

Our Ref: 22879



20 February 2023

Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123

Dear Sir/Madam,

PROPOSAL FOR SUB-PRECINCT STRUCTURE PLANS LSP AREA C - WATKINS ROAD NORTH, MUNDIJONG

Harley Dykstra has been engaged by Whitby Farms Pty Ltd (Applicant 1) to coordinate this proposal in conjunction with Rowe Group on behalf of Qube Property Pty Ltd (Applicant 2), to seek the Shire's written support for the progression of three (3) separate Local Structure Plans (LSP) from the identified Area C - Watkins Road North precinct – being C1, C2 and C3 as shown on **Appendix A**.

Please find enclosed the following documents which have been prepared to facilitate the Shire of Serpentine-Jarrahdale's review of the current proposal:

- **Appendix A** – Proposed Local Structure Plan Area C - Watkins Road North Sub-Precinct Plan;

Due to the currently fragmented ownership of Proposed Sub-Precinct C3, and the fact that the current landowners are not yet prepared to undertake the structure planning for their site, this sub-precinct is proposed to be subject to future planning and design at a later stage.

1 PURPOSE OF APPLICATION

This proposal seeks the Shire's written support for the progression of 3 separate LSP's over Area C - Watkins Road North, for the purpose of consolidated structure planning at a more logical and feasible scale than is currently proposed within the Mundijong District Structure Plan (DSP).

To ensure that the wider precinct can be delivered in a consistent and integrated manner in accordance with the provisions set out in the DSP, applicants 1 & 2 intend to coordinate the preparation of the structure plans for their respective sub-precincts (C1 & C2) concurrently. This will allow for the shared-provision of infrastructure and utilities, orderly planning of the north-south road connection between Keirnan Street and Watkins Road, the

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potential to link Public Open Space (POS) networks along Multiple-Use corridors, and the provision of community purpose sites in optimal locations that best serve their catchment areas.

1.1. Subject Land

The total site area of the Precinct Area C- Watkins Road North is 114.5687 ha, located approximately 250m west of the Mundijong Town Centre, and approximately 8km south of the Byford Town Centre.

The site is bounded by the South Western Highway to the east, Evelyn and Galvin Roads to the north, Paterson Road to the west and Watkins Road to the south. The lots contained within the subject land currently accommodate a mix of single-dwellings, various outbuildings, and structures related to agricultural/equestrian activities.

An aerial locality plan has been included at **Figure 1** for reference.



Figure 1. Aerial Locality

2 DETAILS OF PROPOSAL

The attached LSP Sub-Precinct Plan (**Appendix A**) proposes the creation of three (3) sub-precincts from Precinct C - Watkins Road North as follows:

- Sub-Precinct C1 - Lot 492 Galvin Road, Lot 442 Watkins Road & Lot 1 Evelyn Street (Applicant 2)
- Sub-Precinct C2 - Lot 50 Keirnan Street (Applicant 1)
- Sub-Precinct C3 - Lots 1, 2, 9 & 10 Roman Road & Lot 11 Watkins Road (Not included)

A detailed description of each proposed sub-precinct is provided in the following sections.

2.1. Sub-Precinct C1

Sub-Precinct C1 constitutes the largest landholding within the LSP Area C with a total site area of **73.2304 ha**.

2.1.1. Legal Description

A legal description of the lots contained within this sub-precinct has been included in Table 1 below:

LOT NO:	PLAN:	VOLUME/FOLIO:	LOT AREA:	REGISTERED PROPRIETOR:
492	250197	1304/974	67.5444 ha	Qube Property Pty Ltd
442	300768	1280/755	2.4551 ha	<i>Not Currently Available</i>
1	031873	1304/973	3.2309 ha	<i>Not Currently Available</i>

Table 1. Sub-Precinct C1 Legal Description

2.1.2. Site Characteristics

The land contained within the sub-precinct is on slightly sloping terrain with an approximate AHD of 49m at the north-east corner of the site, sloping downwards south-westerly across the site to an approximate AHD of 39m at the south-western corner.

The area has been largely cleared of any significant remnant vegetation as a result of previous development over the site relating to agricultural and equestrian uses, as depicted in **Figure 2**. Portions of the site are subject to wetland classifications which may require special planning controls such as 'buffer areas' to protect from the impacts of development.

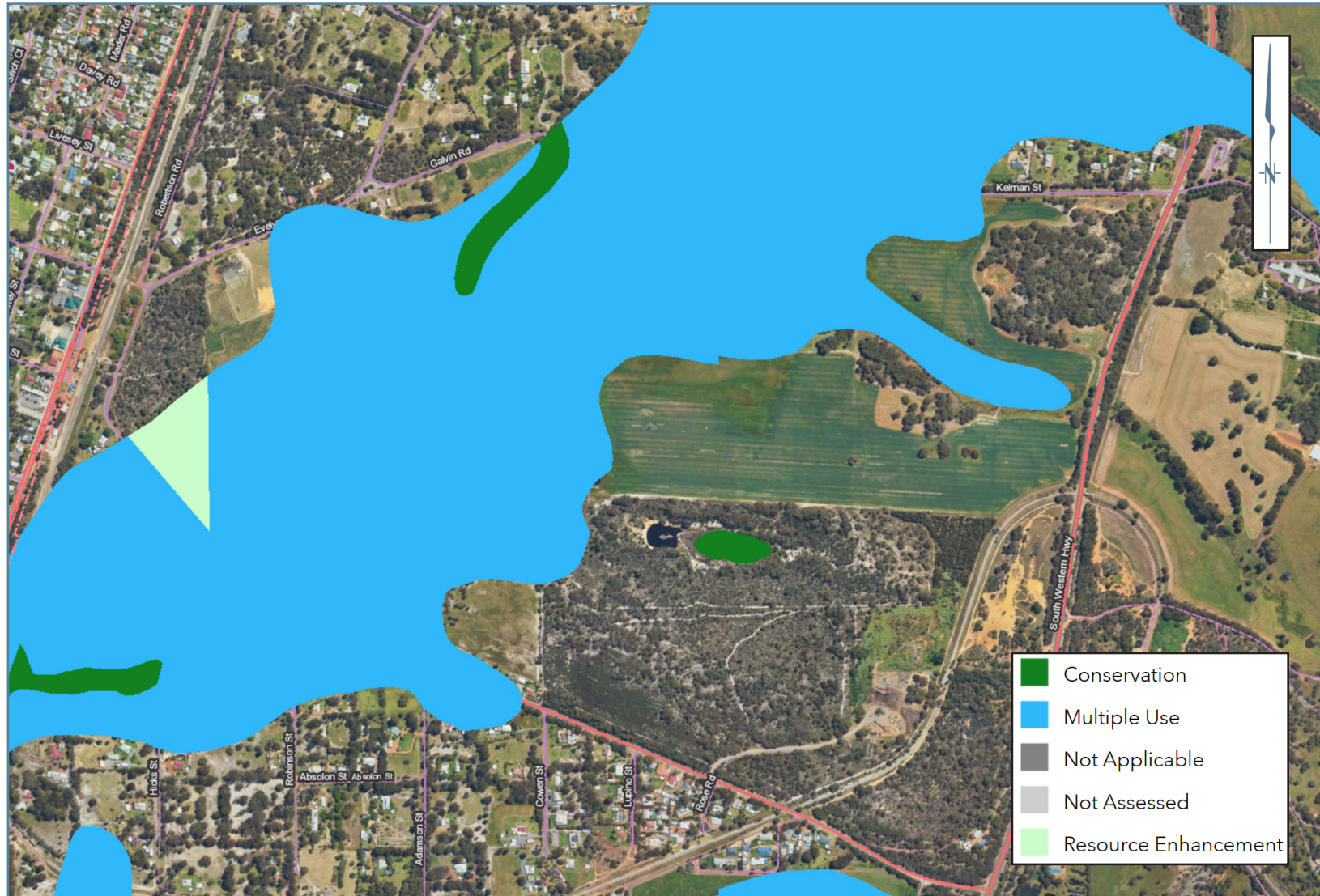


Figure 2. Environmental Site Characteristics

2.1.3. *Site Layout & Design*

The proposed layout and design of the sub-precincts has been facilitated by the framework already set out in the Mundijong DSP for the creation of sub-precincts on the basis of logical landmarks, neighbouring uses and the provision of community facilities and services.

As depicted in the attached Sub-Precinct Plan at **Appendix A**, the proposed layout of Sub-Precinct C1 is considered to be a logical distinction due to the site being bounded to the west and south-east by extensive areas of reserved land, as well as the Shire's district sporting complex directly to the east. However, a portion of Sub-Precinct C1's western boundary is also adjoining the boundary to proposed Sub-Precinct C2; therefore, to ensure that the community level precinct requirements as provided for in the Mundijong DSP can be suitably met, the landowners of both Sub-Precinct C1 and Sub-Precinct C2 intend to prepare their respective structure plans in tandem with each other.

2.2. Sub-Precinct C2

Sub-Precinct C2 constitutes the second largest landholding within the precinct area, with a total site area of **28.6846 ha**.

2.2.1. *Legal Description*

A legal description of the lots contained within this sub-precinct has been included in **Table 2** below:

LOT NO:	PLAN:	VOLUME/FOLIO:	LOT AREA:	REGISTERED PROPRIETOR:
50	009542	1037/500	28.6846 ha	Whitby Farms Pty Ltd

Table 2. Sub-Precinct C2 Legal Description

2.2.2. *Site Characteristics*

The land contained within the sub-precinct is on slightly sloping terrain with an approximate AHD of 60m at the north-east corner of the site, sloping downwards south-westerly across the site to an approximate AHD of 46m at the south-western corner.

The area has been largely cleared of any significant remnant vegetation as a result of previous development over the site relating to agricultural uses. Portions of the site are also subject to wetland classifications which may require special planning controls such as 'buffer areas' to protect from the impacts of development.

2.2.3. *Site Layout & Design*

As depicted in the attached Sub-Precinct Plan at Appendix A, the proposed layout of Sub-Precinct C2 is considered to be a logical distinction due to the site being bounded on two sides (the east and south) by the Shire's District Sporting Complex, Watkins Road to the north and Sub-Precinct C1 to the west.

The significant interface between the sub-precinct and sporting complex in particular will require the sub-precinct to be carefully sited in relation to the neighbouring activities. As Sub-Precinct C1 has a much smaller interface with the sporting complex, and Sub-Precinct C3 none so whatever, it is considered logical that Sub-Precinct C2 be able to prepare its structure plan autonomously of the other two to allow it to focus its attention on the relationship between the two sites. However, the applicant still intends to work in tandem with Sub-Precinct C1 to ensure that services and facilities can be appropriately sited between the two sub-precincts and that the best possible planning outcomes can be achieved.

2.3. Sub-Precinct C3

Sub-Precinct 3 constitutes the smallest landholding within the precinct area, with a total site area of **12.6537 ha**.

2.3.1. Legal Description

A legal description of the lots contained within this sub-precinct has been included in **Table 3** below:

LOT NO:	PLAN:	VOLUME/FOLIO:	LOT AREA:
1	065026	1655/384	3.7104 ha
2	065026	1655/384	3.7126 ha
9	090508	<i>Not Currently Available</i>	2.1824 ha
10	090508	<i>Not Currently Available</i>	2.6300 ha
443	300768	1924/562	0.4183 ha

Table 3. Sub-Precinct C3 Legal Description

2.3.2. Site Characteristics

The land contained within the sub-precinct is on slightly sloping terrain with an approximate AHD of 40m along the north-eastern boundary of the site, sloping downwards south-westerly across the site to an approximate AHD of 36m at the south-western corner.

The area has been largely cleared of any significant remnant vegetation as a result of previous development over the site relating to agricultural uses. Portions of the site are subject to wetland classifications which may require special planning controls such as 'buffer areas' to protect from the impacts of development.

2.3.3. Site Layout & Design

As depicted in the attached Sub-Precinct Plan at **Appendix A**, the proposed layout of Sub-Precinct C3 is con-

sidered to be a logical distinction due to the site being bounded to two sides by Roman Road (north-east) and Watkins Road (south), and by the South Western Main line to Bunbury to the west.

Furthermore, the currently fragmented ownership of the lots contained within the precinct, in addition to the higher prescribed density allocated for the site in the Mundijong DSP, make it a logical decision to allow this sub-precinct to be planned at a future stage once landownership can be consolidated and a greater demand for the prescribed (R40-R100) density of housing can be met for the area.

3 PLANNING RATIONALE

3.1 Metropolitan Region Scheme

The subject land is primarily zoned 'Urban' under the Metropolitan Region Scheme (MRS) and adjoins other properties also zoned 'Urban'. The purpose of the Urban zone is to accommodate a range of uses, including commercial development, as proposed by this application.

3.2 Local Planning Scheme No 2

The subject land is zoned "Urban Development" under the Shire of Serpentine Jarrahdale Local Planning Scheme No. 2 (LPS 2), which has the purpose of providing for the orderly planning of large areas of land in a locally integrated manner and within a regional context, whilst retaining flexibility to review planning with changing circumstances.

3.3 DRAFT Local Planning Scheme No. 3

The subject land is zoned "Urban Development" under the Shire of Serpentine DRAFT Local Planning Scheme No. 3 (LPS 3), as depicted in **Figure 3** below.

The Urban Development zone as prescribed under LPS 3 has the following function:

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme;
- To provide for a range of residential densities to encourage a variety of residential accommodation;
- To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development;
- To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme.

This proposal for sub-precinct structure plans is consistent with the above objectives as it allows the planning for the precinct to be conducted at a more detailed scale than was previously proposed in the Mundijong DSP. This will allow for site-specific details to be suitably addressed during the structure plan stage.

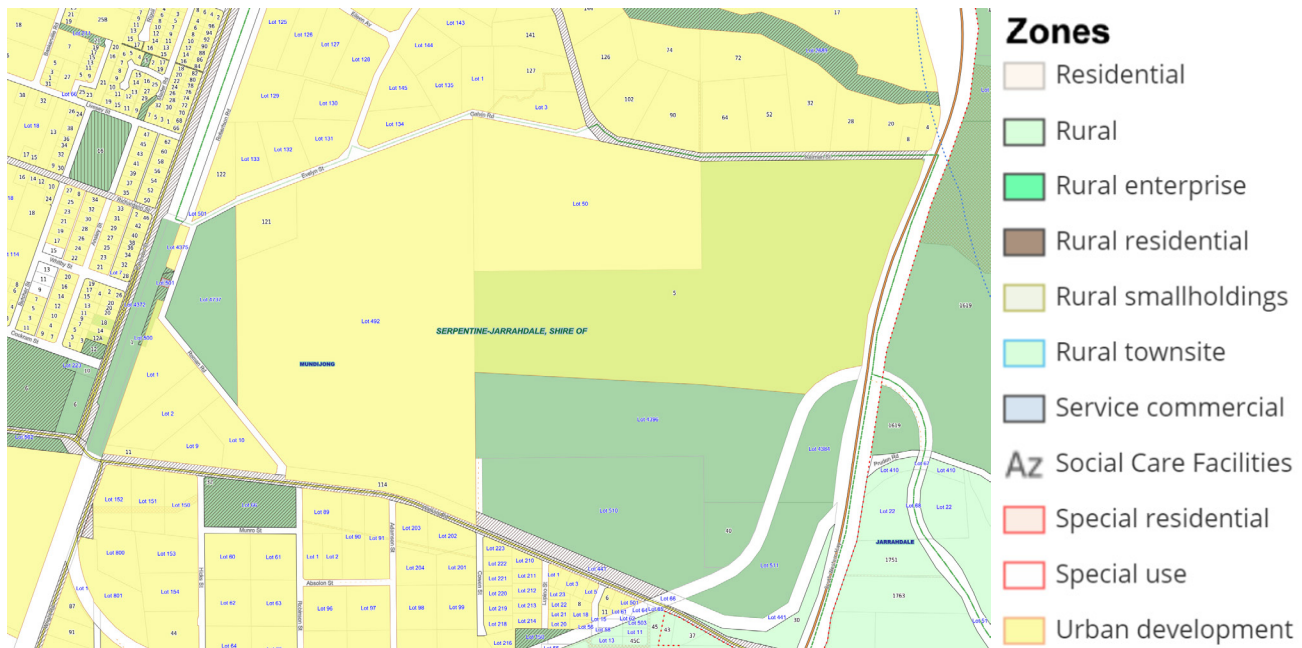


Figure 3. DRAFT Local Planning Scheme 3

3.4. Mundijong District Structure Plan 2020

The Mundijong DSP promotes urban consolidation by focussing development around the existing and future activity centre, providing efficient use of existing transport networks, service infrastructure, employment and key community/social infrastructure facilities.

This proposal for three (3) distinct sub-precinct structure plans will bolster the potential for urban consolidation by allowing site-specific matters to be addressed at a more appropriate and effective scale, while allowing for cross-collaboration between the sub-precinct structure plans for the provision of community infrastructure and services.

This will result in better and more equitable planning outcomes such as the co-location of community facilities to consolidate land-use, the potential for linked multiple-use corridors to provide networks of POS, and by paving the way for future development in the face of fragmented land ownership which may have prevented a LSP from being prepared over the area in the foreseeable future.

4 INTENT OF COLLABORATION

If approved, the intended aim of the two larger sub-precincts (C1 and C2) will be to progress the structure planning for their respective site simultaneously to ensure the consistent provision of community infrastructure, POS and utilities/servicing. This would allow the smallest of the three sub-precincts (C3) to be progressed by the current landowners at a later stage when better prepared to do so.

5 CONCLUSION

On the basis of the details and planning justification provided above, and the indicative sub-precinct layout provided at **Appendix A**, it is respectfully requested that the Shire provide its written support for the progression of three (3) separate structure plans (as depicted at **Appendix A**) within the identified Area C - Watkins Road North precinct.

Should any further information be required to assist with this application please do not hesitate to contact the undersigned at this office.



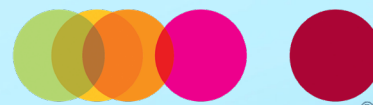
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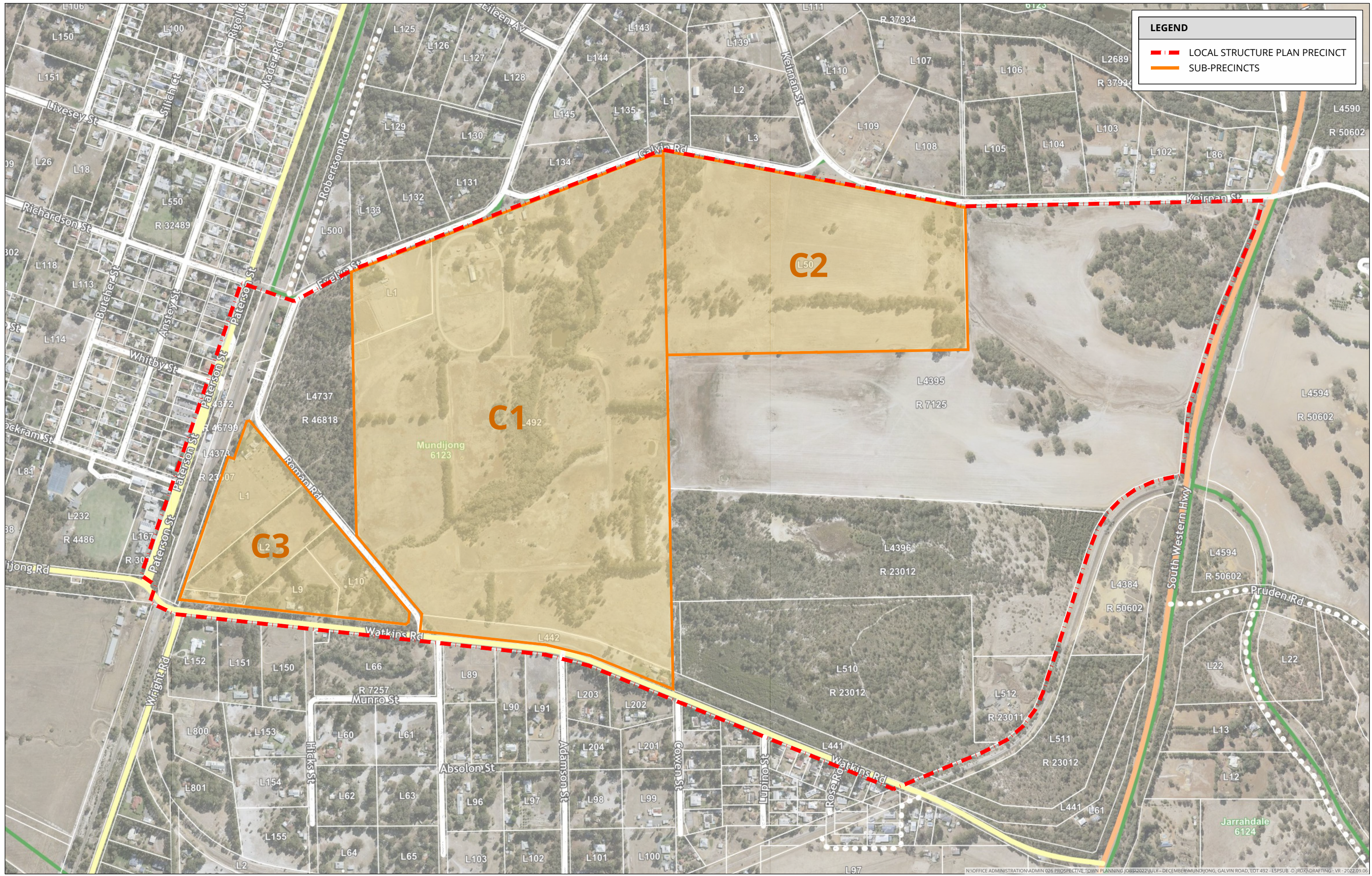


Harley Dykstra[®]

PLANNING & SURVEY SOLUTIONS

APPENDIX A

LSP AREA C - WATKINS ROAD NORTH SUB-PRECINCT PLAN



LEGEND

- - - LOCAL STRUCTURE PLAN PRECINCT
- SUB-PRECINCTS

LOCAL STRUCTURE PLAN AREA C - WATKINS ROAD NORTH
 MUNDIJONG DISTRICT STRUCTURE PLAN
 SHIRE OF SERPENTINE-JARRAHDALE

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 0 200 m
 SCALE @ A3: 1:8000
AD026-FIG-01-A

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