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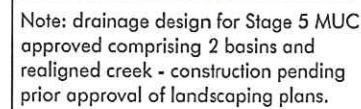
Redgum Brook Estate North  
Proposed LSP  
Location Plan

24 August 2010

1:15331








Future Stage 5B  
(WAPC Ref. 130779)  
Approved subdivision design in accordance  
with approved Local Structure Plan for area  
south of existing drainage line

☐ Local Centre

 Denotes existing trees to be retained where possible

EC 00274\_lot9015\_str18.02.09

6th JULY 2010

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FIGURE 8

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## 1.0 THE STATUTORY PLANNING

### 1.1 THIS STRUCTURE PLAN AREA

This Local Structure Plan (LSP) applies to Lots 9020 and 9023 Thomas Road, Byford being all the land contained within the area defined as the subject land on the LSP.

### 1.2 STRUCTURE PLAN CONTENT

The Structure Plan comprises:

- Statutory Section (Part 1)
- Explanatory Report and Elements of the Structure Plan (Part 2)
- Appendices – Detailed Technical Reports

### 1.3 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme, or where not defined in the Scheme, as set out hereunder:

'The Scheme' shall mean the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (as amended) or such amendments or modifications thereto that may be current. 'The Structure Plan' shall mean the Local Structure Plan (LSP).

The adopted Structure Plan includes the Structure Plan map (**FIGURE 1**) and the Part 1 – Statutory Section. All other documentation contained within the Structure Plan Report is for background or explanatory purposes only and does not form part of the adopted Structure Plan.

### 1.4 OPERATION DATE

The Structure Plan shall come into operation on the date it is adopted by Local Government pursuant with sub-clause 5.18.6.1 of the Scheme.

## 1.5 RELATIONSHIP WITH THE SCHEME

Pursuant with sub-clause 5.18.6.2 of the Scheme the provisions, standards and requirements specified within Part 1 of the Structure Plan shall have the same force and effect as if it were a provision, standard or requirements of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only, in order to provide a descriptive analysis of the Structure Plan.

In the event of there being any inconsistencies or conflicts between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme will prevail.

## 2.0 OBJECTIVES

The objectives of this Local Structure Plan are to:

- i) Progress planning, design and development of the Structure Plan area in the context of the principles and design parameters established by the Byford Structure Plan 2005 (as amended), Byford Townsite Drainage and Water Management Plan, The Local Water Management Strategy for the subject land and other relevant Shire of Serpentine-Jarrahdale strategies or policies;
- ii) Retain where possible, significant remnant vegetation in road reserves and Public Open Space;
- iii) Establish a multiple-use corridor over the Oakland Main Drain in accordance with the requirements of the Byford Structure Plan 2005 (as amended);
- iv) Provide a vibrant and active Village Centre generally in accordance with the Byford Structure Plan 2005 (as amended), that compliments and not undermines the Byford Town Centre;

- v) Provide potential for employment generating commercial/mixed use activities adjacent to Thomas Road interface;
- vi) Create a balanced distribution of and access to active, passive and conservation open space;
- vii) Provide a diversity of housing typologies including medium and low residential development and mixed-use development, catering to a diverse population and ensuring a range of housing alternatives;
- viii) Create a highly connected road network with shared use pathways that relates strongly to the adjacent educational and recreation facilities; and
- ix) Create a street block layout that will facilitate passive solar lot orientation.

### 3.0 OPERATION OF THE STRUCTURE PLAN

The subdivision and development of land within the Structure Plan area is to generally be in accordance with the Structure Plan. Matters of detailed design (i.e. provision of rear lanes, and detailed intersection design) can be considered and refined at the subdivision stage. Significant variations in design or land use will require amendments to the Structure Plan, in accordance with the provisions clause 5.18 of the Scheme.

Where required, Detailed Area Plans (DAPs) will be prepared and submitted consistent with the provisions of clause 5.18.5 of Council's Scheme.

### 4.0 STRUCTURE PLAN MAP

The Structure Plan Map outlines the planned pattern of development for the Structure Plan area.

## 5.0 ZONES AND RESIDENTIAL DENSITIES

The Local Structure Plan Map delineates and depicts the zones and residential density codes applicable to the Structure Plan according to the legend thereon.

The zones and residential density codes designated under this Structure Plan apply to the land within it as if they were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zones and residential density codes in the Scheme shall apply, except where stipulated in this report.

### 5.1 RESIDENTIAL ZONE

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same zone in the Scheme, except where varied by a Detailed Area Plan. Detailed Area Plans shall be required for the following:

- Rear loaded or Laneway lots;
- Lots with direct frontage to public open space;
- Lots adjacent to Thomas Road and Tonkin Highway.

For land zoned Residential on the Structure Plan Map, subdivision and development shall generally be in accordance with the adopted Structure Plan.

### 5.2 LOCAL CENTRE ZONE

The provisions, standards and requirements of this Zone are to be in accordance with those of the 'Neighbourhood Centre' within Local Planning Policy No. 19 – Byford Structure Plan Development Area Requirements, except where as varied as follows:

- The Local Centre shall be the subject of a Detailed Area Plan to be approved by the Shire of Serpentine-Jarrahdale; and



- The amount of floorspace permissible within the Malarkey Road Local Centre is 2,500m<sup>2</sup> Net Lettable Area (NLA). The maximum amount of non-retail (commercial floor space is 2,500m<sup>2</sup> NLA).

### 5.3 MIXED USE ZONE

The provisions standards and requirements of this Zone are to be in accordance with those applicable to the Commercial zone in the Scheme, except where varied by the following provisions:

- (a) In addition to the permitted and discretionary (identified as AA within the Scheme) uses, the following uses are also discretionary uses within the Mixed Use Zone:
  - Residential – Single House
  - Residential – Grouped Dwelling
  - Residential – Multiple Dwelling
- (b) In addition to the discretionary uses subject to advertising in accordance with Clause 6.3 of the Scheme (identified SA within the Scheme), the following uses are also discretionary subject to the advertising requirements of Clause 6.3:
  - Shops;
  - Home Business;
  - Home Occupation;
  - Educational Establishment; and
  - Residential Building.
- (c) All development within the Mixed Use Zone will be in accordance with the requirements of an approved Detailed Area Plan (DAP).
- (d) The residential density application to the Mixed Use Zone is R60.

### 6.0 STRATEGIES AND PLANS

Prior to the commencement of development, the Shire will require the preparation and approval of the following strategies and plans, listed below:

#### 6.1 LOCAL WATER MANAGEMENT STRATEGY

A Local Water Management Strategy shall be prepared and approved as part of the Local Structure Plan in accordance with the principles and objectives of the Byford Townsite Drainage and Water Management Plan.

#### 6.2 LANDSCAPE MANAGEMENT PLAN

A Landscape Management Plan is to be prepared as a requirement of a condition of subdivision or development approval for any land abutting the Multiple Use Corridor or Local Centre. The extent of the Landscape Management plan will be at the discretion of the Director of Planning. The Landscape Management Plan shall, (if necessary), consider matters of fire management.