

16th June 2025

All enquiries to the office of the CEO

9526 1111

Our ref: PA24/522 (E25/5543)

Hon. John Carey MLA
Minister for Planning, Lands, Housing and Homelessness
Locked Bag 3
Perth Business Centre WA 6849

Dear Minister

Scope Modification to Goodwood Boulevard and Skyline Boulevard – Amendment 7 to Local Planning Scheme No. 3

Shire of Serpentine Jarrahdale – Request for Ministerial Support

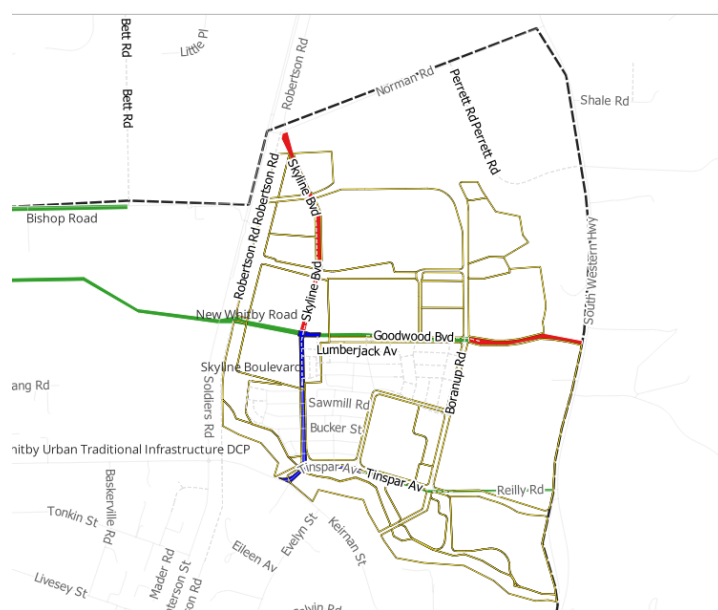
Overview:

As part of finalising Amendment 7 to Local Planning Scheme No. 3, the Shire of Serpentine Jarrahdale seeks the Minister's support for a modification to the extent of two road infrastructure items within the Mundijong-Whitby Urban Development Contribution Plan (DCP). While both road items are already included in the gazetted DCP, the proposed change adjusts their relative extent and cost allocation.

Proposed Change:

- Reduce the eastern extent of Goodwood Boulevard by approximately 700m, omitting the current intersection with South Western Highway and associated road upgrades.
- Reallocate equivalent DCP funding to support the Skyline Boulevard extension to Norman Road, identified in the Mundijong District Structure Plan (2023) and now considered the primary strategic and emergency access route for the Whitby Estate.

Map highlighting proposed changes in red below:



Justification:

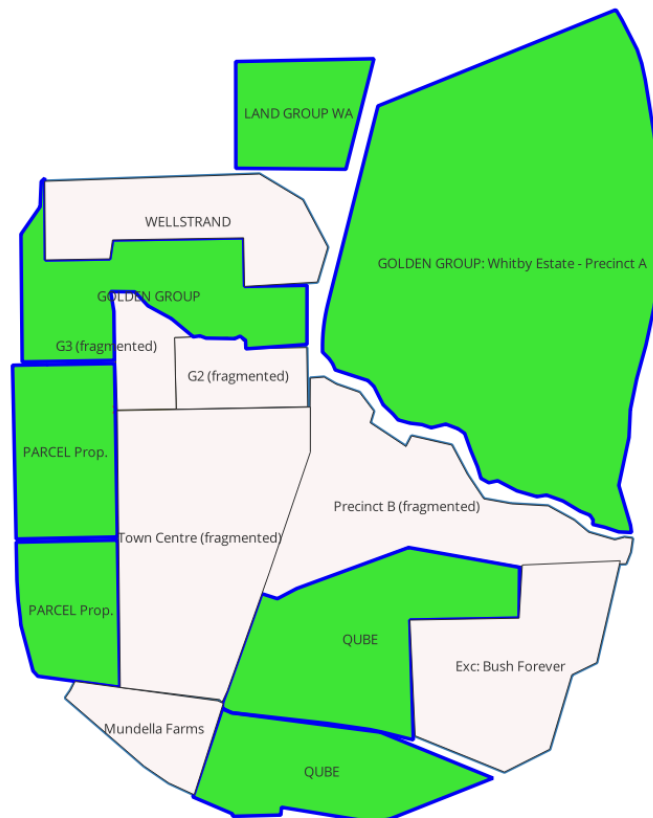
- Delivery of Goodwood Boulevard is constrained by:
 - Reliance on a future at-grade rail crossing west of Soldiers Road, with no confirmed timeframe.
 - Recent Main Roads WA advice requiring extensive intersection upgrades to those currently proposed for connection to South Western Highway, unlikely to be delivered within the DCP horizon.
- The Skyline Boulevard extension is feasible within the DCP period and reflects updated planning priorities and emergency egress requirements for Whitby residents.
- A preliminary cost review confirms the change is approximately cost-neutral to the DCP and avoids an increase in per-lot contribution rates.

Stakeholder Support:

The change was not included in the advertised version of Amendment 7; however:

- Both road items are already included in the DCP.
- This is a refinement of scope, not a new inclusion.
- The Shire has sought written endorsement from major developers through the Mundijong Industry Reference Group (MIRG) which comprises all major developers in the Mundijong-Whitby Urban area.
- The Shire received endorsement from four developers: Golden Group, Parcel Properties, Qube Properties and Land Group WA. No responses were received from the remaining major developers (Mundella Farms and Wellstrand). No objections were received. The responses to that request are enclosed with this letter.

A visual representation of the land ownership in the DCA is shown below, with landowner endorsement shown in green.



Statutory Basis for Ministerial Approval:

In accordance with Regulation 46(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Minister may direct that modifications to a complex amendment be advertised only where they are considered significant and warrant further public consultation. In the absence of such a direction, the Minister may proceed to approve the amendment with modifications not previously advertised. The Shire submits that:

- The proposed modifications do not materially alter the intent of Amendment 7.
- Stakeholder engagement has demonstrated broad support for the amendment objectives.
- Further advertising would unnecessarily delay the delivery of essential infrastructure without offering meaningful additional benefit to the community or decision-making process.

Recommendation

That the Minister supports the inclusion of this modification in the final approval of Amendment 7, noting its strategic alignment, stakeholder support, and consistency with the DCP framework.

Map detailing the modified scope areas in red:

Yours sincerely

Paul Martin
Chief Executive Officer, Shire of Serpentine Jarrahdale

Enc: Response to request for endorsement

From: [Luiz Rocha](#)
To: [Development Contributions](#)
Subject: Re: Last call for comments: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY
Date: Tuesday, 27 May 2025 8:23:18 AM
Attachments: [image001.png](#)

Support!

From: Development Contributions <developmentcontributions@sjshire.wa.gov.au>
Sent: Tuesday, 27 May 2025 07:59
To: Billy Sun <bsun@bridge42.com.au>; Clare McLean <clare@webbplan.com.au>; Eric Denholm <eric@tbbplanning.com.au>; henryd (henryd@harleydykstra.com.au) <henryd@harleydykstra.com.au>; jeremy@parcelproperty.com.au <jeremy@parcelproperty.com.au>; Justin Breeze <Justin.Breeze@dplh.wa.gov.au>; Lisa Brazier <wellstrand@bigpond.com>; Luiz Rocha <luiz@goldengroup.com.au>; Mark Hector <Mark@qubeproperty.com.au>; Matt Cousins <Matt@qubeproperty.com.au>; Stephen Carter <stephen@qubeproperty.com.au>; Tim Bycroft <tim.bycroft@landgroupwa.com.au>; Travis Dykstra <travisd@harleydykstra.com.au>
Subject: Last call for comments: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Morning all, thank you to those of you who have responded – last call for any further responses by COB today please.

The voting buttons don't seem to be translating to external emails, so please just respond to this email with your Support/Do Not Support and any comments.

Thanks
 Sally

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



From: Development Contributions
Sent: Tuesday, 20 May 2025 7:56 AM

Subject: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Importance: High

Sent by email to the Mundijong Industry Reference Group

Dear all,

As part of finalising Amendment 7 to Local Planning Scheme No. 3, the Shire is seeking your endorsement/feedback on a proposed modification to the Mundijong-Whitby Urban DCP (DCA3). This modification is the extension of Skyline Boulevard to Norman Road and (to offset those costs) the reduction of Goodwood Boulevard (aka Whitby New Road). This maintains the per lot contribution at the level advertised (\$13,550). The Shire's submission (in support of the Developer's own submission) is detailed below.

Please use the voting buttons above to select one of the following:

- **Support**
- **Do not support.**

If you would like to provide comments, and/or are unable to access the voting buttons, please reply to this email with your feedback by Friday 23rd May. Your response will assist in demonstrating stakeholder support for the proposed changes and may help expedite the final approval process. Should you have any questions, feel free to contact me directly.

[Goodwood Boulevard and Skyline Boulevard \(Mundijong-Whitby Urban DCP\)](#)

Goodwood Boulevard (formerly "Whitby New Road") is currently identified in the DCP between Taylor Road and South Western Highway. The western connection is reliant on an at-grade crossing of the rail infrastructure running parallel to Soldiers Road (eastern side), for which delivery timing remains uncertain and may extend beyond the lifespan of the DCP. Specifically, the DCP currently states in respect of the at grade crossing of the rail by the Whitby new road that:

"Note: The construction of the at-grade crossing is subject to agreement between the Road Manager and Rail Infrastructure Manager. The Local Government is responsible to manage communications between all stakeholders, obtain the required approvals and arrange for an Australian Level Crossing Assessment Model (ALCAM) Report and a Rail Safety Report to be undertaken."

Construction of the at-grade crossing should not be considered prior to the freight rail being realigned away from the Mundijong Urban area. In the event that an at-grade rail crossing is not approved, the local government is to apply any funds already collected to an approved alternate crossing or if no crossing is approved any collected funds shall be applied to the Town Centre Distributor Road item generally or other items in the DCP. With the timing of the freight rail deviation being unknown, there is no specific timeframe possible as to the Whitby new road delivered at grade.

Further to this, recent advice from Main Roads WA indicates that the proposed eastern

connection to South Western Highway will require longer-than-anticipated acceleration and deceleration lanes due to the design speed. These requirements, combined with the need for further detailed planning and interagency consultation, present significant uncertainty in terms of cost, timing, and feasibility within the current DCP timeframe, with the intersection treatment also in question which would place it at a significantly larger cost. The anticipated changes to the intersection design, road geometry, and associated land acquisition will increase the overall DCP costs beyond those currently included.

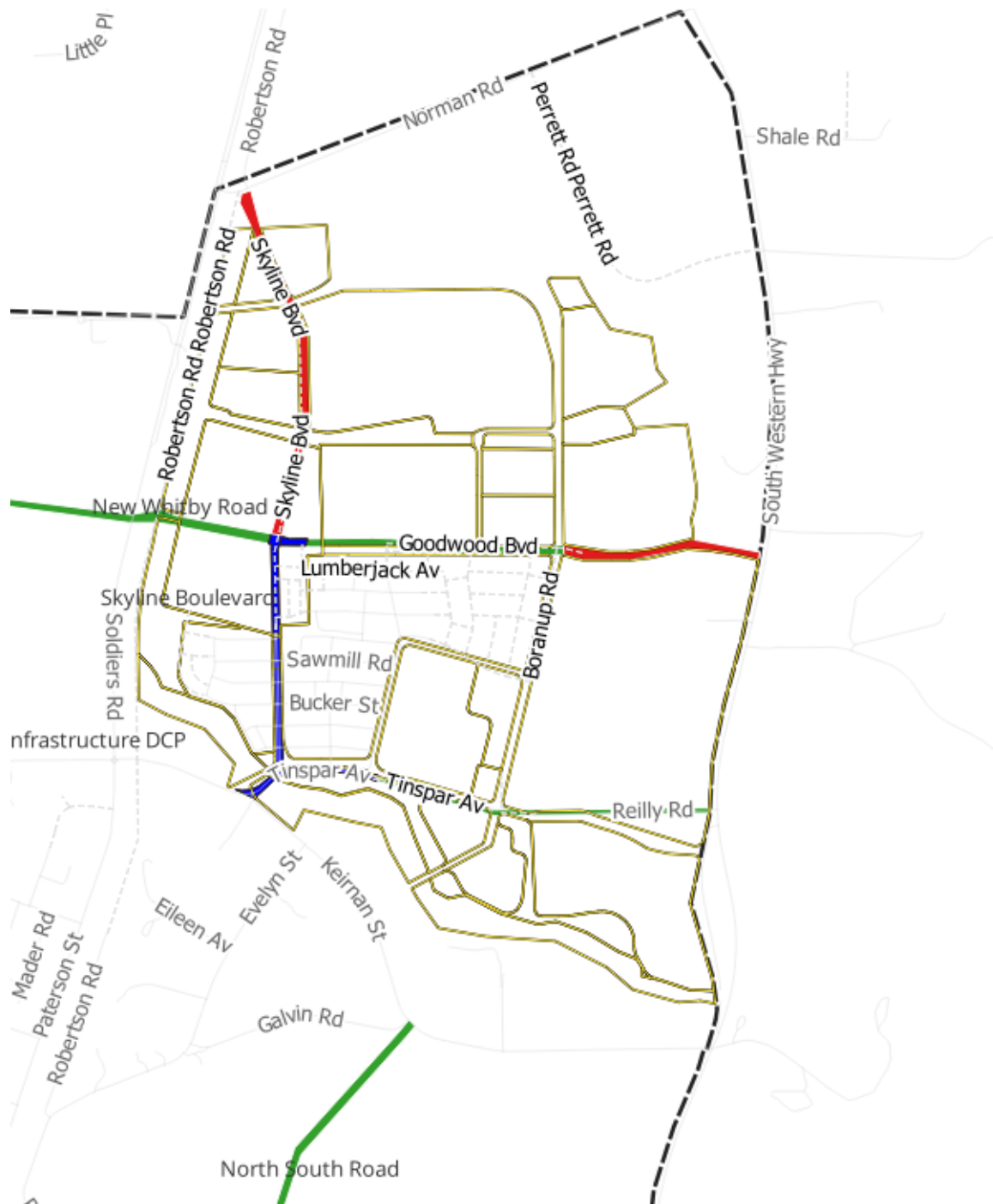
As a result of the planning constraints, the connection is unlikely to be delivered within the DCP horizon and cannot reliably function as a strategic east-west link or emergency escape route for the Whitby Estate in the short to medium term. In response, the developer has shifted focus to a north-south movement strategy within the estate. This prioritises the extension of Skyline Boulevard to Norman Road, as reflected in the Mundijong District Structure Plan (2023). The extension will provide improved connectivity and emergency access for the Whitby community and is considered the more deliverable and effective strategic route.

Following consultation with the developer and a preliminary (high level) cost impact assessment, it is recommended that the eastern extent of Goodwood Boulevard be reduced by approximately 700 metres (the extent of the currently approved subdivision in that area), omitting the intersection with South Western Highway and associated upgrades at this time. The funds associated with this section are proposed to be reallocated to support the delivery of the Skyline Boulevard extension. This adjustment is expected to be approximately cost-neutral to the DCP and will enable critical infrastructure to proceed without increasing per-lot contribution rates.

Although this modification was not explicitly included in the advertised version of Amendment 7, both infrastructure items are already included in the existing DCP, and the proposed changes relate to scope adjustments rather than new inclusions. In accordance with Regulation 46(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, the Minister may direct that modifications to a complex amendment be advertised only where they are considered significant and warrant further public consultation. In the absence of such a direction, the Minister may proceed to approve the amendment with modifications not previously advertised. The Shire submits that:

- The proposed modifications do not materially alter the intent of Amendment 7.
- Stakeholder engagement has demonstrated broad support for the amendment objectives.
- Further advertising would unnecessarily delay the delivery of essential infrastructure without offering meaningful additional benefit to the community or decision-making process.

Please see the below map highlighting the modified scope areas in red.



Best Regards

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



From: [Matthew Filov](#)
To: [Development Contributions](#)
Cc: [Tim Bycroft](#); [Andrew Trosic](#); [Yvonne Kilmurray](#); [Deon van der Linde](#)
Subject: RE: Last call for comments: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY
Date: Wednesday, 28 May 2025 1:04:28 PM
Attachments: [image003.png](#)

Hi Sally,

Thank you for the below additional context, we appreciate that.

Based on the below we are comfortable supporting the proposed amendment, and we would greatly appreciate liaising further with Andrew to get a better understanding of the work being done to resolve district traffic movement / planning in the locality, providing us with a greater understanding on how this impacts our development site.

Tim is going to give Andrew a call back to discuss in further detail. I want to note that we greatly appreciate the collaborative approach that the Shire of SJ take to working with developers in the locality to drive outcomes. We are looking forward to working with you further.

Kind Regards,

Matthew Filov
Development Manager



A 578 Murray Street, West Perth WA 6005
M 0413 829 936
E matthew.filov@landgroupwa.com.au

From: Development Contributions <developmentcontributions@sjshire.wa.gov.au>
Sent: Wednesday, May 28, 2025 9:32 AM
To: Matthew Filov <Matthew.Filov@landgroupwa.com.au>
Cc: Tim Bycroft <Tim.Bycroft@landgroupwa.com.au>; Andrew Trosic <atrosic@sjshire.wa.gov.au>; Yvonne Kilmurray <Yvonne.Kilmurray@sjshire.wa.gov.au>; Deon van der Linde <dvanderlinde@sjshire.wa.gov.au>
Subject: RE: Last call for comments: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY
Importance: High

ATTENTION: This email originated outside of the company. Ensure you trust the sender before opening any links or attachments.

Good morning Matthew,

Thanks for getting back to us with your feedback. We understand the concerns you've raised and want to clarify the intent of the proposed change.

This modification is a minor scope adjustment, not a strategic shift in planning or a new infrastructure item. Both Goodwood Boulevard and Skyline Boulevard are already included in the DCP; we're just proposing to reprioritise within that existing framework, reallocating funds from one already-included road

(Goodwood) to another (Skyline), based on feasibility and deliverability. The Goodwood Boulevard extension to South Western Highway isn't feasible at present due to unresolved issues with Main Roads WA, rail crossing uncertainty, and high costs. Skyline Boulevard is a deliverable, cost-neutral alternative that achieves strategic outcomes, such as emergency access, for the community now, without increasing contribution rates. Delaying or blocking this change would not re-enable Goodwood; it would just stall the infrastructure entirely and would likely increase DCP costs.

This change has no connection to the Bishop Road Bridge issue or broader rail planning decisions. We supported Land Group's position at the time in opposing the bridge, and this amendment does not revisit that decision in any way; this is a short-to-medium term adjustment to reflect on-ground realities. You mentioned a need for broader traffic analysis, and we agree that's important in the long term, and this amendment doesn't prevent or bypass that discussion - we're open to further collaboration on broader strategic transport matters.

I understand Andrew has reached out to Tim to discuss in person separately, and we're happy to share the specific design and costing considerations, especially to show why Skyline is the more viable solution right now. With the above in mind, we're hopeful that you may reconsider your position on supporting the proposed change. We really want to move forward together on this, avoid any unintended cost increases across the board, and ensure that developers are funding items that can (reliably) be delivered within the DCP horizon.

We appreciate your continued consideration and engagement, and given the additional information provided above, we would appreciate it if you could please confirm your position as soon as possible, so we can progress the amendment without delay.

Best Regards
Sally

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



From: Matthew Filov <Matthew.Filov@landgroupwa.com.au>

Sent: Tuesday, 27 May 2025 2:12 PM

To: Development Contributions <developmentcontributions@sjshire.wa.gov.au>

Cc: Tim Bycroft <Tim.Bycroft@landgroupwa.com.au>

Subject: RE: Last call for comments: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Hi Sally,

Land Group WA Object to the Proposed Modifications to the Mundijong-Whitby Urban DCP (DCA3), for the following reasons:

- There is a need for an overarching traffic analysis to be conducted and shared with key developers in this locality to better understand road and rail planning in this area.
- Strategic Transport Road Planning, Design and Funding is causing ambiguity from a planning perspective and impacting developments in the locality.

We would be more than happy to meet to discuss further.

Kind Regards,

Matthew Filov
Development Manager



A 578 Murray Street, West Perth WA 6005
M 0413 829 936
E matthew.filov@landgroupwa.com.au

From: Development Contributions <developmentcontributions@sjshire.wa.gov.au>

Date: 27 May 2025 at 7:59:44 am GMT+8

To: Billy Sun <bsun@bridge42.com.au>, Clare McLean <clare@webbplan.com.au>, Eric Denholm <eric@tbbplanning.com.au>, "henryd" (<henryd@harleydykstra.com.au>)" <henryd@harleydykstra.com.au>, jeremy@parcelproperty.com.au, Justin Breeze <Justin.Breeze@dph.wa.gov.au>, Lisa Brazier <wellstrand@bigpond.com>, Luiz Rocha <luiz@goldengroup.com.au>, Mark Hector <mark@qubeproperty.com.au>, Matt Cousins <Matt@qubeproperty.com.au>, Stephen Carter <stephen@qubeproperty.com.au>, Tim Bycroft <Tim.Bycroft@landgroupwa.com.au>, Travis Dykstra <travisd@harleydykstra.com.au>

Subject: Last call for comments: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Morning all, thank you to those of you who have responded – last call for any further responses by COB today please.

The voting buttons don't seem to be translating to external emails, so please just respond to this email with your Support/Do Not Support and any comments.

Thanks
Sally

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au**From:** Development Contributions**Sent:** Tuesday, 20 May 2025 7:56 AM**Subject:** Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY**Importance:** High*Sent by email to the Mundijong Industry Reference Group*

Dear all,

As part of finalising Amendment 7 to Local Planning Scheme No. 3, the Shire is seeking your endorsement/feedback on a proposed modification to the Mundijong-Whitby Urban DCP (DCA3). This modification is the extension of Skyline Boulevard to Norman Road and (to offset those costs) the reduction of Goodwood Boulevard (aka Whitby New Road). This maintains the per lot contribution at the level advertised (\$13,550). The Shire's submission (in support of the Developer's own submission) is detailed below.

Please use the voting buttons above to select one of the following:

1. **Support**
2. **Do not support.**

If you would like to provide comments, and/or are unable to access the voting buttons, please reply to this email with your feedback by Friday 23rd May. Your response will assist in demonstrating stakeholder support for the proposed changes and may help expedite the final approval process. Should you have any questions, feel free to contact me directly.

Goodwood Boulevard and Skyline Boulevard (Mundijong-Whitby Urban DCP)

Goodwood Boulevard (formerly "Whitby New Road") is currently identified in the DCP between Taylor Road and South Western Highway. The western connection is reliant on an at-grade crossing of the rail infrastructure running parallel to Soldiers Road (eastern side), for which delivery timing remains uncertain and may extend beyond the lifespan of the DCP. Specifically, the DCP currently states in respect of the at grade crossing of the rail by the Whitby new road that:

"Note: The construction of the at-grade crossing is subject to agreement between the Road Manager and Rail Infrastructure Manager. The Local Government is responsible to manage communications between all stakeholders, obtain the required approvals and arrange for an Australian Level Crossing Assessment Model (ALCAM) Report and a Rail Safety Report to be undertaken."

Construction of the at-grade crossing should not be considered prior to the freight rail being realigned away

from the Mundijong Urban area. In the event that an at-grade rail crossing is not approved, the local government is to apply any funds already collected to an approved alternate crossing or if no crossing is approved any collected funds shall be applied to the Town Centre Distributor Road item generally or other items in the DCP. With the timing of the freight rail deviation being unknown, there is no specific timeframe possible as to the Whitby new road delivered at grade.

Further to this, recent advice from Main Roads WA indicates that the proposed eastern connection to South Western Highway will require longer-than-anticipated acceleration and deceleration lanes due to the design speed. These requirements, combined with the need for further detailed planning and interagency consultation, present significant uncertainty in terms of cost, timing, and feasibility within the current DCP timeframe, with the intersection treatment also in question which would place it at a significantly larger cost. The anticipated changes to the intersection design, road geometry, and associated land acquisition will increase the overall DCP costs beyond those currently included.

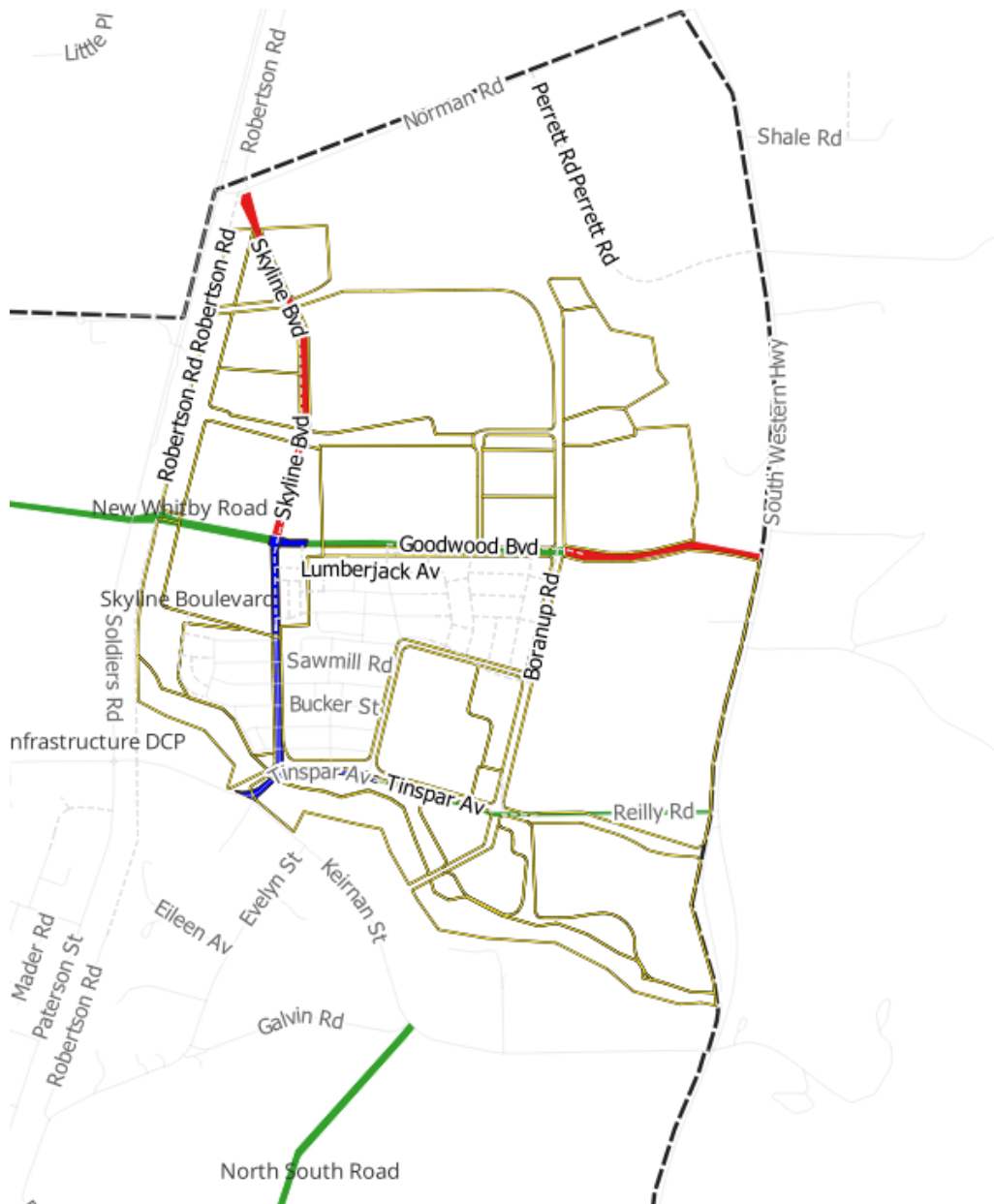
As a result of the planning constraints, the connection is unlikely to be delivered within the DCP horizon and cannot reliably function as a strategic east-west link or emergency escape route for the Whitby Estate in the short to medium term. In response, the developer has shifted focus to a north-south movement strategy within the estate. This prioritises the extension of Skyline Boulevard to Norman Road, as reflected in the Mundijong District Structure Plan (2023). The extension will provide improved connectivity and emergency access for the Whitby community and is considered the more deliverable and effective strategic route.

Following consultation with the developer and a preliminary (high level) cost impact assessment, it is recommended that the eastern extent of Goodwood Boulevard be reduced by approximately 700 metres (the extent of the currently approved subdivision in that area), omitting the intersection with South Western Highway and associated upgrades at this time. The funds associated with this section are proposed to be reallocated to support the delivery of the Skyline Boulevard extension. This adjustment is expected to be ~~approximately~~ cost-neutral to the DCP and will enable critical infrastructure to proceed without increasing per-lot contribution rates.

Although this modification was not explicitly included in the advertised version of Amendment 7, both infrastructure items are already included in the existing DCP, and the proposed changes relate to scope adjustments rather than new inclusions. In accordance with Regulation 46(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, the Minister may direct that modifications to a complex amendment be advertised only where they are considered significant and warrant further public consultation. In the absence of such a direction, the Minister may proceed to approve the amendment with modifications not previously advertised. The Shire submits that:

1. The proposed modifications do not materially alter the intent of Amendment 7.
2. Stakeholder engagement has demonstrated broad support for the amendment objectives.
3. Further advertising would unnecessarily delay the delivery of essential infrastructure without offering meaningful additional benefit to the community or decision-making process.

Please see the below map highlighting the modified scope areas in red.



Best Regards

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



ATTENTION: This email originated outside of the company. Ensure you trust the sender before opening any links or attachments.

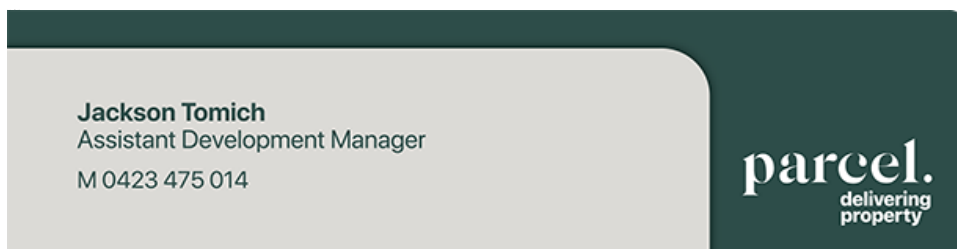
From: [Jackson Tomich](#)
To: [Sally Murphy](#)
Cc: [Matt Craven-Kelly](#); [Ashby Gordon](#)
Subject: RE: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY
Date: Friday, 23 May 2025 11:11:43 AM
Attachments: [image007.png](#)
[image012.png](#)
Importance: High

Hi Sally,

Thank you for sending this through. Appreciate the email also; an efficient way to resolve this/provide feedback.

Confirming that Parcel Property **support** the modification as described below.

Kindest regards,



Disclaimer: This communication is confidential and may contain privileged information. If you are not the named recipient, please erase this communication and contact the sender immediately. You must not copy, use or disclose this communication, or any attachments or information contained within, without prior consent. Parcel Realty Pty Ltd TA Parcel Realty Licence number 64283.

From: Sally Murphy <smurphy@sjshire.wa.gov.au>
Sent: Friday, 23 May 2025 10:08 AM
Subject: FW: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY
Importance: High

CAUTION: This email originated from outside of ABN Group. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning all,

Just a reminder that your responses to the below are requested by COB today.

Thank you
Sally

Sally Murphy

Technical Specialist – Infrastructure Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



From: Development Contributions

Sent: Tuesday, 20 May 2025 7:56 AM

Subject: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Importance: High

Sent by email to the Mundijong Industry Reference Group

Dear all,

As part of finalising Amendment 7 to Local Planning Scheme No. 3, the Shire is seeking your endorsement/feedback on a proposed modification to the Mundijong-Whitby Urban DCP (DCA3). This modification is the extension of Skyline Boulevard to Norman Road and (to offset those costs) the reduction of Goodwood Boulevard (aka Whitby New Road). This maintains the per lot contribution at the level advertised (\$13,550). The Shire's submission (in support of the Developer's own submission) is detailed below.

Please use the voting buttons above to select one of the following:

- **Support**
- **Do not support.**

If you would like to provide comments, and/or are unable to access the voting buttons, please reply to this email with your feedback by Friday 23rd May. Your response will assist in demonstrating stakeholder support for the proposed changes and may help expedite the final approval process. Should you have any questions, feel free to contact me directly.

[Goodwood Boulevard and Skyline Boulevard \(Mundijong-Whitby Urban DCP\)](#)

Goodwood Boulevard (formerly "Whitby New Road") is currently identified in the DCP between Taylor Road and South Western Highway. The western connection is reliant on an at-grade crossing of the rail infrastructure running parallel to Soldiers Road (eastern side), for which delivery timing remains uncertain and may extend beyond the lifespan of the DCP.

Specifically, the DCP currently states in respect of the at grade crossing of the rail by the Whitby new road that:

“Note: The construction of the at-grade crossing is subject to agreement between the Road Manager and Rail Infrastructure Manager. The Local Government is responsible to manage communications between all stakeholders, obtain the required approvals and arrange for an Australian Level Crossing Assessment Model (ALCAM) Report and a Rail Safety Report to be undertaken.”

Construction of the at-grade crossing should not be considered prior to the freight rail being realigned away from the Mundijong Urban area. In the event that an at-grade rail crossing is not approved, the local government is to apply any funds already collected to an approved alternate crossing or if no crossing is approved any collected funds shall be applied to the Town Centre Distributor Road item generally or other items in the DCP. With the timing of the freight rail deviation being unknown, there is no specific timeframe possible as to the Whitby new road delivered at grade.

Further to this, recent advice from Main Roads WA indicates that the proposed eastern connection to South Western Highway will require longer-than-anticipated acceleration and deceleration lanes due to the design speed. These requirements, combined with the need for further detailed planning and interagency consultation, present significant uncertainty in terms of cost, timing, and feasibility within the current DCP timeframe, with the intersection treatment also in question which would place it at a significantly larger cost. The anticipated changes to the intersection design, road geometry, and associated land acquisition will increase the overall DCP costs beyond those currently included.

As a result of the planning constraints, the connection is unlikely to be delivered within the DCP horizon and cannot reliably function as a strategic east-west link or emergency escape route for the Whitby Estate in the short to medium term. In response, the developer has shifted focus to a north-south movement strategy within the estate. This prioritises the extension of Skyline Boulevard to Norman Road, as reflected in the Mundijong District Structure Plan (2023). The extension will provide improved connectivity and emergency access for the Whitby community and is considered the more deliverable and effective strategic route.

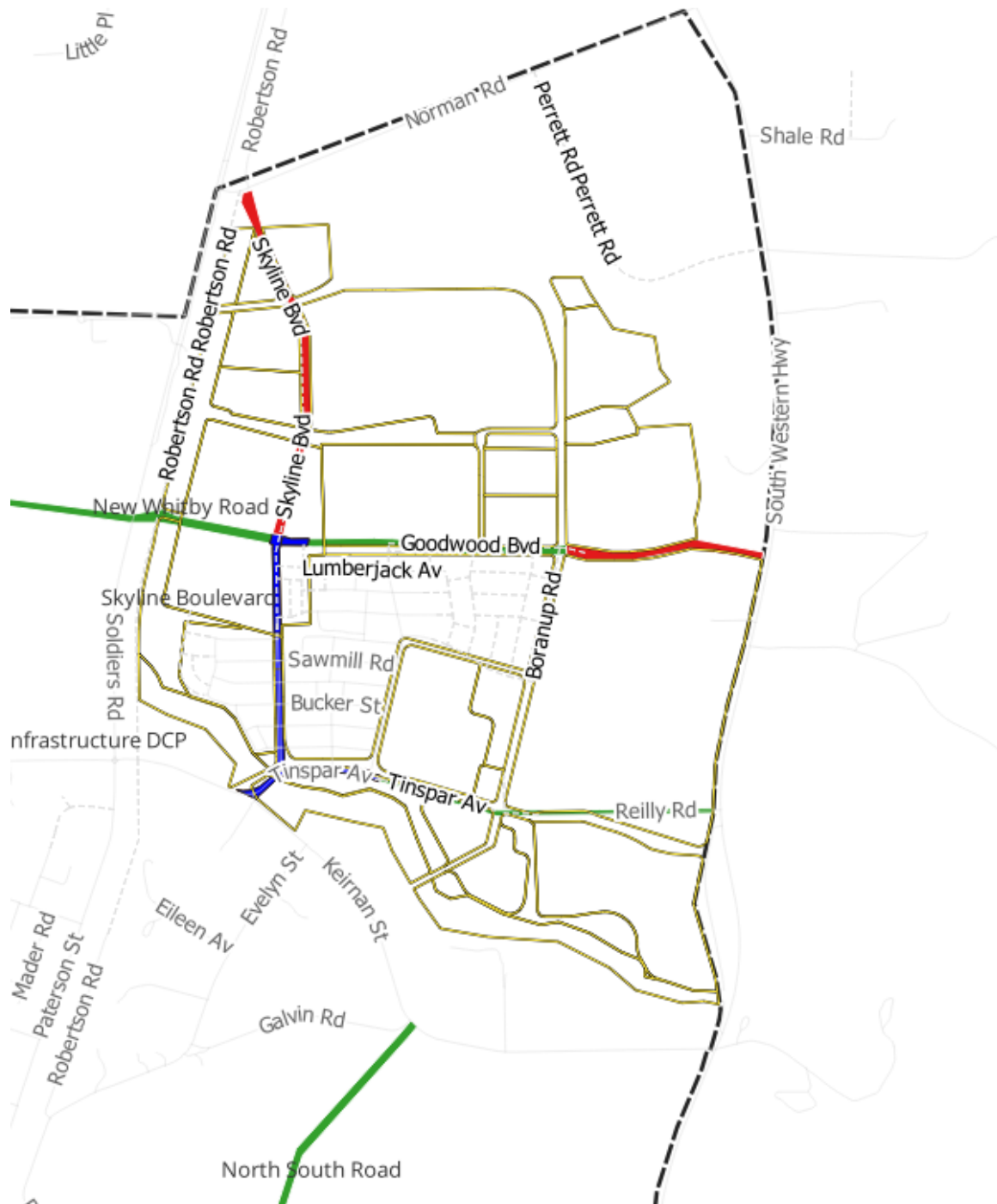
Following consultation with the developer and a preliminary (high level) cost impact assessment, it is recommended that the eastern extent of Goodwood Boulevard be reduced by approximately 700 metres (the extent of the currently approved subdivision in that area), omitting the intersection with South Western Highway and associated upgrades at this time. The funds associated with this section are proposed to be reallocated to support the delivery of the Skyline Boulevard extension. This adjustment is expected to be ~~approximately~~ cost-neutral to the DCP and will enable critical infrastructure to proceed without increasing per-lot contribution rates.

Although this modification was not explicitly included in the advertised version of Amendment 7, both infrastructure items are already included in the existing DCP, and the proposed changes relate to scope adjustments rather than new inclusions. In accordance with

Regulation 46(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, the Minister may direct that modifications to a complex amendment be advertised only where they are considered significant and warrant further public consultation. In the absence of such a direction, the Minister may proceed to approve the amendment with modifications not previously advertised. The Shire submits that:

- The proposed modifications do not materially alter the intent of Amendment 7.
- Stakeholder engagement has demonstrated broad support for the amendment objectives.
- Further advertising would unnecessarily delay the delivery of essential infrastructure without offering meaningful additional benefit to the community or decision-making process.

Please see the below map highlighting the modified scope areas in red.



Best Regards

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



From: [Stephen Carter](#)
To: [Sally Murphy](#)
Subject: RE: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY
Date: Friday, 23 May 2025 11:35:26 AM
Attachments: [image003.png](#)
[image717217.png](#)
[image621550.png](#)
[image287992.png](#)
[image177692.png](#)
Importance: High

Hi Sally,

We're not having the most IT friendly day, hence the email.

Please take this as email as **SUPPORT** from QUBE Mundijong on the change to Amendment 7 given it does not impact the per lot contribution amount.

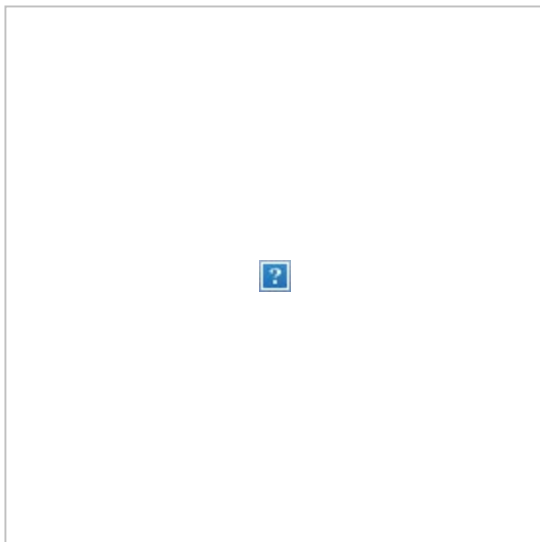
Cheers
Steve

Stephen Carter

DEVELOPMENT MANAGER

Suite 3, Level 1, 437 Roberts Road Subiaco WA 6008

D 08 9386 8204 **M** 0402 219 447 **W** qubeproperty.com.au



This email is confidential. If you are not the intended recipient you must not disclose or use the information contained in it. If you have received this email in error please notify us immediately by return email. QUBE is not responsible for any changes made to a document other than those made by QUBE or for the effect of the changes on the document's meaning. QUBE accepts no liability for any damage caused by this email or its attachments due to viruses, interference, interception, corruption or unauthorised access.

From: Sally Murphy <smurphy@sjshire.wa.gov.au>

Sent: Friday, 23 May 2025 10:08 AM

Subject: FW: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Importance: High

Good morning all,

Just a reminder that your responses to the below are requested by COB today.

Thank you
Sally

Sally Murphy

Technical Specialist – Infrastructure Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au



From: Development Contributions

Sent: Tuesday, 20 May 2025 7:56 AM

Subject: Request for Endorsement - Amendment 7 Modifications (Skyline and Goodwood Boulevards) - REQUESTED BY FRIDAY 23rd MAY

Importance: High

Sent by email to the Mundijong Industry Reference Group

Dear all,

As part of finalising Amendment 7 to Local Planning Scheme No. 3, the Shire is seeking your endorsement/feedback on a proposed modification to the Mundijong-Whitby Urban DCP (DCA3). This modification is the extension of Skyline Boulevard to Norman Road and (to offset those costs) the reduction of Goodwood Boulevard (aka Whitby New Road). This maintains the per lot contribution at the level advertised (\$13,550). The Shire's submission (in support of the Developer's own submission) is detailed below.

Please use the voting buttons above to select one of the following:

- **Support**
- **Do not support.**

If you would like to provide comments, and/or are unable to access the voting buttons, please reply to this email with your feedback by Friday 23rd May. Your response will assist in

demonstrating stakeholder support for the proposed changes and may help expedite the final approval process. Should you have any questions, feel free to contact me directly.

Goodwood Boulevard and Skyline Boulevard (Mundijong-Whitby Urban DCP)

Goodwood Boulevard (formerly “Whitby New Road”) is currently identified in the DCP between Taylor Road and South Western Highway. The western connection is reliant on an at-grade crossing of the rail infrastructure running parallel to Soldiers Road (eastern side), for which delivery timing remains uncertain and may extend beyond the lifespan of the DCP. Specifically, the DCP currently states in respect of the at grade crossing of the rail by the Whitby new road that:

“Note: The construction of the at-grade crossing is subject to agreement between the Road Manager and Rail Infrastructure Manager. The Local Government is responsible to manage communications between all stakeholders, obtain the required approvals and arrange for an Australian Level Crossing Assessment Model (ALCAM) Report and a Rail Safety Report to be undertaken.”

Construction of the at-grade crossing should not be considered prior to the freight rail being realigned away from the Mundijong Urban area. In the event that an at-grade rail crossing is not approved, the local government is to apply any funds already collected to an approved alternate crossing or if no crossing is approved any collected funds shall be applied to the Town Centre Distributor Road item generally or other items in the DCP. With the timing of the freight rail deviation being unknown, there is no specific timeframe possible as to the Whitby new road delivered at grade.

Further to this, recent advice from Main Roads WA indicates that the proposed eastern connection to South Western Highway will require longer-than-anticipated acceleration and deceleration lanes due to the design speed. These requirements, combined with the need for further detailed planning and interagency consultation, present significant uncertainty in terms of cost, timing, and feasibility within the current DCP timeframe, with the intersection treatment also in question which would place it at a significantly larger cost. The anticipated changes to the intersection design, road geometry, and associated land acquisition will increase the overall DCP costs beyond those currently included.

As a result of the planning constraints, the connection is unlikely to be delivered within the DCP horizon and cannot reliably function as a strategic east-west link or emergency escape route for the Whitby Estate in the short to medium term. In response, the developer has shifted focus to a north-south movement strategy within the estate. This prioritises the extension of Skyline Boulevard to Norman Road, as reflected in the Mundijong District Structure Plan (2023). The extension will provide improved connectivity and emergency access for the Whitby community and is considered the more deliverable and effective strategic route.

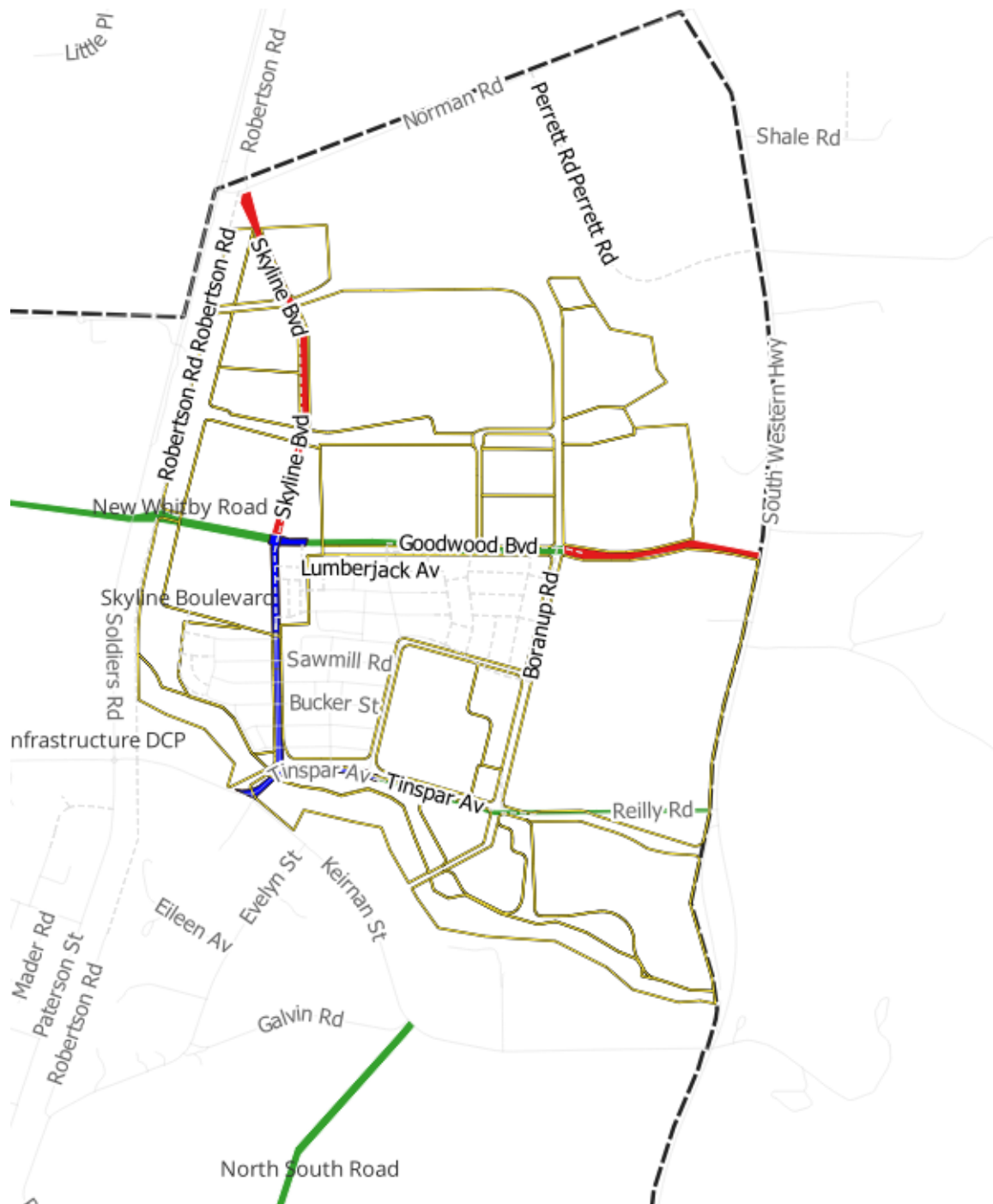
Following consultation with the developer and a preliminary (high level) cost impact assessment, it is recommended that the eastern extent of Goodwood Boulevard be reduced by approximately 700 metres (the extent of the currently approved subdivision in that area), omitting the intersection with South Western Highway and associated upgrades at this time.

The funds associated with this section are proposed to be reallocated to support the delivery of the Skyline Boulevard extension. This adjustment is expected to be approximately cost-neutral to the DCP and will enable critical infrastructure to proceed without increasing per-lot contribution rates.

Although this modification was not explicitly included in the advertised version of Amendment 7, both infrastructure items are already included in the existing DCP, and the proposed changes relate to scope adjustments rather than new inclusions. In accordance with Regulation 46(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, the Minister may direct that modifications to a complex amendment be advertised only where they are considered significant and warrant further public consultation. In the absence of such a direction, the Minister may proceed to approve the amendment with modifications not previously advertised. The Shire submits that:

- The proposed modifications do not materially alter the intent of Amendment 7.
- Stakeholder engagement has demonstrated broad support for the amendment objectives.
- Further advertising would unnecessarily delay the delivery of essential infrastructure without offering meaningful additional benefit to the community or decision-making process.

Please see the below map highlighting the modified scope areas in red.



Best Regards

Development Contributions

+61 8 9526 1111

Shire of Serpentine Jarrahdale

6 Paterson Street, Mundijong, WA, 6123

www.sjshire.wa.gov.au

