

LOCAL PLANNING SCHEME NO. 4

AMENDMENT NO. 336

October 2025



**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO PREPARE
AMENDMENT TO A LOCAL PLANNING SCHEME**

**SHIRE OF MURRAY
LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 336**

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Lot A39 Lakes Road, North Dandalup from 'Rural' to 'Special Rural';
2. Including the below table into Schedule 4 – Special Rural Zone.

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR 42	Lot A39 Lakes Road, North Dandalup	<ol style="list-style-type: none"> 1. Subdivision and development of the land should be generally in accordance with a Structure Plan approved by the Western Australian Planning Commission. 2. No lot shall be less than 1 hectare in area. 3. Land use permissibility shall be as per the Table 1 Zoning Table. 4. All other land uses not listed have a permissibility of ('X'). 5. Each lot shall be connected to a reticulated water supply. 6. Prior to the subdivision of the land, a detailed plan shall be prepared identifying any lots that are subject to environmental, bushfire or water related constraints and identifying the most suitable location for Building Envelopes on those lots. Where building envelopes are required, no building envelope shall exceed 2,000m². 7. Each development must be connected to an on-site secondary sewage treatment and disposal system (which includes nutrient removal). Clean fill will be required in order to achieve separation distances between sewage disposal system and groundwater. 8. No dams shall be constructed without the approval of the local government.

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR 4 2	Lot A39 Lakes Road, North Dandalup (Cont.)	<p>9. The keeping or agistment of livestock shall not be permitted without the approval of the local government. The type and number of any livestock shall comply with the stocking rates of the Department of Primary Industries and Regional Development in accordance with the pasture and soil type. The Shire may require the stocking rates to be reduced where they are excessive, or the land is subject to significant additional nutrient application or land degradation.</p> <p>10. Horses may only be kept on lots where there is an approved Equine Management Plan and the keeping and management of horses shall be in accordance with the provisions and requirements of the approved Equine Management Plan. If base stocking rates cannot be achieved, stables are not proposed and/or the keeping of horse(s) is dependent on irrigation of pasture, then approvals will not be granted unless a report confirming ground water is available and the quality is suitable for pasture to sustain horses is provided.</p> <p>11. Fencing shall be open post and rail or post and wire construction and shall be maintained to the satisfaction of the local government.</p> <p>12. A Foreshore Management Plan shall be prepared by the subdivider to the requirements of the Shire, prior to the subdivision of the land.</p> <p>13. A Foreshore Management Plan shall be prepared by the subdivider to the requirements of the Shire, prior to the subdivision of the land and are to be implemented as a condition of subdivision approval.</p> <p>14. Tenure requirements should be determined as appropriate through management plans. Easement will not always be appropriate over drainage courses. If easements were applied would need to correspond to management commitment by LG or other responsible authority. Provision would also seek to bind decisions making of WAPC when subdivision is concerned.</p> <p>15. An Environmental Management Plan must be prepared prior to subdivision being supported.</p> <p>16. An Environmental Management Plan must be prepared prior to subdivision being supported and are to be implemented as a condition of subdivision. The Environmental Management Plan should include a Revegetation Plan.</p> <p>17. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Shire, except where required for the erection of a single house, outbuilding, stables, effluent disposal systems, accessways, fences and firebreaks.</p>

3. Amending the scheme map accordingly.

The Amendment is 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. It is consistent with the Western Australian Planning Commission's South Metropolitan Peel Sub-Regional Planning Framework which shows the land as "Rural Residential".
2. It is consistent with the Shire of Murray Nambelup - North Dandalup Local Rural Strategy which shows the land as "Proposed Rural Residential" (RR1).
3. It will have minimal impact on land in the scheme area that is not the subject of the amendment.
4. It does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 23rd day of October 2025

(Chief Executive Officer)

REPORT

1. LOCAL AUTHORITY Shire of Murray
2. DESCRIPTION OF TOWN Local Planning Scheme No. 4
PLANNING SCHEME:
3. TYPE OF SCHEME: Local Planning Scheme
4. SERIAL NO. OF AMENDMENT: Amendment No. 336
5. PROPOSAL: The Scheme Amendment proposes to rezone Lot A39 (1818) Lakes Road, North Dandalup from “Rural” to “Special Rural” consistent with the South Metropolitan Peel Sub-regional Planning Framework and Nambeelup - North Dandalup Local Rural Strategy and include a range of suitable special provisions in Schedule 4 to guide subdivision and development of the land.

1.0 Introduction

This Scheme Amendment proposes to rezone Lot A39 (No. 1818) Lakes Road, North Dandalup ('subject land') from "Rural" to "Special Rural" consistent with the South Metropolitan Peel Sub-regional Planning Framework and Nambeelup - North Dandalup Local Rural Strategy.

In support of this request, the following additional studies have been undertaken and are included as Appendices to the Scheme Amendment documents:

- Local Water Management Strategy - **Appendix A**
- Bushfire Management Plan - **Appendix B**
- Transport Impact Assessment - **Appendix C**
- Environmental Assessment Report - **Appendix D**
- Biological Surveys - **Appendix E**
- Foreshore Definition Study - **Appendix F**
- Land Capability Assessment - **Appendix G**
- Engineering Servicing Report - **Appendix H**

A Concept Plan has been prepared to provide an indicative development layout. A copy of the Concept Plan is included at **Appendix I** for reference. It is noted that this Concept Plan will require comprehensive review as part of the separate Structure Plan preparation and assessment process and inclusion in the Scheme Amendment documents should not be considered as tacit support to this Concept Plan.

The Amendment is considered to fall under the "Standard" Amendment requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is therefore requested to be considered and assessed under clause 34 as a "Standard" Amendment.

The amendment will provide the opportunity to develop the site for rural residential development consistent with the existing estates to the north, east and south, which will assist with the ongoing housing shortage experienced within the Shire of Murray and the broader State.

2.0 Background

2.1 Location

The subject land is described as Lot A39 (No. 1818) Lakes Road, North Dandalup with a total site area of 196.5725ha. The site is located approximately 4.3km west of the North Dandalup townsite and approximately 13km north of the Pinjarra town centre (refer **Figure 1** below).

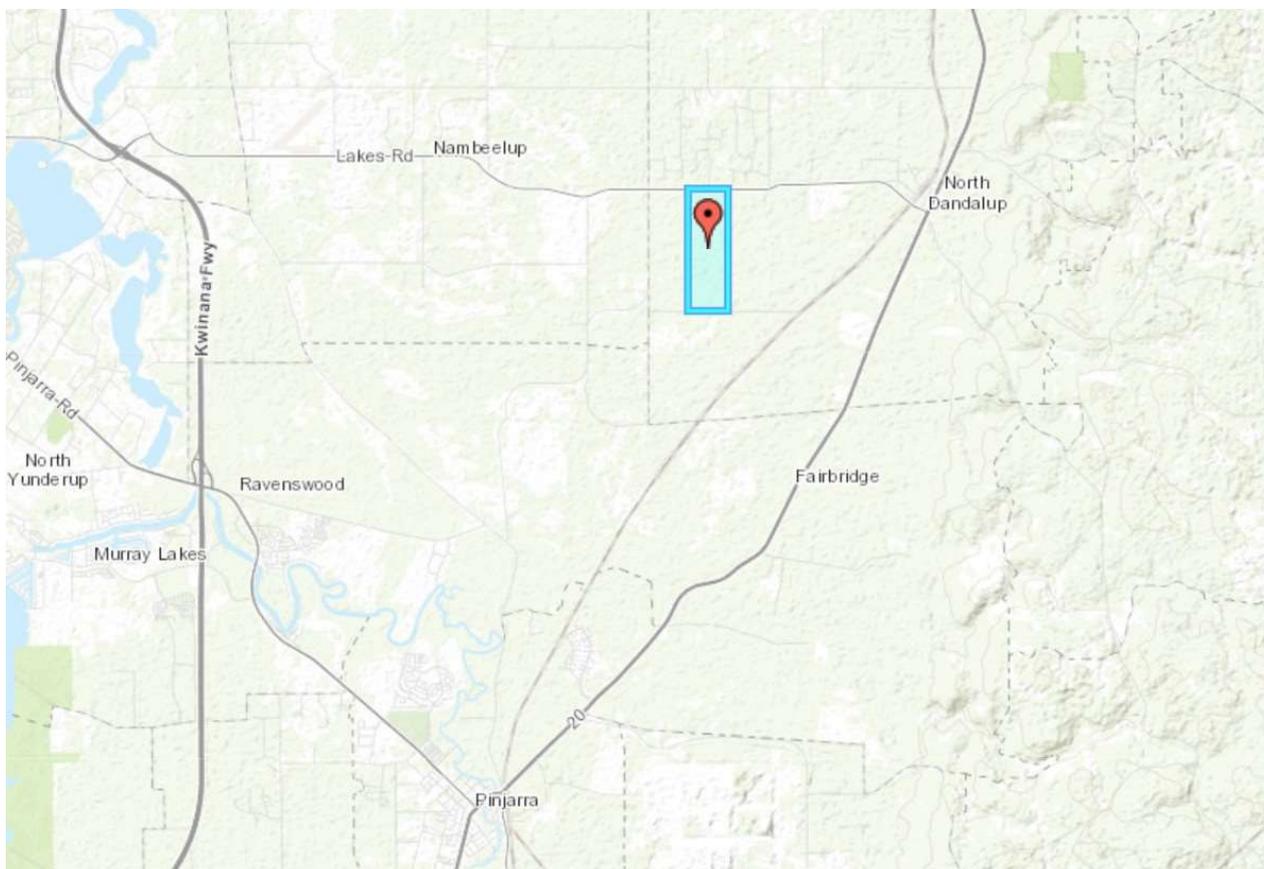


Figure 1. Location Plan

2.2 Land Ownership

The details of the subject land are identified as follows in **Table 1**:

LOT NO.	PLAN NO.	VOLUME/FOLIO	LOT AREA	REGISTERED PROPRIETOR
A39	738	1026/538	196.5725 ha	Maureen Maud Jewell Alexander Bruce Campbell Alexander Richard Crossing Joanne Melinda Hartley

Table 1. Legal Description

2.3 Site Context

The property is currently used for passive grazing of horses and cattle and consists of grazing pastures interspersed with pockets of vegetation, which are particularly across the southern

portion of the site. The North Dandalup river crosses the extent of the site from the north-eastern boundary to the south-western boundary and includes significant vegetation along its fringes.

The topography of the site slopes predominately east to west from a height of approximately 26m Australian Height Datum (AHD) along the eastern boundary to 20m (AHD) at the western boundary (with a low point of 18m (AHD) within the North Dandalup river bed).

2.4 Surrounding Context

The surrounding properties consist of rural residential zoned land to the north, east and south and rural zoned land to the west in accordance with LPS 4. As surrounding areas have been well established through the planning process, including the extension of existing servicing infrastructure and road networks, the rezoning and subsequent development of the subject land will connect and integrate seamlessly with the existing network and character of the area while maintaining a consolidated rural-living estate that is able to appropriately manage its own drainage and servicing requirements.

A detailed aerial image of the site and surrounds is depicted in **Figure 2**.



Figure 2. Aerial Photograph

2.5 Heritage Context

2.5.1 European Heritage

No registered sites of historic significance were identified during a desktop search of the subject site.

2.5.2 Aboriginal Heritage

Aboriginal Registered Site Dandalup River (ID 27937) is associated with the North Dandalup River, its mythological narratives of the Waugal and its importance as water resource and hunting place. The extent of Aboriginal Registered Site Dandalup River (ID 27937) is depicted in **Figure 3** below.

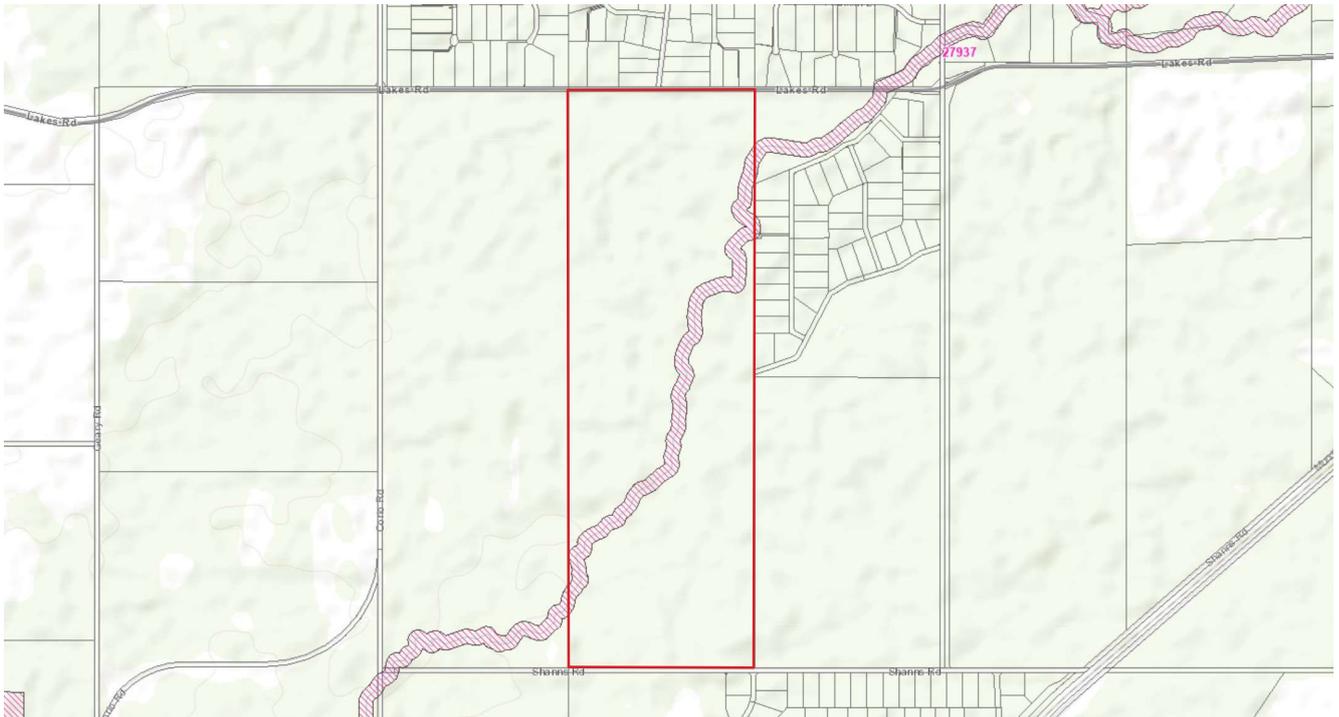


Figure 3. Aboriginal Registered Site Dandalup River (ID 27937)

To protect this area of cultural significance, the entirety of the site is proposed to be captured within a foreshore reserve and significantly separated from any areas of development. This will aid in the restoration of the site, which has been severely degraded since the inception of European occupation on the land.

Early engagement was sought with the Department of Planning, Lands and Heritage (DPLH) to determine whether a Section 18 approval under the Aboriginal Heritage Act 1972 would be required to be undertaken as part of the proposed scheme amendment. Correspondence was subsequently received advising that the proposed scheme amendment would not require Section 18 approval, however any future works that intersect with the registered site may need approval. A copy of this correspondence is included at **Appendix J**.

As it is expected that the future subdivision of the land would require a crossing to be constructed intersecting the registered site, liaison has now been commenced with the Gnaala Karla Booja Aboriginal Corporation to initiate this process. This process will be documented and included as part of a Section 18 application to be submitted as part of any subdivision application on the subject land.

3.0 Amendment Type

Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed scheme amendment represents a ‘standard amendment’. The relevant clauses defining a standard amendment are as follows:

Standard Amendment means any of the following amendments to a local planning scheme –

1. an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
2. an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
3. an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
4. an amendment to the scheme to
 - include a provision in the scheme that a specified planning code is to be read as part of the scheme; or
 - provide for the modification of a planning code that is to be read as part of the scheme;
5. an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;
6. an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
7. an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
8. any other amendment that is not a complex or basic amendment.

In this case the proposed scheme amendment is considered a standard amendment as:

1. It is consistent with the Shire of Murray Nambelup - North Dandalup Local Rural Strategy which shows the land as “Proposed Rural Residential” (RR1).
2. It will have minimal impact on land in the scheme area that is not the subject of the amendment.
3. It will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

4.0 Town Planning Context

4.1 Peel Region Scheme

The subject land is zoned 'Rural' under the Peel Region Scheme (PRS) and adjoins other properties also zoned 'Rural'. The purpose of the 'Rural' zone under the provisions of the PRS is "to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments". The proposed scheme amendment will allow for the creation of significant conservation areas along the North Dandalup River, while facilitating the development of the surrounding land for a rural living development.

4.2 Perth and Peel @ 3.5 million

The Perth and Peel @ 3.5 Million suite of documents provides a framework for the development of the Perth and Peel region to accommodate an estimated population of 3.5 million by 2050. The documents include four sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The subject land is located within the South Metropolitan Peel Sub-Regional Planning Framework.

4.3 South-Metropolitan Peel Sub-Regional Framework 2018

The South Metropolitan Peel Sub-Regional Planning Framework provides the strategic direction for managing growth and development within Perth's southern corridor. The Framework mapping spatially identifies consolidated urban areas to accommodate population growth as well as locations for strategic employment land up until 2050. As depicted at Figure 4, the subject site has been identified as 'Rural Residential'.

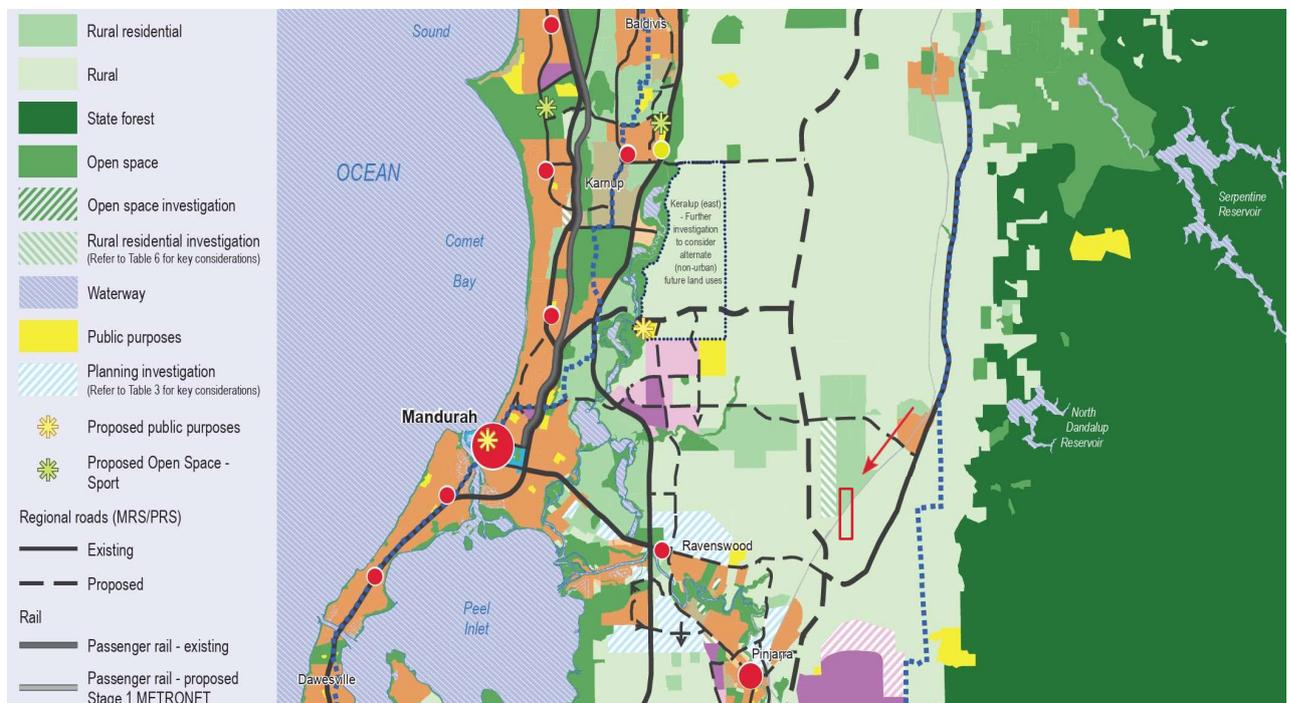


Figure 4. Sub-regional Framework Map

4.4 State Planning Policy 2.1 – Peel-Harvey Coastal Plain Catchment

The subject site is located within the Peel-Harvey catchment area which sets the following relevant policy provisions for this application:

- Proponents shall ensure that proposed changes to land zonings take account of land capability/ suitability criteria with regard to the net effect that such changes are likely to have on the nutrient load discharging from that catchment into the Peel-Harvey Estuarine System.
- Subdivision proposals shall make provision for a drainage system, which maximises the consumption and retention of drainage on site. Biological wetland filters, or other means of drainage water retention or treatment approved by the EPA, will need to be incorporated into the drainage design possibly by amendment of the soils in drainage basins or by the provision of wetland filters with nutrient retentive soil amendments.

As outlined above, various technical investigations and reports have been provided in support of this application to demonstrate the capability and suitability of the subject land to accommodate rural residential development. In particular, a Local Water Management Strategy, Foreshore Definition Study, Land Capability Assessment and Engineering Servicing Report have provided clear advice and recommendations to ensure that groundwater, stormwater flows and drainage management can all be appropriately managed on site.

4.5 State Planning Policy 3 – Urban Growth & Settlement

State Planning Policy 3 – Urban Growth and Settlement (SPP 3) sets out the principles and considerations which apply to planning for urban growth and settlement within Western Australia. The relevant objectives of the policy are outlined as follows:

- To promote a sustainable and well-planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed scheme amendment will facilitate the continuation of a well-planned pattern of rural residential settlements in accordance with the recommendations of the Peel Regional Framework for the North Dandalup area. It will also provide a key link between existing infrastructure services to the north and south and allow for the continued expansion to the west should investigations confirm that land is also suitable rural residential in the future. Finally, the provision of a sizeable foreshore reserve and regional open space surrounding the North Dandalup river will enhance the quality of life for existing and future residents and rural-residential communities.

Therefore, this proposal is considered to be capable of according with the objectives and provisions of SPP 3.

4.6 State Planning Policy 3.7 – Planning for Bushfire

State Planning Policy 3.7 (SPP 3.7) seeks to guide the implementation of effective risk based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. SPP 3.7 applies to strategic planning proposals, including scheme amendment requests, over land designated as bushfire prone by the Map of Bushfire Prone Areas prepared by the Department of Fire and Emergency Services. Given that parts of the subject land are designated as Bushfire Prone, as demonstrated in **Figure 5** below, SPP 3.7 is applicable to the subject site. The requirements of SPP 3.7 have therefore been addressed by a Bushfire Management Plan prepared in support of this application, with further details provided in *Section 6.2* and the report included at **Appendix B**.

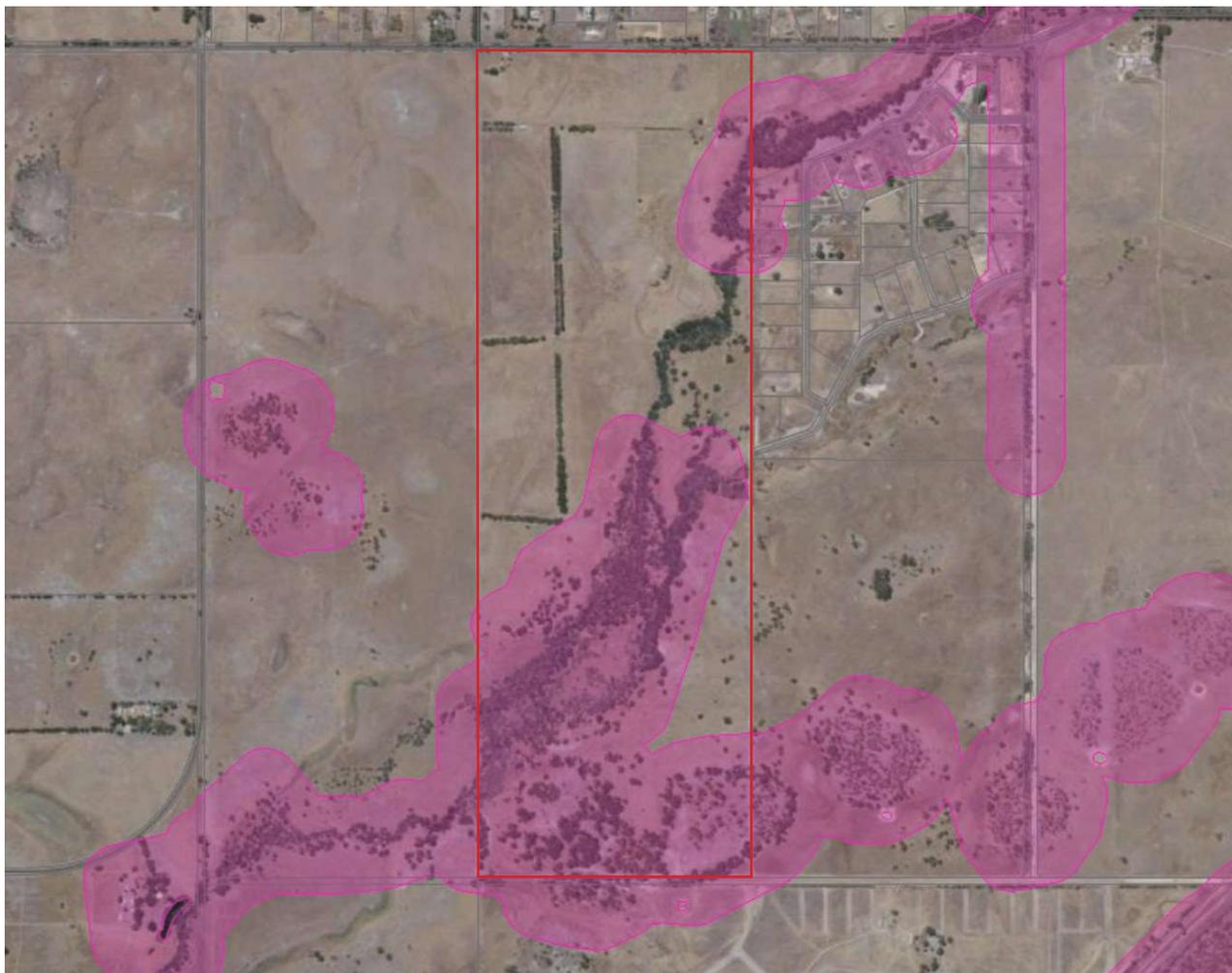


Figure 5. Bushfire Prone Areas

4.7 State Planning Policy 5.4 – Road and Rail Noise

State Planning Policy 5.4 – Road and Rail Noise seeks to minimise the adverse impact of road and rail noise on noise-sensitive land use and/or development. In accordance with Table 1: Transport Corridor classification and trigger distances, Lakes Road is considered a strategic freight or major traffic route and therefore the provisions of SPP 5.4 apply. The significance of SPP 5.4 has therefore helped to inform the indicative concept layout included at **Appendix I**,

which includes rectangular shaped lots that would be able to locate future dwellings at a respectable distance from any noise disturbances

4.8 Government Sewer Policy 2019

The Government Sewer Policy (GSP) is a whole of Government policy, intent on establishing the governmental position on the provision of sewer services within WA through the progressive planning and development of land. The subject site is located within a sewer sensitive area in accordance with DPLH Plan WA mapping. Connection to reticulated sewer is not available for the proposed development, with surrounding development serviced by on-site effluent disposal systems.

A Land Capability Assessment been undertaken in support of this application, to determine the sites capability to support on-site effluent disposal in accordance with the provisions of the GSP. Once the future lot layout is known, a Site and Soil Evaluation will be prepared and provided in support of any future subdivision application.

The details of the Land Capability Assessment are discussed in section 6.6 of this report and the full report is included at **Appendix G**.

4.9 Nambeelup North Dandalup Local Rural Strategy

As part of the Shire's Nambeelup North Dandalup Local Rural Strategy, the subject land was identified as part of the Rural Residential 1 (RR1) precinct, which designated lots suitable for a prescribed density of 1-4ha (**Figure 6**). This precinct is within easy access of services and community facilities in North Dandalup, as Lakes Road runs through the centre of the precinct providing efficient east-west access to major transport routes, including the Kwinana Freeway and South Western Highway.

- Planning to address floodway and coordinated provision of access, particularly for the land south of Lakes Road - addressed in *Section 6.1* and Local Water Management Strategy at **Appendix A**;
- Lot sizes to be 1.0ha through to 4.0ha or larger depending on land capability and intended stock rates - proposed residential cells are capable of accommodating lots of this size range, as demonstrated within the Concept Plan at **Appendix I**;
- Servicing availability, and potentially provision of reticulated water supply where practical and reasonable are addressed within *Section 6.7* and the Engineering Servicing Report at **Appendix H**;
- Provision of trail networks, public open space and community facilities - addressed within *Section 5.2* and demonstrated on Concept Plan at **Appendix I**;
- Vegetation retention, assessment and revegetation measures are addressed within *Section 6.3* and the Environmental Assessment Report included at **Appendix D**;
- Water management planning is addressed within *Section 6.1* and the LWMS at **Appendix A**;
- Fire management planning is addressed within *Section 6.2* and the Bushfire Management Plan at **Appendix B**; and
- Demand assessment and staging are addressed within *Section 6.7* and the

The above provisions are still considered relevant to this proposal and have been assessed accordingly throughout this report.

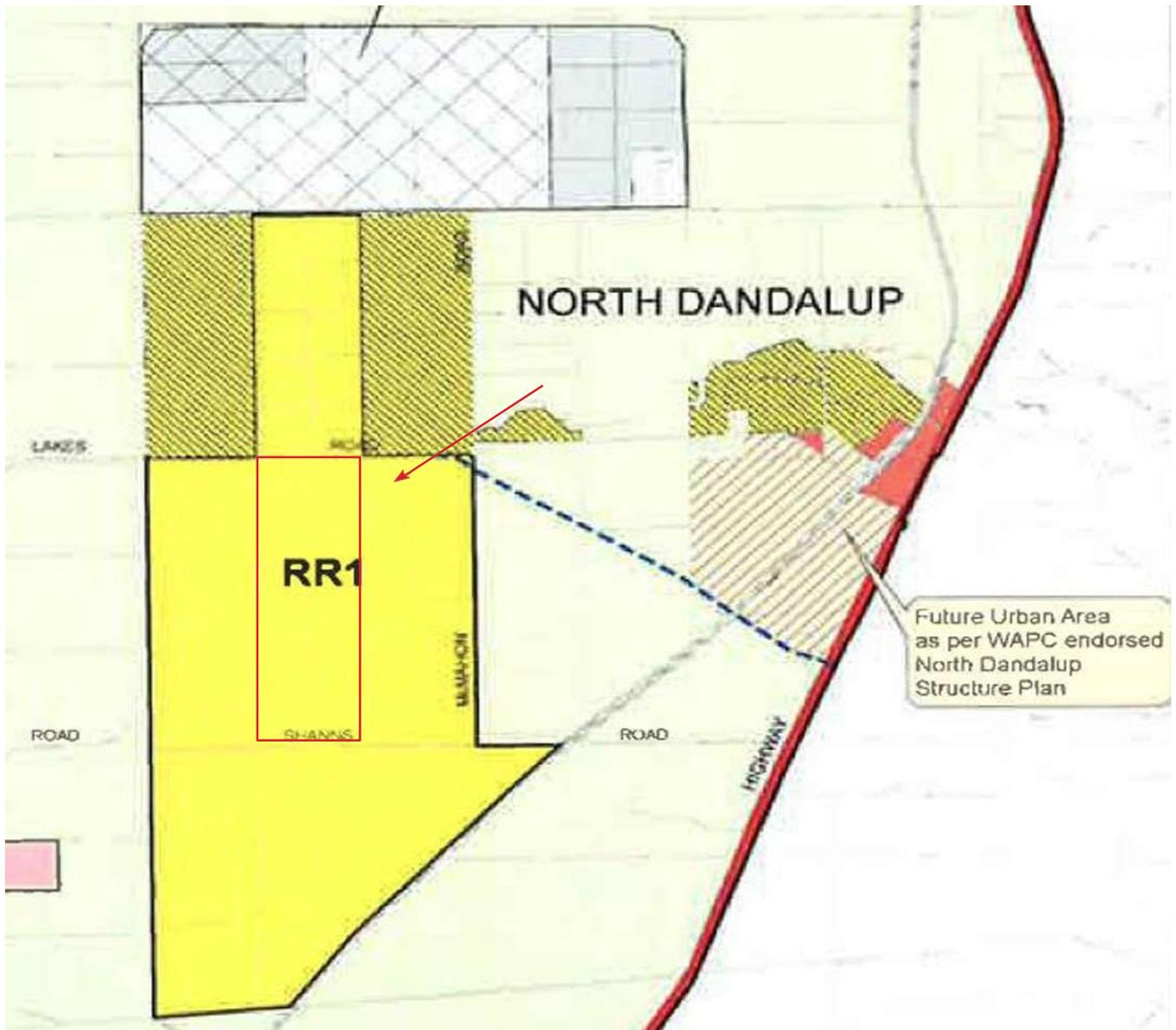


Figure 6. Local Rural Strategy Map

4.10 Shire of Murray Local Planning Scheme No. 4

The subject land is located within the “Rural” zone in accordance with the Shire of Murray Local Planning Scheme No. 4 (**Figure 7** overleaf).

As depicted in **Figure 7**, the proposed rezoning will be consistent with the surrounding context and serve to consolidate the “Special Rural” footprint of the area. It is also noted that the ability for the subject land to be used for rural activities is heavily restricted by the extent of the North Dandalup River that intersects with the lot and adjoining “Special Rural” zoning to the north, east and south. Therefore, this proposal is considered to be consistent with the strategic intention of the land as set out in the Shire’s Nambelup North Dandalup Local Rural Strategy and LPS 4.

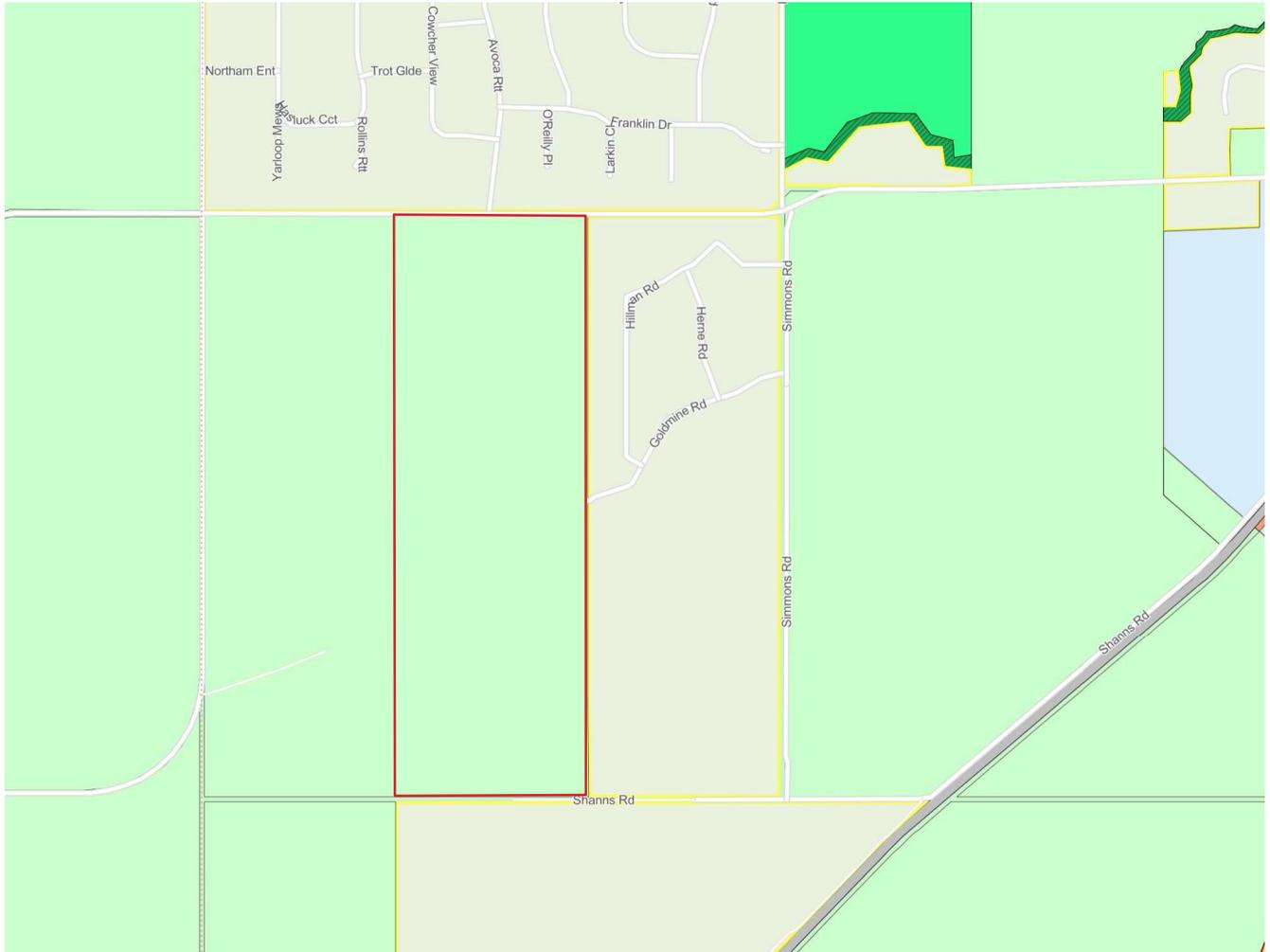


Figure 7. Local Planning Scheme No. 4

4.11 Local Planning Policy - Water Sensitive Urban Design

Local Planning Policy - Water Sensitive Urban Design aims to protect the environmental values of the Peel Inlet Harvey Estuary Catchment through the application of water quality, quantity and efficiency targets and design objectives for strategic planning, subdivision and development applications.

Full compliance with the environmental quality criteria set out in Appendix 1 of the policy has been demonstrated within the Local Water Management Strategy prepared for the site and included as part of this application at **Appendix A**.

4.12 Local Planning Policy - Vegetation Management

Local Planning Policy - Vegetation Management aims to provide information to developers on Council's requirements, as they relate to revegetation management required by the Special Provisions of the Shire of Murray LPS4 and as a subsequent condition of subdivision approval.

The following provisions apply to areas located within the “Special Rural” zone and are therefore relevant to this proposal:

- a) The subdivision shall be designed to minimise the impact upon existing vegetation.
- c) No existing vegetation is to be removed except for the approved clearing of firebreaks, roads, fences, and utility easements, or where trees are dead, dying or in otherwise dangerous condition. Proposals to clear vegetation shall be assessed by Council’s Environmental Officer and generally kept to a minimum in all circumstances.
- d) Building envelopes should not be cleared at the time of subdivision, but left for future lot owners to clear at the time of building, after their location is confirmed to the satisfaction of the Council and the lot owners.
- m) A Foreshore Management Plan is required where the site has land which is within 30 metres of a waterway managed by the Peel Inlet Management Authority.

In accordance with the above provisions, the Concept Plan included at **Appendix I** has been designed to minimise vegetation loss and includes significant areas of foreshore reservation to capture and preserve the bulk of vegetation fringing the North Dandalup river. No areas outside of roads, firebreaks or utility easements are proposed for clearing.

Further details regarding the retention and protection of vegetation across the site has been included within the Environmental Assessment Report at **Appendix D** and Foreshore Definition Study at **Appendix F**.

4.13 Local Planning Policy - Biodiversity Protection

Local Planning Policy - Biodiversity Protection seeks to ensure that any land use or development in close proximity to or containing a natural area is compatible with the long-term maintenance and conservation of that natural area, and will not have detrimental impacts on biodiversity.

As noted above, a significant foreshore reserve area has been included on the indicative Concept Plan attached at **Appendix I** to act as a buffer between areas proposed for “Special Rural” and natural areas associated with the North Dandalup river.

Further details regarding the management of these areas have been included within the Environmental Assessment Report at **Appendix D** and Foreshore Definition Study at **Appendix F**.

5.0 Proposal

5.1 Consultation

As part of our pre-lodgement consultation with the Shire, a meeting was sought with Shire planners to discuss the ultimate intention for the land following a successful rezoning and to provide assurance that the necessary investigations were being undertaken to demonstrate the subject lands' capability to accommodate rural residential development.

It was confirmed by officers a separate structure plan would be required prior to any future subdivision of the land. This is consistent with other Special Rural developments within the Shire and will provide for key design elements and ensure integration with adjoining Special Rural developments.

Appreciation was expressed for the level of detail being provided to support the application for rezoning and in particular the preparation of a comprehensive LWMS, as drainage and water management were considered key matters to be addressed before rezoning could occur.

It was suggested that early engagement with Shire engineers regarding the proposed drainage management would be beneficial and it was therefore agreed that an early copy of the LWMS would be submitted in DRAFT form prior to the submission of the formal application, to allow the Shire to provide key comments or address any deficiencies that could then be addressed in the final report.

5.2 Concept Plan

In order to support this scheme amendment and to help inform the basis of the technical appendices, an indicative concept plan has been prepared for the subject site which identifies suitably sized and oriented rural residential cells and an indicative road network.

Rural Residential cells have been designed to ensure sufficient width and depth to allow future lots to be orientated in a manner that considers environmental constraints such as those associated with the North Dandalup River and fringing vegetation. It is estimated that at a density of 1ha per lot, approximately 120 'Special Rural' lots could be created as part of the future subdivision of the land.

In addition to the proposed rural residential areas, a significant area of Foreshore Reserve is proposed to accommodate the North Dandalup River and surrounding native vegetation, which occupies the central spine running south-west across the land. This area is able to suitably capture a considerable portion of the remnant vegetation on site and will protect the environmental values contained within in perpetuity. It is expected that the proposed area of Foreshore Reserve will be ceded to the Shire of Murray as a public reserve as part of the future subdivision of the land.

The concept plan proposes connection with the existing road reserves of Lakes Road, Goldmine Road and Shanns Road, with future connections proposed to Lot 2 Lakes Road in accordance with the Lot 1 & 2 Lakes Road Local Structure Plan LSP. An area of road widening has been incorporated along the northern boundary to accommodate the proposed future road widening of Lakes Road as required by the Lot 1 & 2 Lakes Road Local Structure Plan LSP.

Internally, the road network is depicted as meandering through the site to reflect its rural setting and provide the opportunity for leisurely drives that benefit from the scenery of the adjacent river. This will also aid in curtailing residents driving at high-speeds or the use of the area as a 'through-road'. Much of the proposed road reserve area will also act as a physical barrier between the public realm and foreshore reserve to prevent the likelihood of adverse impacts to environmental values resulting from resident misuse.

Additional detailed design will need to occur as part of any future proposed subdivision to ensure that all future proposed lots can allow for dwellings to be built in a location that is suitably setback from areas that are bushfire prone or that would result in an unacceptable impact to areas of native vegetation. Drainage and effluent disposal considerations will also need to inform the future layout to ensure that sufficient separation from waterways and environmental values associated with the foreshore reserve are achieved.

While detailed design work is still required to finalise an optimal lot layout for any future neighbourhood, the proposed concept has been suitably assessed as part of technical investigations provided in support of this application to demonstrate that the subject land is able to accommodate development of a 'Special Rural' nature without adverse impacts to the existing environmental features and in a manner that represent a positive planning outcome for future residents.

A copy of the Concept Plan is provided at **Appendix I**. It is noted that this will require comprehensive assessment as part of the separate structure plan preparation and assessment process and support to the scheme amendment should not be considered as support to this concept plan. In particular, the structure plan will be required to demonstrate matters including a suitable lot layout, including a substantial public road interface to the North Dandalup River reserve; integration with adjoining Special Rural areas and with land identified for future Rural Residential investigation to the west.

6.0 Justification

6.1 Water Management

A Local Water Management Strategy (LWMS) has been prepared for the subject land to establish the general design measures for flood mitigation and stormwater management for the Structure Plan area, and will guide the development of an Urban Water Management Plan (UWMP) which is to be prepared at the subdivision stage.

The drainage strategy proposed within the LWMS aims to utilise and tie into the existing topography and drainage features of the site, with stormwater conveyance primarily provided by roadside swales graded to the North Dandalup River floodplain. It is expected that minimum habitable floor levels will need to be constructed at least 0.5m above the 1% AEP flood level in the adjacent North Dandalup River. To ensure that any future rural residential development will not significantly change the hydrological conditions or groundwater levels at the site it is intended that agricultural drains will be retained and realigned to road reserves or lot boundaries.

In addition to the proposed drainage strategy, extensive flood modelling has been conducted to help define the appropriate setback for the proposed Foreshore Reserve and to ensure that any flooding associated with the 1 in 100 year event (worst-case scenario) can be suitably contained wholly within the Foreshore Reserve. The results of this modelling have been incorporated into the Foreshore Definition Study.

Additional testing will be conducted during the peak of winter and provided to the Shire and DWER for endorsement. While the information contained within the LWMS is considered to be comprehensive and sufficient to demonstrate that the subject land can suitably accommodate rural residential development without adverse impacts to the existing or future site context, a scheme requirement has been proposed to require that an updated LWMS be provided as part of an application for subdivision and to be endorsed by both DWER and the Shire of Murray as a condition of approval.

A copy of the LWMS is included at **Appendix A**.

6.2 Bushfire Management

A Bushfire Management Plan (BMP) has been prepared in support of this scheme amendment as portions of the property are designated as being bushfire prone land. In accordance with the level of assessment required for strategic proposals under the planning for Bushfire Guidelines 2024, a Bushfire Hazard Level (BHL) assessment has been prepared against the pre-development vegetation extent, which demonstrates that even in its most-extreme state, the subject land is able to safely accommodate development over the majority of the site.

While most of the vegetation classified as having an Extreme rating is captured within the proposed foreshore reserve and thus will be suitably separated from future dwellings, there are also significant areas across the southern portion of the site that are classified with an extreme rating. It is considered that the use of larger lot typologies and specific Asset Protection Zone (APZ) requirements can be utilised to ensure building areas can be located with sufficient separation from vegetation without the need for excessive clearing.

The BMP has assessed the access requirements of the subject site and determined that the current options would provide suitable access and egress for the community and emergency services personnel in the event of a bushfire. It also demonstrates compliance for the proposed Emergency Accessway (EAW) which connects the north-western portion of the site through the foreshore reserve to the south, ensuring both areas can achieve two-way evacuation routes in an emergency situation.

It is expected that once the future lot layout has been determined, an updated BMP will need to be prepared and lodged as part of any application for subdivision of the subject land. This will need to include detailed specifications in relation to APZ's for lots proposed within the southern portion of the site and provide assessments on and justification for the inclusion of any cul-de-sacs in the design.

A complete copy of the BMP is included in **Appendix B** of this report.

6.3 Environmental Assessments

An Environmental Assessment Report (EAR) has been prepared for the subject land to assess the existing environmental values and any potential constraints to future development. The EAR is supported by a Flora and Fauna Assessment and other biological surveys undertaken across the site. A black cockatoo habitat assessment was included as part of these surveys.

While the assessments recorded no conservation significant flora or Threatened Ecological Communities (TEC), a total of 54.1 ha of native vegetation was identified in conditions ranging from Degraded to Completely Degraded. Of these areas, a total of 45.6ha of suitable black cockatoo habitat is assumed to be present across the site. The vast majority of the identified native vegetation and black cockatoo habitat will be retained in perpetuity within the proposed 52 ha of Foreshore Reserve and POS.

Individual trees outside of the proposed conservation areas have been assessed and are included within the mapping as part of the Biological Surveys attached at **Appendix E**.

It is expected that all of the trees within the northern two-thirds can be comfortably retained within lot boundaries or areas of road reserve due to the proposed future zoning for 'Special Rural'. The southern portion of the site is subject to denser areas of vegetation and will require detailed design to locate building envelopes and APZ's in a way that ensures any vegetation loss is kept to an absolute minimum. A scheme requirement has therefore been proposed to require the provision of a detailed Environmental Management Plan as a condition of subdivision approval to ensure that no un-warranted or excessive clearing occurs and that all areas of significant vegetation will be maintained and protected in perpetuity.

A copy of the EAR is included at **Appendix D**.

6.4. Traffic & Access

A Transport Impact Assessment (TIA) has been prepared to assess the proposed internal transport networks' accessibility, to evaluate the level of transport integration between the scheme amendment area and surrounding land uses, and to determine the impacts of generated traffic on both the surrounding land uses and transport networks.

The TIA anticipates that traffic volumes generated by any future development of the scheme amendment area at a level of density common for 'Special Rural' will have a minimal impact to neighbouring areas with volumes suitably falling within the threshold for 'access roads'.

A copy of the TIA is included at **Appendix C** for reference.

6.5. Foreshore Definition & Setbacks

A Foreshore Definition Study (FDS) has been prepared to define the ultimate area of foreshore reserve on the basis of biophysical assessments and floodway modelling. This report has been prepared in conjunction with the EAR and LWMS to ensure that a robust and accurate delineation is determined for the ultimate setback. The Foreshore Reserve boundary depicted within the FDS has been adopted as the ultimate boundary proposed as part of this application. A scheme requirement has been proposed to require the preparation and endorsement of a Foreshore Management Plan as a condition of subdivision approval. This will be required to address rehabilitation, completion criteria and ongoing management of the foreshore reserve and will need to be prepared in liaison with the Shire of Murray environmental officers.

Following completion of the rehabilitation works set out in the Foreshore Management Plan and the completion criteria having been achieved, the foreshore reserve will be handed over to the Shire of Murray for ongoing management.

A copy of the FDS is included at **Appendix F**.

6.6. Land Capability for Effluent Disposal

A Land Capability Assessment has been prepared to determine the capability of the subject land to support on-site effluent disposal. The assessment includes an analysis of soil profiles, site slope, surface conditions, soil permeability and investigations for shallow groundwater occurrence. As a result of these investigations, areas have been identified where additional filling and/or drainage methods such as shallow swales will be required to ensure that ponding of shallow water does not occur.

These findings will be further refined as part of a Site and Soil Evaluation (SSE) to be prepared on the basis of additional data received following peak winter testing set to occur over the following months. A scheme requirement has therefore been proposed to ensure that a SSE is provided to accompany an application for subdivision once a final lot layout is known. The SSE will need to include a depiction of the proposed Land Application Areas (LAA) that has been informed by the above data.

While further refinement at the lot layout is still required, it is considered that the provided Land Capability Assessment adequately demonstrates that the subject land is capable of accommodating on-site effluent disposal suitable for development of a rural-residential nature.

A copy of the Land Capability Assessment is included at **Appendix G**.

6.7. Servicing

An Engineering Servicing Report (ESR) has been prepared to assess the potential engineering requirements required to support rural residential development of the subject land.

The findings of the report are included at **Appendix H** and are summarised in the following sections:

6.7.1. Water

Water Corporation have advised that the development is to be serviced with water via an extension of the existing DN150 reticulation main within Goldmine Road. The DN150 water main is to extend through the subdivision to Shanns Road in the south and connect to the now existing DN150 reticulation main. The DN150 main is to also extend north through the subdivision to Lakes Road to provide service to the proposed rural residential lots.

6.7.2. Power

An existing 22kV overhead distribution power runs within the site, parallel to Lakes Road. It is expected that this will be required to be undergrounded as part of any subdivision development works. As such, power services can be adequately extended to service the future development of the land.

6.7.3. Sewerage

As no sewerage infrastructure is present within the surrounding area, on-site effluent disposal will be delivered through the use of on-site ATU's and leach drains. LAA's required to accommodate effluent disposal will Lots adjacent to the North Dandalup River and other existing water courses within require a minimum 100m setback from watercourses in accordance with the Government Sewage Policy. Final sizings and locations for effluent disposal will be provided as part of a SSE to be provided to accompany any application for subdivision.

6.7.4. Gas

ATCO Gas Network Coverage mapping indicates that there are presently no reticulated assets located in the immediate vicinity of the subject site.

6.7.5. Telecommunications

Telecommunications services are available in the wider area and can be adequately extended to service any future residential development of the land.

7.0 Conclusion

In conclusion, this scheme amendment request seeks support to enable the rezoning of Lot A39 Lakes Road, North Dandalup to the “Special Rural” zone. The request is considered to be consistent with both the South Metropolitan Peel Sub-Regional Planning Framework and the Shire of Murray Nambelup North Dandalup Local Rural Strategy and other relevant state and local planning frameworks.

The proposal seeks to develop the site for rural residential development consistent with the existing estates to the north, east and south, which will provide for the missing link in infrastructure and road connections while ensuring the continued protection and enhancement of the local environment.

It is therefore respectfully requested on the basis of the above justified rationale, that the scheme amendment to the Shire of Murray Local Planning Scheme No. 4 to rezone Lot A39 Lakes Road, North Dandalup from the “Rural” zone to the “Special Rural” zone be supported.

**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO PREPARE
AMENDMENT TO A LOCAL PLANNING SCHEME**

**SHIRE OF MURRAY
LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 336**

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Lot A39 Lakes Road, North Dandalup from 'Rural' to 'Special Rural';
2. Including the below table into Schedule 4 – Special Rural Zone.

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR 4 2	Lot A39 Lakes Road, North Dandalup	<ol style="list-style-type: none"> 1. The objectives of this zone are to: <ul style="list-style-type: none"> • provide for lot sizes in the range of 1 ha to 4 ha. • provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • set aside areas for the retention of vegetation and landform or other features which distinguish the land. 2. Subdivision and development of the land should be generally in accordance with a Structure Plan approved by the Western Australian Planning Commission. 3. No lot shall be less than 1 hectare in area. 4. Land use permissibility shall be as per the Table 1 Zoning Table. 5. All other uses are not permitted ('X'). 6. Each lot shall be connected to a reticulated water supply. 7. Prior to the subdivision of the land, a detailed plan shall be prepared identifying any lots that are subject to environmental, bushfire or water related constraints and identifying the most suitable location for Building Envelopes on those lots. Where building envelopes are required, no building envelope shall exceed 2,000m². 8. Each dwelling must be connected to an on-site secondary sewage treatment and disposal system (which includes nutrient removal). Clean fill will be required in order to achieve separation distances between the sewage disposal system and groundwater. 9. No dams shall be constructed without the prior written approval of the Shire. 10. The keeping or agistment of livestock shall not be permitted without the prior approval in writing of the Shire. The type and number of any livestock shall comply with the stocking rates of the Department of Primary Industries and Regional

		<p>Development in accordance with the pasture and soil type. The Shire may require the stocking rates to be reduced where they are excessive, or the land is subject to significant additional nutrient application or land degradation.</p> <ol style="list-style-type: none"> 11. Horses may only be kept on lots where there is an approved Equine Management Plan and the keeping and management of horses shall be in accordance with the provisions and requirements of the approved Equine Management Plan. 12. If base stocking rates cannot be achieved, stables are not proposed and/or the keeping of horse(s) is dependent on irrigation of pasture, then approvals will not be granted unless a report confirming ground water is available and the quality is suitable for pasture to sustain horses is provided. 13. Fencing shall be open post and rail or post and wire construction and shall be maintained to the satisfaction of the Shire. 14. A Foreshore Management Plan shall be prepared by the subdivider to the requirements of the Shire, prior to the subdivision of the land. 15. Foreshore management requirements as outlined in an endorsed Foreshore Management Plan are to be implemented as a condition of subdivision approval. 16. Any natural or other drainage course under the Urban Management Plan running through lots shall be covered by an easement for drainage purposes in favour of the Shire. 17. An Environmental Management Plan shall be prepared by the subdivider to the requirements of the Shire. 18. Environmental management requirements as outlined in an endorsed Environmental Management Plan are to be implemented. 19. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Shire, except where required for the erection of a single house, outbuilding, stables, effluent disposal systems, accessways, fences and firebreaks. 20. The subdivider shall prepare and implement a Revegetation Plan as a condition of subdivision approval. 21. All revegetation carried out as part of the subdivision of the land or otherwise in accordance with an approved Revegetation Plan, Local Water Management Plan or similar plan endorsed by the Shire for the proposed lots shall be maintained in a healthy condition on an ongoing basis by the landowner and shall not be cleared or otherwise removed without the prior written approval of the Shire. 22. The land developer shall construct crossovers to each lot. 23. The subdivider may be required to cede land for the future widening of Lakes Road, to be considered in detail as part of the structure plan process and necessary conditions may be imposed at the subdivision stage as determined by the Western Australian Planning Commission.
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3. Amending the scheme map accordingly.

SHIRE OF MURRAY

Town Planning Scheme No. 4

Amendment No. 336



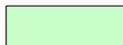
REGION SCHEME RESERVES (PRS)

 Railways

LOCAL SCHEME RESERVES

 Public Recreation/Conservation

LOCAL SCHEME ZONES

 Rural

 Special Rural

OTHER CATEGORIES

 SR42 Special Rural Area

 No Zone



COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 23rd day of October 2025.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 23rd day of October 2025 proceed to advertise this Amendment.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION (date of final adoption)

This Amendment is recommended for support by resolution of the Shire of Murray at the Ordinary Meeting of the Council held on the ____ day of _____ 202__ and the Common Seal of the Shire of Murray was hereunto affixed by the authority of a resolution of the Council in the presence of:

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 PLANNING
AND DEVELOPMENT ACT 2005

DATE.....

Approval Granted

.....

MINISTER FOR PLANNING

DATE.....

**Shire of
Murray**

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