



Shire of
Serpentine
Jarrahdale

Supporting SJ

A partnership approach



Serpentine Jarrahdale key locations



The Shire of Serpentine Jarrahdale

The Shire of Serpentine Jarrahdale, located in Perth's south east corridor, is Western Australia's fastest growing local government, and the third fastest in the nation.

Fast facts about SJ



905km²
Size of SJ



13
Suburbs



38,389
2024
Population



Winner of the
inaugural UDIA WA
Local Government Award



A track record of delivering
on projects in partnership

Population Forecasts

41,429
2026

81,453
2041



67,939
2036

95,275
2046

**RAPID
GROWTH**

We are the fastest
growing WA local
government



600
Homes
completed
every year



\$1.06bn
Gross Regional
Product



\$132m
Building
approval value
for 22/23 FY



Ready to build on success

The Shire has a proven record of completing projects with the Federal and State government, and we're ready to continue that partnership.

- Identified in Perth and Peel @ 3.5 Million framework as key area for strategic growth.
- Mundijong Growth Corridor identified by UDIA WA as key to unlocking housing.
- SJ's land capacity aligns with major government priorities including AUKUS.
- \$1 billion Federal/State funded Tonkin Highway Extension construction started.
- METRONET Byford Train Station now open bringing connection to the Shire.
- Byford Health Hub a \$42 million State investment in partnership with the Shire. Work has now begun on site, and it'll be open in 2027.

Projects in partnership

We've got a track record of delivering on projects in partnership with Federal and State Government.

	Project	Federal or State Government	Commitment	Status	Project details
	Jarrahdale Horse Trails	Federal Government	\$1.15 million over two years	Complete	Two new horse trails, plus facility infrastructure and mounting blocks
	Gooralong Carpark	Federal Government	\$750,000	Complete	New carpark servicing the Kitty's Gorge Trail
	SJ Community Recreation Centre	State Government	\$106,500	Complete	Upgrades and improvements
	Hypergrowth Roads Program	State Government	\$18 million	Complete	Upgrades to local roads
	Byford Bike Pump Track	State Government	\$1.34 million	90% complete	Complete by end November 2025
	Byford Skate Park upgrade	State Government	\$800,000	85% complete	Complete by end of December 2025
	Keirnan Park Recreation Precinct	State Government	\$22 million	Construction started	Construction underway. Completion by December 2026

Prior to the 2025 State Government election we successfully advocated for and received funding for the following projects:

- **Hypergrowth Roads – \$17 million**
- **Briggs Park Precinct – \$10 million**
- **Jarrahdale Trails Centre Stage 1 – \$5 million**

A strategic link connecting defence, industry and community

Mundijong Road is more than a local road. It's a strategic corridor for WA and Australia – but like many of the Shire's roads it's no longer fit for purpose.

It's a major piece of infrastructure in desperate need of investment, and State-level oversight.

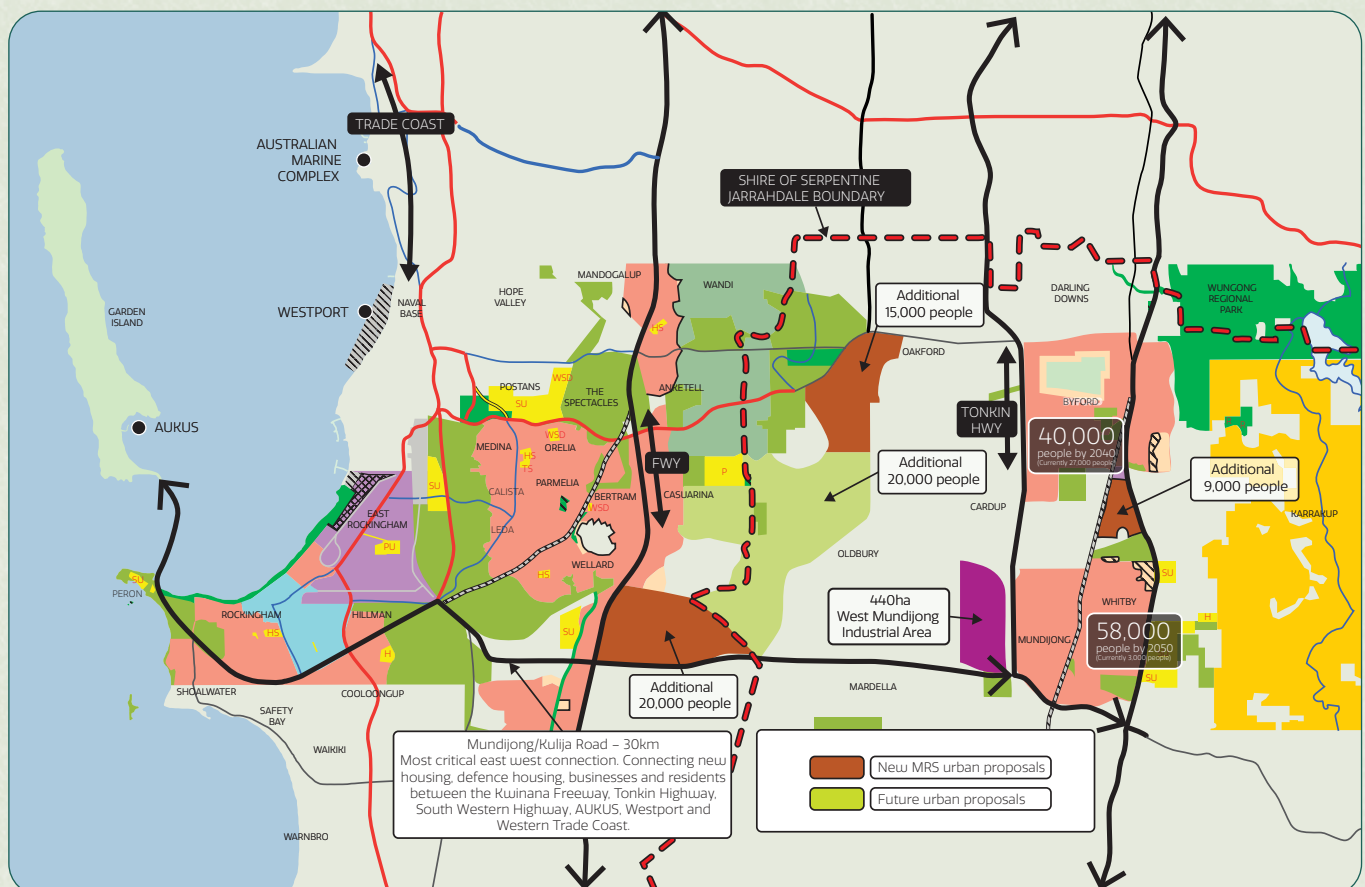
- Key east-west freight and commuter corridor
- Links major highways and industrial zones
- Carries heavy vehicles, school traffic and growth
- Defence Housing has acquired 100 lots in Mundijong, which will increase traffic along Mundijong and other key road links

Why it matters nationally:

- Supports WA Freight Strategy and Perth and Peel @ 3.5 million
- Enables housing and population growth
- Connects to Westport, Western Trade Coast and AUKUS precincts
- Community benefit: Safer, less congested roads for locals and visitors

Our ask:

- Support the WA State Government taking responsibility for Mundijong Road
- Recognise Mundijong Road as a national strategic asset in infrastructure planning



Infrastructure that keeps pace

Upgraded roads and community facilities are essential to support population growth and enable new housing development.

Key challenges:

- Heavy haulage and increased traffic particularly from sand trucks is accelerating wear on local roads not designed for current demand.
- Community facilities, including the Briggs Park Recreation Centre, require upgrading and expansion to meet growing needs.
- Population growth is driving increased demand for safe, accessible, and modern infrastructure.
- A comprehensive 2023 surface condition assessment underpins the Roads Forward Work Plan. The assessment found 40% of the Shire's roads (22% poor, 18% very poor) require urgent repair or reconstruction.

Sand haulage for major developments has turned these roads into critical heavy vehicle corridors, experiencing wear far exceeding normal WA road conditions.

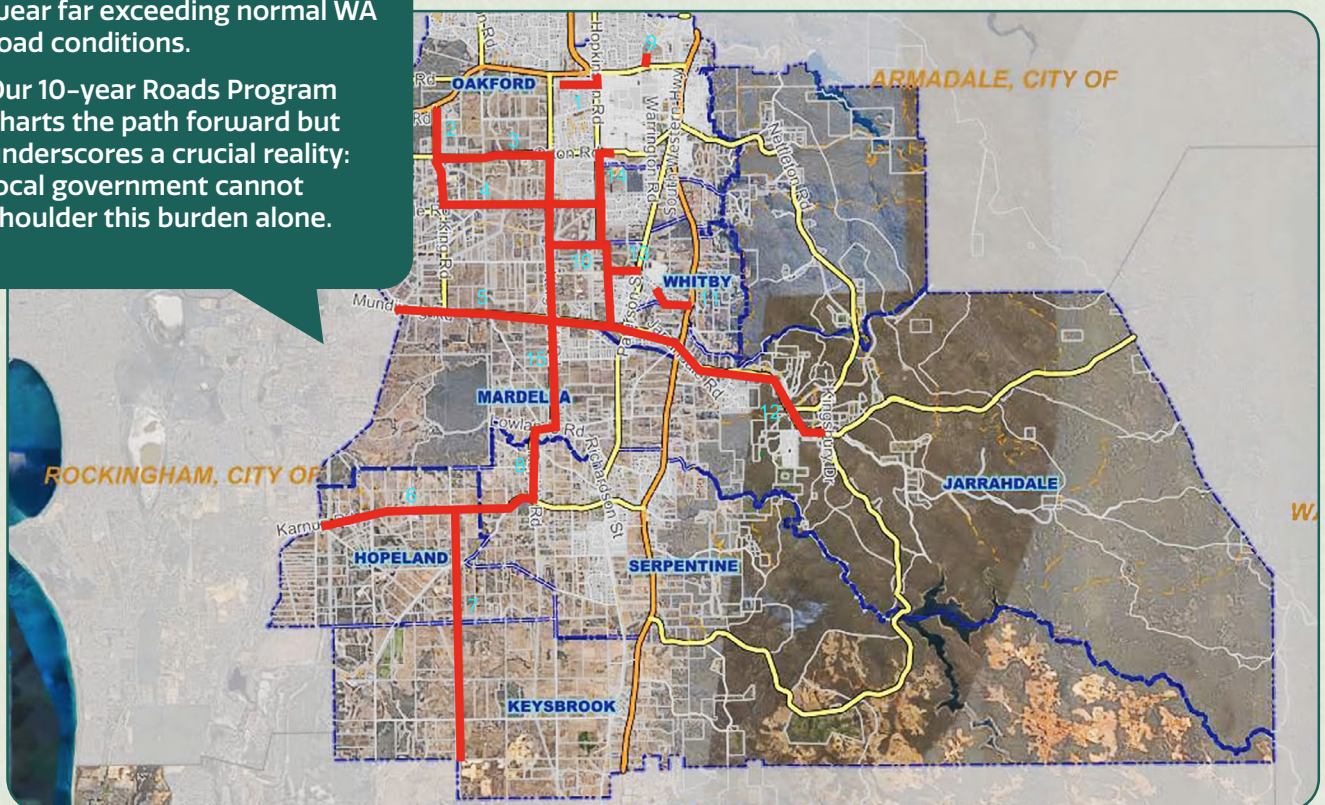
Our 10-year Roads Program charts the path forward but underscores a crucial reality: local government cannot shoulder this burden alone.

National significance:

- Enabling housing supply: infrastructure upgrades unlock new residential development.
- We need roads capable of supporting industry, commerce, and community safety.
- Upfront investment represents better value than deferring action and incurring higher remediation costs.
- Safe and accessible facilities that support residents, visitors, and growing families.

Our request:

- Targeted funding to upgrade key roads and expand essential community facilities.
- Support for planning and delivery that keeps pace with population growth.
- Increasing or removing the MRRG Road Rehabilitation funding cap for a defined period to allow the Shire to submit higher value applications up to \$5 million annually.
- Allowing reserve project submissions above the funding cap so that the Shire can deliver ready to go road upgrades when additional funds are available.
- Partnering with Main Roads WA and Federal infrastructure agencies to explore new funding streams and prioritisation mechanisms for roads most impacted by nationally significant projects such as the Tonkin Highway Extension.



Supporting Australians to age in place

In the Shire of Serpentine Jarrahdale, 15% of residents are aged 60+ (4,845 people), and this is projected to grow to an additional 5,000 by 2036.

Despite this, the Shire's aged-care facilities are not sufficient to support an ageing population. The majority of long-term residents must relocate for appropriate housing and care, leaving behind family and support networks.

This can be devastating for SJ's older people, many of whom have lived long-term in a semi-rural area with limited transport and strong community connections.

Why it matters nationally:

- Supports independence and reduces pressure on metropolitan aged care
- Keeps seniors in regional communities, boosting local economies
- Aligns with Federal housing, aged care, and regional development priorities

Our ask:

- Partner with the Shire to deliver targeted, accessible affordable seniors housing, and aged care accommodation
- Ensure homes are affordable and strategically located near transport and health links



Forecast age structure - Service age groups

Total persons Age group (years)	2023		2030	
	Number	%	Number	%
Babies and pre-schoolers (0-4)	3,080	8.4	3,909	7.8
Primary Schoolers (5-11)	4,190	11.5	5,209	10.4
Secondary schoolers (12-17)	3,135	8.6	4,282	8.5
Tertiary education and independence (18-24)	3,002	8.2	4,739	9.5
Young workforce (25-34)	5,583	15.3	7,643	15.3
Parents and homebuilders (35-49)	7,752	21.2	11,409	22.8
Older workers and pre-retirees (50-59)	4,401	12.0	5,427	10.8
Empty nesters and retirees (60-69)	3,010	8.2	4,148	8.3
Seniors (70-84)	2,117	5.8	2,822	5.6
Elderly aged (85+)	277	0.8	512	1.0
Total persons	36,546	100	50,099	100



Shire of
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