

| Proposed Doley Road Precinct Local Structure Plan Amendment No.3 – Schedule of Modifications |                   |  |  |
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| No   | Section           | Modification   | Justification  |
| <b>General</b>   |                   |  |  |
| 1.   | LSP Map           | Modify the Local Structure Plan Map to reflect Amendment No.2 to the Doley Road Precinct Local Structure Plan.   | Amendment No.2 to the LSP was approved by WAPC subject to modifications on 23 January 2025. The POS and layouts within Lot 32 Doley Road Byford should be amendment on the LSP map to reflect this.  |
| 2.   | Part 1 and Part 2 | Restructure the Local Structure Plan Report (Part 1 and Part 2) in alignment with the WA Planning Manual Guidance for Structure Plans and to the satisfaction of the Shire of Serpentine Jarrahdale. | <p>The LSP Amendment package provides:</p> <ul style="list-style-type: none"> <li>• LSP Report Part 1 (Amended)</li> <li>• An addendum to Part 2 of the original approved LSP</li> <li>• Technical documents</li> </ul> <p>The WA Planning Manual Guidance for Structure Plans states that LSP Amendments should contain the <i>'proposed structure plan (document) as amended (consolidated version)'</i>.</p> <p>This has not been provided. The LSP report provided is highly focused on the Neighbourhood Centre site, and does not contain all relevant information and provisions across the entire LSP site.</p> <p>In particular, Part 2 is an 'Addendum to Part 2 of the existing LSP'. This addendum is therefore heavily focused on the proposed amendment at Lot 34 Doley Road Byford. All applicable sections of Part 2 should be expanded to apply to and reference the whole Doley Road Precinct LSP site, as one consolidated report.</p> <p>An overall, consolidated LSP report is to be provided, incorporating the entire LSP area and all its relevant provisions, as well as incorporating the two previously approved amendments.</p> <p>This is especially relevant, given that 2 amendments have already been undertaken to the LSP. An addendum to the original LSP is not supported. A consolidated Part 2 should be prepared, aligning with previous approved amendments.</p> |
| 3.   | Part 1 and 2      | Modify the Local Structure Plan Report to integrate with the approved Local Structure Plan as amended.   | As above.  |

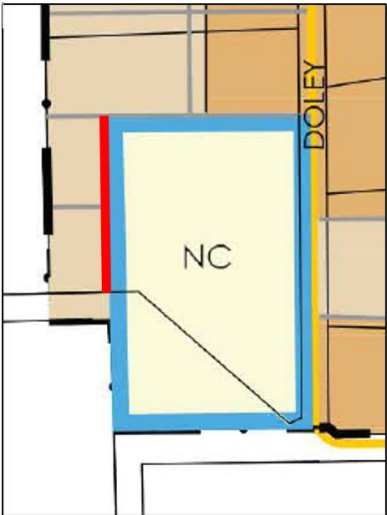
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| 4.  | Part 1           | Insert an Executive Summary to Part 1 of the LSP Report.   | An executive summary has been provided, however these has been placed prior to the title page and the beginning of Part 1 of the official report. Provide an Executive Summary within Part 1.   |
| 5.  | Part 1<br>S6.2.3 | Modify (a) to state 'The R25 density code shall apply as the based code to all 'Residential' zoned lots, with the exception of those lots coded R40 or R60 as set out in (b) and (c) below.  | The report currently states 'with the exception of those lots coded R40 or R60 as set out in <b>(2)</b> below'. The (2) is incorrect.   |
| 6.  | Part 1<br>S7.1   | Delete the below:<br><br><i>At the discretion of the developer where there are additional development considerations or site constraints that need to be addressed through an LDP to enable coordinated development of the site.</i><br><br>And add the below:<br><br><i>'Notwithstanding, the WAPC or local government may require the preparation of a LDP in accordance with Part 6, Schedule 2 (Regulation 47) of the Planning and Development (Local Planning Schemes) Regulations 2015.'</i> | The amendment states that LDPs are to be prepared where required through a condition of subdivision approval, lots abut POS, or at the discretion of the developer. However, LDPs for additional considerations or planning reasons may be prepared as prescribed by the WAPC and local government, not at the discretion of the developer. |
| 7.  | Part 2<br>S1.2.2 | Modify Section 1.2.2 to include reference to Brickwood Reserve to the east, the Byford town centre located 2km north-east of the LSP, on the South Western Highway, and the Metropolitan Redevelopment Authority's Forrestdale West Business Park Estate is located 10km to the north.   | Section 1.2.2 on surrounding context is focused on those applicable to Lot 34 Doley Road. Add further context.  |
| 8.  | Part 2<br>S1.2.3 | Insert the below<br><br><i>'The LSP site is currently comprised of 47 freehold lots'.</i>  | Part 1.2.3 currently only references Lot 34 Doley Road, Byford, without mention on overall land holdings within the LSP Precinct.   |
| 9.  | Part 2<br>S1.3.2 | Replace 'DRP' with 'DSP'.  | Amend misspelling.  |
| 10. | Part 2<br>S1.3.2 | Expand on the context of the Byford District Structure Plan in relation to the Doley Road Local Structure Plan Area.   | This section is specific to the Lot 34 Doley Road Byford proposed Neighbourhood Centre. Expand this section to apply to the entire LSP area.  |

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| 11. | Part 2 S2   | Insert further detail into Section 2 Site Conditions and Constraints.   | S2 states 'The information presented in relation to site conditions and constraints within Section 2 of Part 2 of the LSP remain relevant/applicable, demonstrating the structure plan area and amendment site are suitable for development.' Part 2 of the report must be consolidated. This information from the previous LSP Amendment No.2 should be added into the report. |
| 12. | Part 2 S3   | Insert further detail into Section 3 Land Use and Subdivision Requirements.   | S3 states that the existing Part 2 applies, with this addendum added. Part 2 of the report must be consolidated. This information from the previous LSP Amendment No.2 should be added into the report.   |
| 13. | Appendices  | Insert existing appendices to the document, and title with appendix numbers.  | Include the existing applicable appendices from the original LSP, and amendments 1 and 2, such as the LWMS and BMPs.  |
| 14. | Part 2      | Insert a section addressing crime and security, in accordance with the principles of crime prevention through environmental design (CPTED) and Liveable Neighbourhoods.   | To address crime, given the expected increased activity surrounding residential areas.  |
| 15. | Part 2 S3.9 | Insert requirements for subdivision and development regarding to power, gas, water, sewage, and telecommunications.   | Section 3.9 refers to a servicing report. However, the LSP report itself should state that future subdivision and development is required to establish the necessary connections to these services. A brief explanation on these requirements is required, such as is described within Section 3.9 of Amendment 1 and 2.  |
| 16. | Part 1 S8.1 | <p>Modify section 8.1 as follows:</p> <p>The following technical reports / strategies are to be prepared and submitted as a condition of subdivision approval (where applicable):</p> <ul style="list-style-type: none"> <li>• Urban Water Management Plan;</li> <li>• Bushfire Management Plan</li> <li>• Acid Sulphate Soils Management Plan</li> <li>• Noise Management Plan</li> <li>• Tree Pickup Survey</li> <li>• Landscape Management Plan</li> </ul> | To ensure that the necessary technical documents are expected to be a requirement of subdivision approval, where relevant. A tree pickup survey is particularly important, given the significant vegetation present within the Doley Road reserve and wider LSP area, assisting with the retention of trees within road verges.   |

| Neighbourhood Centre Design |                             |   |  |
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| 17.                         | Part 2<br>S3.1 &<br>Various | Delete Figure 4 Indicative Masterplan and delete all references to this figure and its design throughout.   | Due to various reasons outlined within the Shire's assessment, Shire officers do not support the proposed masterplan. It is for the above reasons that officers recommend that the indicative masterplan figure be removed from the LSP report, and that any highly-specific provisions which reference its specific design be removed. Many of the detailed design matters can be addressed at the development application stage, however, there are certain essential aspects which must be listed within Part 1 of the report. Officers have recommended a modified list of provisions for Part 1 of the report relating to the major design elements such as interface management, and vehicle access. |
| 18.                         | Part 1<br>S6.3              | <p>Modify Section 6.3 as follows:</p> <ul style="list-style-type: none"> <li>• Development provisions are to be consistent with the Neighbourhood Centre zone within the Shire's Local Planning Scheme No.3.</li> <li>• Shop-retail floorspace is limited to 5,000sqm Net Leasable Area (NLA). Any application for planning approval which seeks to exceed this shop-retail floorspace allocation is required to demonstrate compliance with the provisions of <i>State Planning Policy 4.2 Activity Centres</i>.</li> <li>• Car parking provision is to be guided by the WAPC's <i>WA Planning Manual –Non-Residential Car Parking Rates in Perth and Peel</i> and the Shire of Serpentine Jarrahdale Local Planning Scheme No.3.</li> <li>• Access to the Neighbourhood Centre is to be achieved via a full movement roundabout to Doley Road, ensuring optimised accessibility for the community from all directions. The precise location, design, and specification of the crossover is to be resolved at development approval stage in accordance with a transport impact assessment, to the satisfaction of the Shire of Serpentine-Jarrahdale.</li> </ul> | To modify the lists of provisions relating to the Neighbourhood Centre within the LSP report, reflecting the Shire's assessment as per the Shire's report. For example, provisions relating to the specific proposed design of the indicative masterplan have been removed. Some provisions have been relocated between Part 1 and Part 2 as appropriate, to ensure that the most significant design requirements are placed within Part 1 of the LSP.   |

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|     |                | <ul style="list-style-type: none"> <li>• Doley Road is to be sufficiently widened and designed as a boulevard, with a split carriageway and central median, to ensure the retention of the trees.</li> <li>• Pepper Grove being extended to form a left turn only intersection with Doley Road.</li> <li>• Any application for development approval which involves noise-generating land uses in close proximity to existing or planned residential uses is to demonstrate compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> by way of an acoustic assessment.</li> <li>• Acoustic attenuation measures and coverings for any rear loading areas and grocery pick up areas are to be visually attractive and landscaped.</li> <li>• Existing significant vegetation within Lot 34 Doley Road Byford is to be retained and incorporated within the Neighbourhood Centre's design where possible.</li> <li>• Significant interface treatment is required with surrounding residential areas, to address visual amenity, scale, security, noise and light pollution.</li> <li>• The Neighbourhood Centre shall be designed to ensure connectivity and legibility, creating a walkable neighbourhood.</li> </ul> |           |
| 19. | Part 2<br>S3.1 | <p>Modify Section 3.1 as follows:</p> <ul style="list-style-type: none"> <li>• Full-line supermarket to anchor the neighbourhood centre and to serve the daily and weekly needs of the surrounding community. Supermarket to achieve a high standard of architectural design and rear service areas to be appropriately screened.</li> <li>• Creation of an internal shared zone along the primary frontage of the supermarket to establish a pedestrian-friendly connection to the wider pedestrian network.</li> <li>• Specialty shops and commercial uses to integrate with an entry plaza and create an active edge, including to Doley Road.</li> <li>• Defined pedestrian movement areas and connection points, and the use of paving or red concrete to</li> </ul>   | As above. |

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|                         |                      | <p>delineate shared zones for ease of pedestrian movement</p> <ul style="list-style-type: none"> <li>• Significant provision of soft landscaping and tree planting throughout the neighbourhood centre to improve amenity, streetscape response, and to provide shade to parking areas.</li> <li>• The Neighbourhood Centre is to achieve a minimum 2 storey facades and built form</li> <li>• Bottom floors are to be appropriately glazed (60% of windows to be unglazed/advertised)</li> <li>• Principles of crime prevention through environmental design (CPTED) is to be incorporated to all facades.</li> </ul> |   |
| 20.                     | Part 1<br>S6.3       | <p>Insert the below:</p> <p><i>'A landscape masterplan is required to be prepared and approved for the Neighbourhood Centre'.</i></p>  | A landscape masterplan must be prepared for the neighbourhood centre, to ensure that appropriate interfaces are established with surrounding residential areas, as well as internally within the centre and along Doley Road.   |
| <b>Tree Retention</b>   |                      |  |   |
| 21.                     | Part 1               | <p>Add a sub-section following Section 6.6 titled 'Tree Retention', and insert the following:</p> <ul style="list-style-type: none"> <li>• Trees are to be retained within the Doley Road reserve, and accommodated within this road design.</li> <li>• Earthworks, lot boundaries, service infrastructure, and road reserve infrastructure are to accommodate for the root zones of significant trees, where relevant.</li> </ul>   | It is recommended that a subsection be added into Part 1 of the LSP report that specifically requires trees to be retained within road verges and lots where possible.  |
| <b>Movement Network</b> |                      |  |   |
| 22.                     | LSP Map<br>& Various | <p>Modify the Local Structure Plan map to demonstrate a local road along the western boundary of the Neighbourhood Centre site, as identified in red below.</p>  | The amendment proposes the removal of a north-south local road and an east-west local road (the extension of the existing Bookleaf Street through to Doley Road). The amendment therefore proposes no public road along the entire western boundary of the centre site, suggesting that Linum Way and Bookleaf Street will terminate at the centre's edge, with residential lots directly abutting the neighbourhood centre site. It is not appropriate for residential lots to |

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|     |                   |    | <p>directly abut a private commercial site with no separation via a public road or laneway, due to safety, road connectivity, and amenity reasons. This will 'cul-de-sac' Linum Way and Bookleaf Street, creating a poor road connectivity for use of residents, and emergency services vehicles. Officers recommend that the LSP map be modified to demonstrate a public local road along the western edge of the neighbourhood centre site.</p> |
| 23. | LSP Map & Various | <p>Address interface management, to the satisfaction of the Shire of Serpentine Jarrahdale, for the existing portion Bookleaf Street, and the residential lots adjacent to this street, addressing visual amenity, frontages, scale, security, and noise and light pollution.</p> | <p>As above. In particular, the amendment does not address the interface with the residential lots along Bookleaf Street. This road and residential lots have been constructed to the edge of the centre site (falling within the neighbouring LSP areas). Shire officers have recommended modifications for the interface management of the Bookleaf Street residential lots to be addressed.</p>  |
| 24. | Part 1 S6.5       | <p>Insert the below:<br/><i>Doley Road is to be sufficiently widened and designed as a boulevard, with a split carriageway and central median, to ensure the retention of the trees.</i></p>  | <p>Part 1 of the LSP does not include a provision for the upgrade of Doley Road. It is critical that the widening of Doley Road be based upon a concept that demonstrates the continuation of the central median and split carriageway boulevard design. It is essential that this design accommodates the retention of the major row of large, mature trees, within this central median.</p>   |
| 25. | Part 1 S6.5       | <p>Insert the below:<br/><i>The portion of Doley Road adjacent to the Neighbourhood Centre shall be constructed and delivered at the time of the subdivision or development of the Neighbourhood Centre.</i></p>  | <p>To ensure that the widening and construction of Doley Road occurs at the time of subdivision or development of the lot subject to the Neighbourhood Centre, to appropriately service the proposed lots and land uses.</p>  |
| 26. | Part 2 S3.5       | <p>Modify Section 3.5 to state the below.<br/>The key aspects of the planned road network are as follows:</p>   | <p>As above. To ensure appropriate road upgrade and widening requirements are stated within the LSP report.</p>   |

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|     |                | <ul style="list-style-type: none"> <li>• Orton Road—to be classified as an Other Regional Road, is to be widened from 20 metres to 32 metres (6 metres to be ceded by landholdings north and south of the road).</li> <li>• Soldiers Road—to be classified as an Other Regional Road, is to be widened to 30 metres with 10 metres to be ceded by landholdings abutting Soldiers Road.</li> <li>• Turner Road—is to be extended westwards to connect to Doley Road and classified as a neighbourhood Connector B, with a reservation width of 19.4m.</li> <li>• Warrington Road – to be classified as a Neighbourhood Connector A road, with a reservation width of 24.4m.</li> <li>• Doley Road – to be classified as a Neighbourhood Connector A road, with a sufficient reservation width to be designed as a boulevard, with a split carriageway and central median, which allows for the retention of trees.</li> <li>• Lawrence Way—to be classified as Neighbourhood Connector B roads, with a reservation width of 19.4m.</li> <li>• Access Streets—these will range in width from 14.2 to 17.9m road reserves with the majority to be constructed as 15.4m road reserves with a 6.0m–7.2m carriageway. These road reserve widths will be reduced by 1m when the access street is adjacent to public open space as set out in Liveable Neighbourhoods.</li> <li>• Laneways—to be a minimum width of 6m to accommodate two-way movements and rubbish collection. This proposed local road network will be refined further at the time of subdivision.</li> </ul> |  |
| 27. | Part 2<br>S3.5 | Expand Section 3.5 to include details on the existing moment network, the proposed movement network, pedestrian and cyclist facilities, and public transport  | The LSP Part 1 does not contain information on public transport, nor pedestrian and cycle paths. This must be addressed in alignment with Amendments 1 and 2. This is also a significant matter for amendment no.3 to address, given that a major element of a Neighbourhood Centre is walkability and the integration with surrounding residential areas. |



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| 28.                        | TIA            | <p>Modify the Traffic Impact Assessment to the satisfaction of the Shire of Serpentine Jarrahdale, addressing the below:</p> <ul style="list-style-type: none"> <li>• Update traffic counts to be provided</li> <li>• Address Bookleaf Street and the intent for this road's future connections.</li> <li>• include a figure showing the catchment area used for trip generation assumptions.</li> <li>• Include a warrant analysis to determine</li> <li>• Provide SIDRA analysis which includes the Doley Rd/Orton Road intersection. It is recommended that the analysis be expanded to include the roundabout outside the proposed commercial area</li> </ul> | <p>The traffic report relies on traffic counts older than 3 years. Updated counts should be provided or justified with supporting evidence that they remain valid, particularly given likely growth from nearby subdivisions. The Amendment and TIA does not address Bookleaf Street, and whether this road will be terminated or connect through to Doley Road. A figure showing the catchment area used for trip generation assumptions is important to confirm that the model captures cumulative traffic impact from all relevant surrounding developments, including but not limited to the Cardup Brook and Cardup Siding Brook developments. The traffic report does not clearly demonstrate that cumulative traffic from adjacent approved structure plans have been modelled. Consolidated assessment is required to ensure network performance reflects realistic future conditions. It is recommended that the SIDRA analysis be expanded to include the roundabout outside the proposed commercial area.</p> |
| <b>Bushfire Management</b> |                |   |  |
| 29.                        | Part 1<br>S8.2 | <p>Add the below:</p> <p><i>This Local Structure Plan is supported by a Bushfire Management Plan (Essential Environmental, June 2016 and Linfire 2021), and a Bushfire Attack Level Assessment Report (Eco Logical 2023).</i></p> <p><i>Applications for Subdivision Approval and Development Approval will be required to be accompanied by stage specific Bushfire Management Plans in accordance with the provisions of SPP 3.7.</i></p>   | <p>Add reference to the applicable BMPs over the Doley Road Precinct LSP area. Officers recommend this modification to ensure that subdivision stages and applications prepare a site specific bushfire assessment.</p>  |
| 30.                        | Part 2<br>S3.3 | <p>Modify Section 3.3 to include the below, referencing existing BMPs, and requirements for subdivision and development across the Doley Road LSP site.</p> <p>Add the below:</p> <p><i>In accordance with the WAPC's 'Planning in Bushfire Prone Areas', Relevant Bushfire Management Plans and Bushfire Attack Level Assessments have been prepared over the Doley Road Precinct, as well as over Lot 61 Lawrence Way, Byford</i></p>   | <p>Add reference to the applicable BMPs over the Doley Road Precinct LSP area. Add general statements to ensure that all future lots which are within a Bushfire Prone Area and have a BAL12.5 or higher have the appropriate measures in place.</p>   |

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|                         |                | <p><i>and Lot 32 Doley Road, Byford in regard to Amendments 1 and 2 to the Local Structure Plan. These BMPs identify areas of low, moderate and extreme bushfire risk.</i></p> <p><i>Much of the subject site is designated as a Bushfire Prone Area under State Planning Policy 3.7 Planning in Bushfire Prone Areas.</i></p> <p><i>Any future lots with a BAL12.5 standard or greater will need to be constructed to the appropriate standard, with appropriate notifications on titles to inform landowners of the need to construct dwellings to higher (BAL) construction standard.</i></p> |  |
| <b>Water Management</b> |                |  |  |
| 31.                     | Part 2<br>S3.6 | Expand Section 3.5 to include details on the LWMS associated with the original LSP, and Amendments 1 and 2.  | To align with the structure required by the WAPC's Guidance for Structure Plans. |