

NEW SUMMARY OF SUBMISSIONS
Amendment to Local Planning Scheme No. 3 - Scheme Amendment No 3
Omnibus Amendment

Advertising Date: 24 October 2024 to 5 December 2024

Submitter	No	Submitter Comments	Officer Comment
Public Transport Authority (PTA) E24/16230	1.	The PTA has no objection to the proposed LPS Amendment and no comments to add.	Thank you for your submission.
Department of Water and Environmental Regulation (DWER) IN24/27158	2.	The Department does not object to the amendments 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.	Thank you for your submission.
Main Roads WA IN24/27348	3.	In response to your correspondence received on 24 October 2024, please be advised Main Roads has no objection to the proposed omnibus amendment to Local Planning Scheme No.3.	Thank you for your submission.
Water Corporation IN24/28036	4.	The proposed modifications to the Shire's scheme appear to be largely administrative or minor in nature. The Water Corporation has no objection to the amendment.	Thank you for your submission.
Dept of Transport IN24/28063	5.	The Urban Mobility (UM) division of DoT has reviewed the submitted documents and advises that DoT has no comment to provide.	Thank you for your submission.
Department of Fire and Emergency Services (DFES) IN24/28393	6.	It is unclear from the documentation provided if the Shire of Serpentine Jarrahdale has applied State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7) to this proposal, noting that a Bushfire Management Plan (BMP) has not been provided. Although the Omnibus Amendment is administrative in nature, strategic planning proposals provide an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on	Thank you for your submission. Section 4 of SPP3.7 states that this policy is to be applied to proposals within a Bushfire Prone Area where there may be an intensification of development, an increase in visitors, residents or employees, or an increase in bushfire risk.

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		<p>completion, have an extreme BHL and/or BAL-40 or BAL-FZ.</p> <p>The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application. DFES notes that the new State Planning Policy 3.7 Bushfire and associated Planning for Bushfire Guidelines were published on 24 September 2024 and became operational for applications lodged with decision makers from 18 November 2024.</p> <p>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 Shire's endorsement of subsequent stages of development.</p>	<p>Officers do not consider the Omnibus Amendment to meet these criteria.</p> <p>The Omnibus Amendment proposes to correct six administrative errors which do not require assessment under SPP3.7. The Omnibus also contains one amendment which proposes to correct an inconsistency within the scheme. This amendment proposes modifying the scheme's zoning table to align with the zone objectives in regard to showrooms within the Mixed Use zone. Showrooms are identified within the zone objectives as a suitable land use for the Mixed Use zone. Therefore, the classification of showrooms as an 'X' use within the zoning table is an error which should be corrected. Given that the strategic, overarching objectives of the scheme already identifies showrooms as a suitable land use within this zone, Shire officers do not consider this amendment to propose an intensification of the intended development within this zone.</p> <p>Furthermore, Officers consider the Omnibus Amendment as not a suitable stage in the planning framework to address SPP3.7. The Amendment proposes to classify 'Bulky goods – showroom' as a 'D' use within the scheme. Therefore, showroom developments proposed within this zone will require development approval, at which stage bushfire risk and</p>

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			<p>management will be addressed at this appropriate stage in the planning process.</p> <p>It is also noted that as this amendment is an Omnibus, and does not relate to one specific location, it is not practical for a Bushfire Management Plan or similar assessment to be applied in this circumstance.</p>
<p>Department of Health IN24/29134</p>	<p>7.</p>	<p>The proposed amendment should be designed to ensure a minimum of a 500m buffer around the abattoir at Lot 5 Butcher Road, Darling Downs.</p>	<p>Thank you for your submission.</p> <p>The Omnibus Scheme Amendment proposes to modify the scheme text and map to ensure that a 500m buffer is placed around the abattoir located at 566 South Western Highway, Darling Downs.</p> <p>(The proposed scheme amendment was advertised to <i>'replace the address '49 Butcher Road, Darling Downs' with 'Lot 5 Butcher Road, Darling Downs'</i>. However, it has since been confirmed that the correct address for the property containing the abattoir is 566 South Western Highway, Darling Downs).</p>
<p>Education Department IN24/29587</p>	<p>8.</p>	<p>The Department notes that these amendments are administrative in nature and are not anticipated to impact on school sites, or future public school planning.</p> <p>In view of the above, the Department has no in principle objection to the proposed amendments. Notwithstanding this, if there are any future changes to the zoning, residential density coding and dwelling lot numbers</p>	<p>Thank you for your submission.</p>

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		which results in a significant increase to the student yield, prior consultation with the Department is required.	
Department of Biodiversity, Conservation and Attractions (DBCA) IN24/25625	9.	The Department of Biodiversity Conservation and Attractions - Swan Region Office has no comments on the application.	Thank you for your submission.