



Enquiries: Didier Ah-Sue on (08) 9323 4806
 Our Ref: 22/6200 (D23#30682)
 Your Ref: SJ141:OC22/15126

15 March 2023

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

Email: info@sjshire.wa.gov.au (via email)

Dear Sir/Madam,

ROAD RESERVE (NOT NAMED), KEYSBROOK – NOTIFICATION OF APPLICATION FOR PERMANENT ROAD CLOSURE – REQUEST FOR COMMENTS

Thank you for your correspondence received on 22 December 2022 inviting comment on the proposed closure of an unnamed road reserve in Keysbrook and preliminary comment regarding the subdivision.

Main Roads supports the proposed closure of the road reserve and creation of a new road reserve adjacent to the railway line provided that:

1. A road constructed in the new road reserve is extended northward (by the Shire) to link to Elliott Road for improved accessibility.
2. Existing vehicular access for Lots 96, 97 and 98 onto South Western Highway is to be removed and verge reinstated as per enclosed Main Roads Marked Up Plans.
3. A vehicular access restriction is applied in the form of a S150 in accordance with *Planning and Development Act 2005* restrictive covenant on the Certificate of Title along the South Western Highway frontage.
4. In the event the land is redeveloped, no additional access onto South Western Highway will be created or permitted.
5. Should lot 97 as identified on the submitted plan be redeveloped access from B to C shall be closed and S150 reinstated across the extent of the frontage. The driveway shall be removed in this location upon redevelopment.
6. Any bushfire emergency access is to be from local roads (and not South Western Highway).
7. The subdivision will need to address issues with truncations for the existing and proposed roads by:
 - a. Transferring the truncation on the south-east corner of the Page Road/Unnamed Road intersection to proposed Lot 99 Page Road; and



- b. Providing a truncation on the south-east corner of the Page Road/Proposed Road intersection from proposed Lot 99 Page Road for the proposed road.

Should the Shire disagree with this advice, Main Roads welcomes an opportunity to meet and discuss the proposal further, prior to any decision being made.

Main Roads requests a copy of the outcome of this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above. In the interim, if you have any queries please do not hesitate to contact Didier Ah-Sue 08 9323 4806.

Yours sincerely

A handwritten signature in cursive script that reads 'mthornely'.

Maryanne Thornely
Road Access and Planning Manager

Enclosed:

1. Main Roads Marked Up Plans 2 March 2023
2. Main Roads Marked Up Plans 2 March 2023 for existing use only including aerial satellite imagery.

SUBDIVISION DETAIL

LOT 1 ON D24805 AREA: 9.151ha
 LOT 2 ON D24805 AREA: 3.0351ha
 LOT 3 ON D70186 AREA: 13.7943ha
 LOT 356 ON DP100620 AREA: 33.7641ha
 LOT 1420 ON DP157700 AREA: 25.1028ha
 LOT 275 ON DP257500 AREA: 30.7875ha
 TOTAL LOT AREAS: 115.6348ha

TOTAL AREA TO BE ACQUIRED FROM EXISTING LOTS TO CREATE PROPOSED ROAD: 2.8915ha
 TOTAL AREA TO BE AMALGAMATED FROM ROAD CLOSURE TO EXISTING LOTS: 2.858ha

No. OF EXISTING LOTS: 6
 No. OF PROPOSED LOTS: 4

ALL AREAS, ANGLES AND DISTANCES ARE SUBJECT TO SURVEY.

LEGEND

— EXISTING BOUNDARY LINE
 — PROPOSED BOUNDARY LINE

A road constructed in the new road reserve is extended northward (by the Shire) to link to Elliott Road (See next page for details)

PROPOSED LOT 96
 33.9882ha

Existing vehicular access for proposed Lots to be removed onto South Western Highway

PROPOSED LOT 97
 41.6519ha

PORTION OF ROAD TO BE CLOSED AND AMALGAMATED WITH PROPOSED LOT 96
 2086m²

PORTION OF FORMER LOT 3 TO BE AMALGAMATED WITH PROPOSED LOT 96
 155m²

PROPOSED ROAD WIDTH 20.12m (NOM).
 PROPOSED ROAD TO BE ACQUIRED FROM LOT 3 ON D70186
 1.5808ha

PORTION OF ROAD TO BE CLOSED AND AMALGAMATED WITH PROPOSED LOT 97
 1.2768ha

PROPOSED LOT 98
 36.9588ha

To be closed if redeveloped

PORTION OF ROAD TO BE CLOSED AND AMALGAMATED PROPOSED LOT 98
 1.1235ha

PROPOSED ROAD TO BE ACQUIRED FROM LOT 1 ON D24805
 1.0289ha

PROPOSED ROAD TO BE ACQUIRED FROM LOT 2 ON D24805
 2818m²

PROPOSED LOT 99
 3.0024ha

PORTION OF ROAD TO BE CLOSED AND AMALGAMATED WITH PROPOSED LOT 99
 2491m²

A - B and C - D
 S150 Restrictive Covenant Planning and Development Act 2005
 Planning and Development Regulations 2009
 'No Vehicular Access is Permitted to and/or from South Western Highway.'



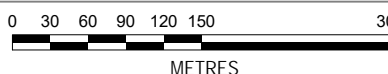
SOUTH WESTERN RAILWAY

SOUTH WESTERN HIGHWAY

PAGE ROAD

DRAWN	JOB NUMBER
M.E.	20239
SURVEYED	DATE
--	16/03/2022
CONTOUR INTERVAL	SCALE
--	1:6000
DATUM	CO-ORD SYS.
--	PCG94

SUBDIVISION APPLICATION
 LOTS 1 AND 2 ON D24805
 LOT 3 ON D70186
 PAGE ROAD, KEYSBROOK
 SHEET 1 of 1



CLIENT
 PETERS INVESTMENTS

REV.
02

02	20/12/2022	PROPOSED LOTS AMENDED
01	19/12/2022	CHANGES TO PROPOSED LOTS
REV	DATE	REVISION DETAILS

BROOK MARSH PTY LTD
 LICENSED SURVEYORS
 ph 9398 2441
 fax 9490 1313
 P.O BOX 91 GOSNELLS 6990
 admin@brookandmarsh.com.au

DRAWING FILE. 20239_Subdivision Application Rev02 - Drawing001

A3

Note - This drawing is for the existing use only and contains the current lot layer.

A - B and C - D
S150 Restrictive Covenant Planning and Development Act 2005
Planning and Development Regulations 2009
'No Vehicular Access is Permitted to and/or from South Western Highway.'

Road constructed in the new road reserve is to be extended northward (by the Shire) to link to Elliott Road

Existing vehicular access for proposed Lots 96, 97 and 98 to be removed onto South Western Highway

Address truncations for existing and proposed roads

To be closed if redeveloped

