

Tuesday 25 August, 2009

media release



Protecting the future of Serpentine

Protecting the beauty and future of Serpentine is the ultimate aim behind two of the Shire's planning documents currently out for advertising.

President Denyse Needham said the Council wanted to avoid ad-hoc subdivisions being developed in the short term and that proper planning processes were necessary for determining the long term plans for Serpentine.

"Ever since the Shire adopted its Rural Strategy in 1994, Serpentine has been identified as having potential for a small amount of future urban growth," Cr Needham said.

"This needs to be carefully planned for, and right now we are in the middle of doing that on a much larger scale for Mundijong with its District Structure Plan. We know the same kind of plan for Serpentine is also required although no specific timeframe has yet been decided as the focus is presently on managing the major growth to come for Byford and Mundijong."

"The vision has long been that Byford and Mundijong will be large district centres or urban villages, while Serpentine will always be retained as a much smaller scale rural village."

"The preparation of a district structure plan is a significant task that requires a range of studies to be done such as drainage, roads, environment and infrastructure."

"In the meantime, until the district structure plan is drafted for Serpentine, we want to ensure that any development and subdivision today, does not compromise opportunities for tomorrow."

Amendment # 162, currently out for comment, will ensure that appropriate controls are in place to protect the Serpentine Urban Development Area from inappropriate interim development and that it is appropriately zoned when the time comes to do the district structure plan.

"The Shire's Town Planning Scheme No.2 needs to align with the Metropolitan Region Scheme (MRS), which is zoned Urban Development."

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The Urban Development zone identifies land for future development and subdivision. A structure plan is required to provide guidance before development or subdivision occurs; this will ensure that the beauty of the Serpentine area is retained.

“Hand in hand with the rezoning amendment is a policy. The Local Planning Policy # 23 is intended to clearly set out the requirements needed from a District Structure Plan and Local Structure Plans for Serpentine.”

Following the close of the advertising period, Council will need to carefully consider all submissions received and decide how best to finalise the policy and amendment.

Comments are invited for LPP23 by 5pm, 14 September 2009, and for Amendment No 162 by 5pm, 18 September 2009. For further details please visit our website www.sjshire.wa.gov.au or call our office during business hours on 9526 1111.

Release Ends

For more information contact Kylie Richardson, Communications Officer, 9526 1111.



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