is attached) Pressured water mains shall not be located in private land and should be located in and protected by reserves (i.e. road reserves) as no development would be allowed in this area. The developer is required to fund the full cost of protecting, relocating or modifying any of the existing infrastructure which may be affected by the above proposal. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link:

<https://www.watercorporation.com.au/home/builders-and-developers/working-near-our-assets/approval-for-works>

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Luke Gabriel
Senior Planner
Development Services

