



Normalisation of the Lots 6 and 27 Abernethy Road, Byford Local Structure Plan and the Glades Byford Local Structure Plan.

Amendment No.6 to Local Planning Scheme No.3

May 2025



Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 Amendment Number 6

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

a) Amend the Scheme Map to zone and reserve the Urban Development zoned portions of land within the Lots 6 and 27 Abernethy Road, Byford Local Structure Plan, and the Glades Byford Local Structure Plan, and portions of land reserved as Local Road within the Byford West Local Structure Plan, as Residential, Public Open Space, Local Road, Local Distributor Road, and Civic and Community in accordance with the land uses identified within the below mentioned local structure plans and local development plans:

- **Lots 6 and 27 Abernethy Road, Byford Local Structure Plan**
- **Byford West Local Structure Plan**
- **The Glades, Byford Local Structure Plan**
- **The Glades, Byford Icaria Stage 5 Local Development Plan**
- **The Glades, Byford Icaria Stage 8 Local Development Plan**
- **The Glades, Byford Icaria Stages 9-10 Local Development Plan**
- **The Glades, Byford Icaria Stages 9B, 10B & 13 Local Development Plan**
- **The Glades, Byford Icaria Stage 11 Local Development Plan**
- **The Glades, Byford Icaria Stages 12A & 12B Local Development Plan**
- **The Glades, Byford Icaria Stages 13 and 14 Local Development Plan**
- **The Glades, Byford Village Centre Stage 1 Local Development Plan**
- **The Glades, Byford Village Centre Stage 2 Local Development Plan**
- **The Glades, Byford Olsen Gardens Local Development Plan**
- **The Glades, Byford Woodland Grove Stages 1 & 2 Revised Local Development Plan**
- **The Glades, Byford Woodland Grove Stage 3 Revised Local Development Plan**
- **The Glades, Byford Woodland Grove Stage 10 Revised Local Development Plan**
- **The Glades, Byford Stage 9B Local Development Plan**

The amendment is basic under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- (vii) **“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 currently includes zones of all the types that are outlined in the plan.”**

Dated this _____ day of _____ 20__

Chief Executive Officer

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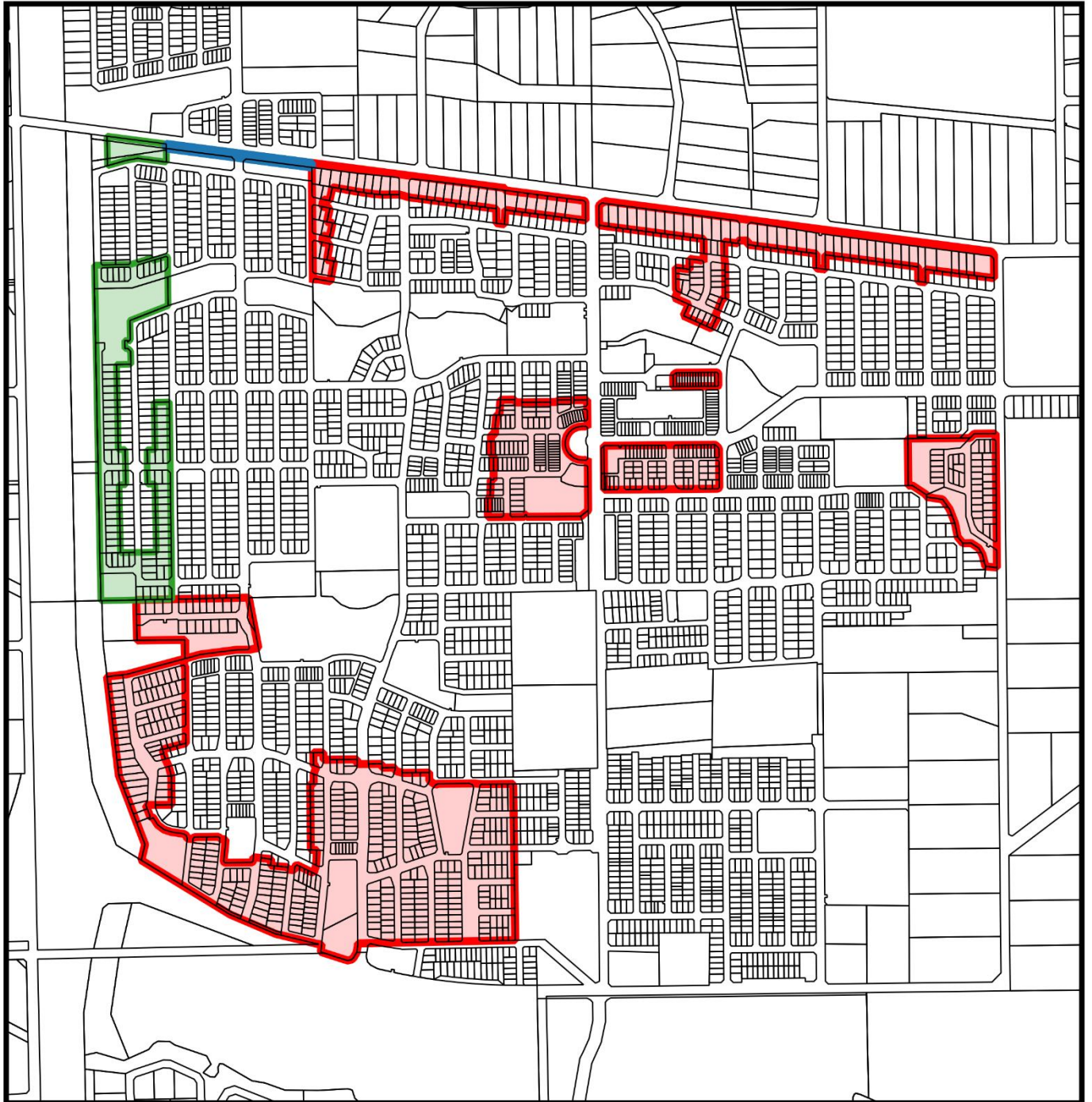
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1. INTRODUCTION

The proposed Scheme Amendment has been prepared by the Shire of Serpentine Jarrahdale. The purpose of this report is to seek to normalise portions of land located within the Lots 6 and 27 Abernethy Road, Byford Local Structure Plan and the Glades, Byford Local Structure Plan into the Shire's Local Planning Scheme No.3 by rezoning the land from the Urban Development zone and the 'Local Road' reserve to the residential zone, and reserving land as local road, and civic and community, public open space, and local distributor road. The amendment proposes to rezone and reserve land in accordance with approved local structure plans and local development plans.

2. BACKGROUND

The subject land contains various portions of land located within the Lots 6 and 27 Abernethy Road, Byford Local Structure Plan, the Byford West Local Structure Plan area, and the Glades, Byford Local Structure Plan areas, as shown in Figure 1 below. These portions of land reflect residential areas which have been subdivided and developed in accordance with these local structure plans. Therefore, these areas currently accommodate residential and public open space land designations as a result of various subdivisions which have been granted approval by the Western Australian Planning Commission (WAPC), and have gained subdivision clearance. These areas are currently zoned Urban Development under LPS3, however, as urban development has occurred in these areas in accordance with the local structure plans, it is appropriate for these land uses to be normalised within LPS3. These subject areas are not identified to change land use within the Shire's current planning framework, being identified under the Byford District Structure Plan, local structure plans, and the Local Planning Strategy.



LEGEND

-  Amendment No.6 Subject Site - Lot 6 & Lot 27 Abernethy Road LSP
-  Amendment No.6 Subject Site - The Glades Byford LSP
-  Amendment No.6 Subject Site - Byford West LSP

0 100 200 m




Figure 1. Amendment No.6 Subject Site

3. LOCAL PLANNING CONTEXT

Perth and Peel @ 3.5 Million – South Metropolitan Peel Sub-Regional Planning Framework

The subject site is identified as Urban under the South Metropolitan Peel Sub-Regional Planning Framework. The Framework defines Urban as land identified for urban use, such as residential and associated activity and bulky goods/light industry employment centres, recreation and open space. Therefore, the proposed Scheme Amendment to rezone land from Urban Development and Local Road to residential, and reserve land as public open space, civic and community, local road, and local distributor road is consistent with the Urban designation under the Framework.

Local Planning Strategy

The Shire's Local Planning Strategy was approved by the Western Australian Planning Commission on 18 March 2022. The subject site is identified as Urban Settlements under the Local Planning Strategy. The proposed rezoning and reservation of the subject site is consistent with the intent of the Urban Settlements area.

Metropolitan Region Scheme

The subject site is zoned as Urban under the Metropolitan Region Scheme (MRS). An Urban zoned area under the MRS refers to an area in which a range of activities are undertaken, including residential, commercial, recreational, and light industry. This Scheme Amendment proposes to rezone lots to residential and reserve land as public open space, civic and community, local road, and local distributor road, and is therefore consistent with the Urban zoning under the MRS.

Shire of Serpentine Jarrahdale Local Planning Scheme No. 3

The Shire's Local Planning Scheme No.3 was approved by the Western Australian Planning Commission and gazetted on 22 September 2023. The subject site is currently zoned as Urban Development under Local Planning Scheme No.3. This Urban Development zoning was intended as an interim zoning pending subdivision and development of the subject site in accordance with the respective local structure plans that are approved over the land. The land has since been subdivided and developed and as such, the local structure plans are no longer required to guide development and the land can be appropriately zoned and reserved under LSP3.

Byford District Structure Plan

The Shire's Byford District Structure Plan was approved by the Western Australian Planning Commission (WAPC) on 30 May 2023. The DSP identifies the subject area as Residential (with varying density ranges) and Public Open Space. Land uses have been further identified within the applicable local structure plans, consistent with the DSP.

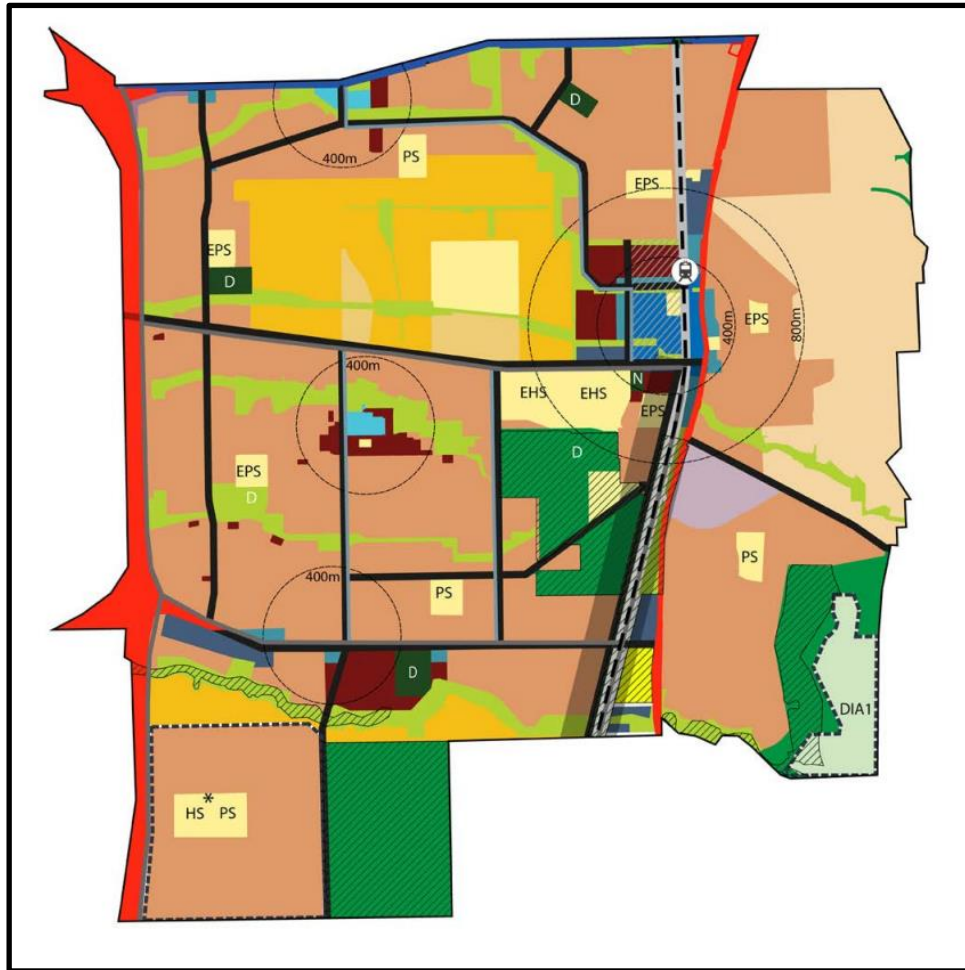


Figure 2: Byford District Structure Plan.

State Planning Policy 3.7 Planning in Bushfire Prone Areas

A portion of the subject site is identified as a Bushfire Prone Area. Bushfire hazard was considered as part of the Lots 6 and 27 Abernethy Road, Byford Local Structure Plan, the Byford West Local Structure Plan, and The Glades, Byford Local Structure Plan. Detailed bushfire attack level (BAL) assessments and bushfire management plans have also been conducted for the consequent subdivision applications, in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas and the Guidelines. The Proposed Scheme Amendment seeks to normalise the zonings and reserves identified for the subject site under the local structure plans, and therefore does not propose an intensification of the land further to that approved under the local structure plans and subdivision approvals.

4. PROPOSAL

The amendment proposes to zone and reserve land as residential (with R Codes), civic and community, local road, public open space, and local distributor road, consistent with the approved local structure plans, local development plans, subdivision and development which has already occurred. The proposed normalisation of portions of these local structure plans within the scheme will therefore finalise the planning framework as intended.

The normalisation of these structure plans within LSP3 will allow for residential lots to be allocated a specific R-Code residential density under LPS3. The residential lots, which have been created through approved subdivisions, are currently identified within the Urban Development zone, with no R-Code designated under the scheme. The normalisation of these structure plans and the allocation of R-Codes within LPS3 will clarify and prescribe development requirements for each lot under the scheme and allow the local structure plans to no longer be required. This will improve the efficiency and implementation of the planning framework.

The Glades Byford Local Structure Plan

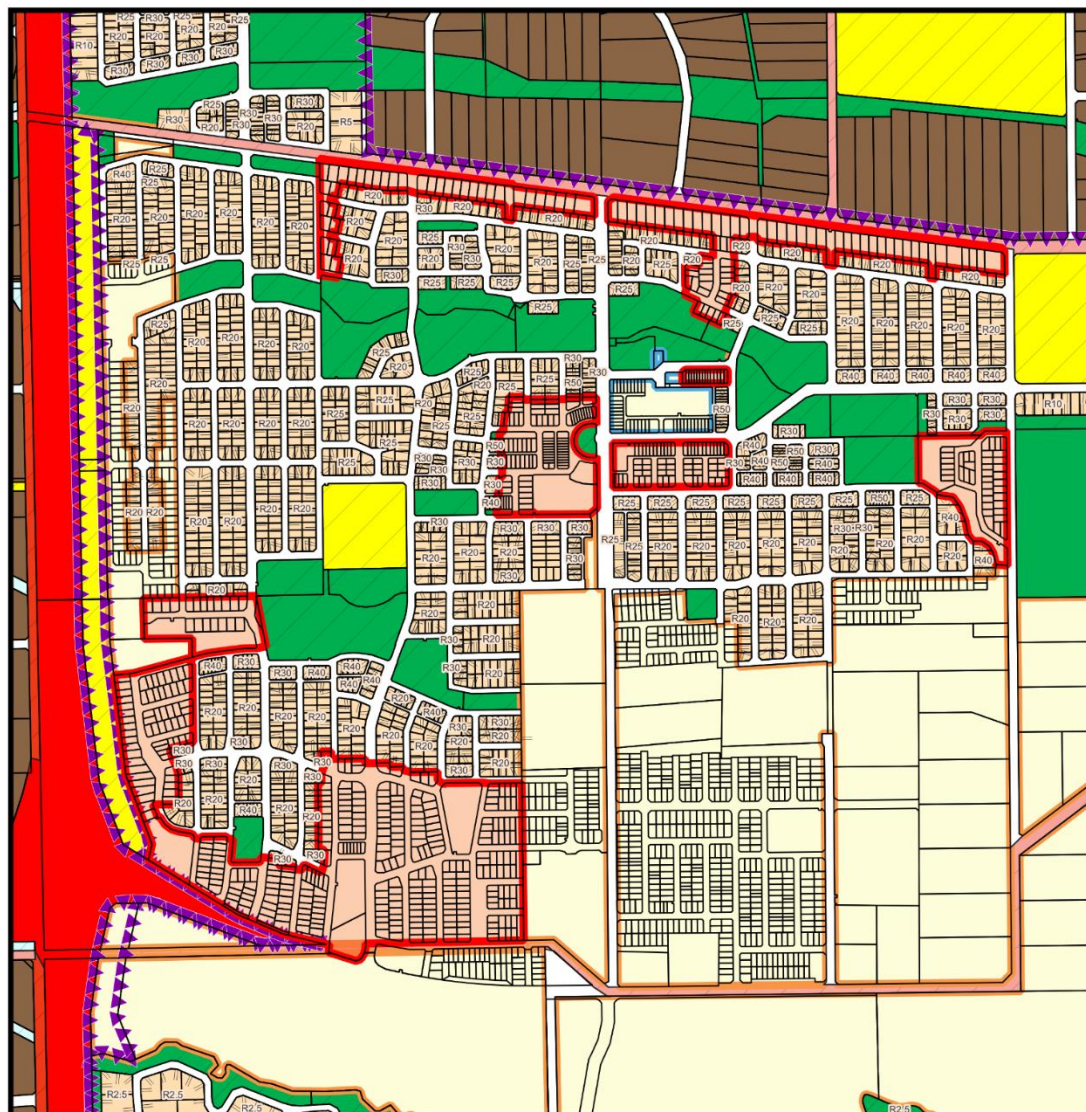
The Glades Byford Local Structure Plan identifies the amendment subject site as Residential, Public Open Space and Mixed Use.



Figure 3. The Glades Byford Local Structure Plan

As shown below, much of the Glades Byford LSP area has already been zoned under LPS3. However, portions of land remain zoned as urban development. The areas identified in red below are proposed to be normalised within the scheme. These areas have been subdivided and developed in accordance with this local structure plan. Approved local development plans also apply across the subject site.

The amendment proposes to zone portions of the Glades LSP area as residential, with R Codes which have been determined through approved local development plans. However, the lots along Abernethy Road are proposed to be normalised in accordance with the R12.5 density allocated by the LSP, as no LDP applies over this area. The amendment proposes to reserve land as local distributor road (for portions of Abernethy Road widening), local road, civic and community, and public open space in accordance with subdivision and development which has occurred, and approved local development plans.



LEGEND

 Amendment No.6 Subject Site - The Glades Byford LSP



0 200 400 m


Figure 4. The Glades, Byford Scheme Amendment Subject Site

Lots 6 and 27 Abernethy Road, Byford Local Structure Plan

The Lots 6 and 27 Abernethy Road, Byford LSP identifies areas of Residential (R20, R25, R40) and Public Open Space. As demonstrated below, much of the LSP area has been normalised within the scheme, however, some areas remain zoned as urban development. The areas identified in the image below are proposed to be normalised within the scheme.

The land zoned as Urban Development within this LSP area have been granted subdivision approval by the WAPC. Much of this land has received subdivision clearance and has developed, with dwellings constructed, such as north of Tanzanite Road and west of Zircon Drive. The Shire recently granted subdivision clearance for the remaining land zoned as urban development. It is expected that these lots will achieve titles prior to the proposed scheme amendment being finalised. It is noted that there is also an approved Local Development Plan over this area to guide development.

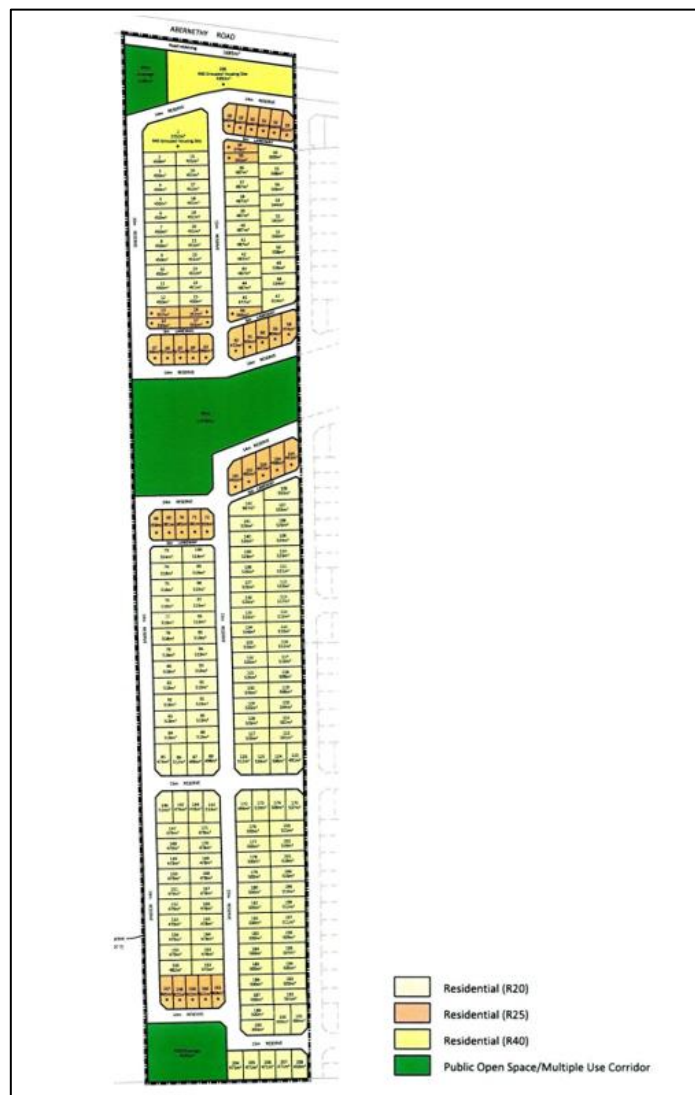
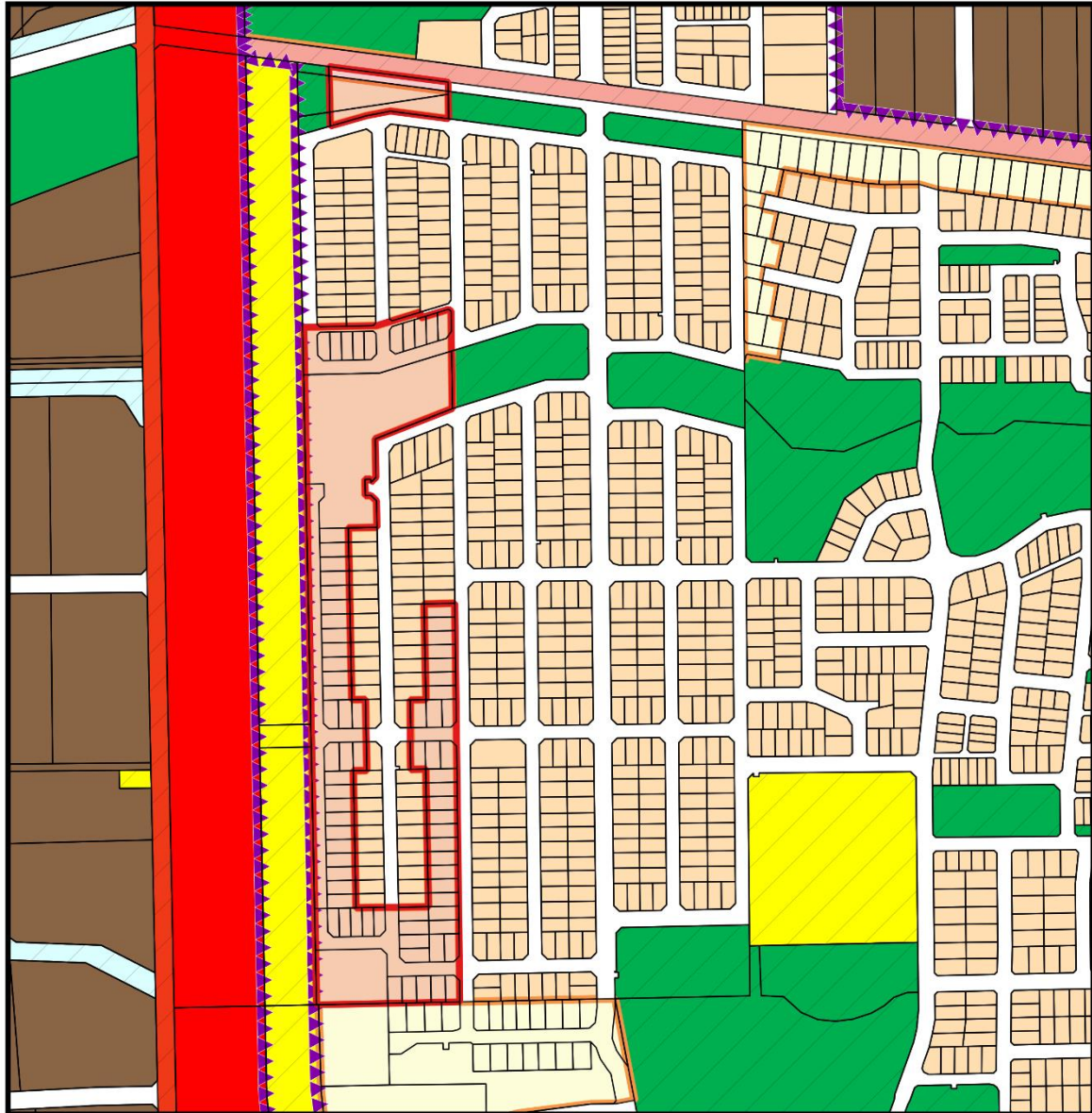


Figure 5. Lot 6 and Lot 27 Abernethy Road, Byford Local Structure Plan



LEGEND

 Amendment No.6 Subject Site - Lot 6 & Lot 27 Abernethy Road LSP



0 100 200 m



Figure 6. Lot 6 and Lot 27 Abernethy Road Byford LSP Scheme Amendment Subject Area

The northernmost portion of the Lot 6 and Lot 27 Abernethy Local Structure Plan is identified under the LSP as Public Open Space and R40 Residential. Currently, this area consists of a strip of land which has been ceded for Abernethy road widening, a Public Open Space Reserve, and a freehold lot.

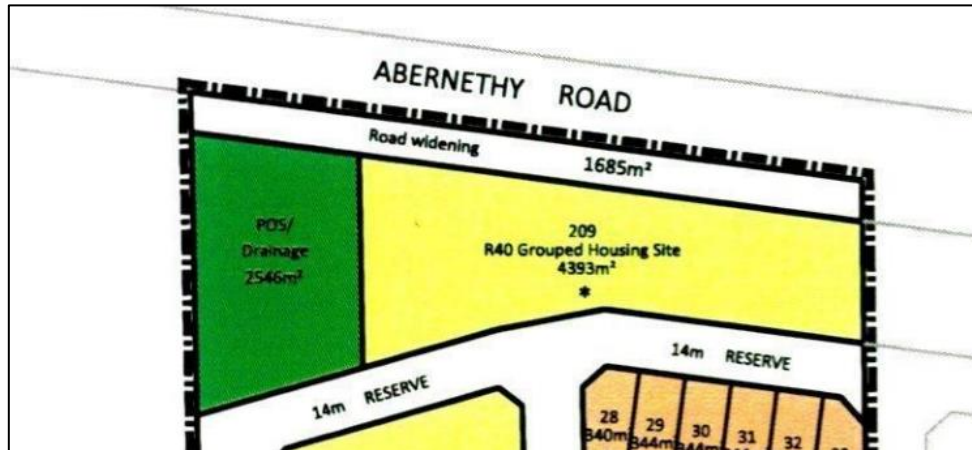


Figure 7. Lot 6 and Lot 27 Abernethy Road Local Structure Plan

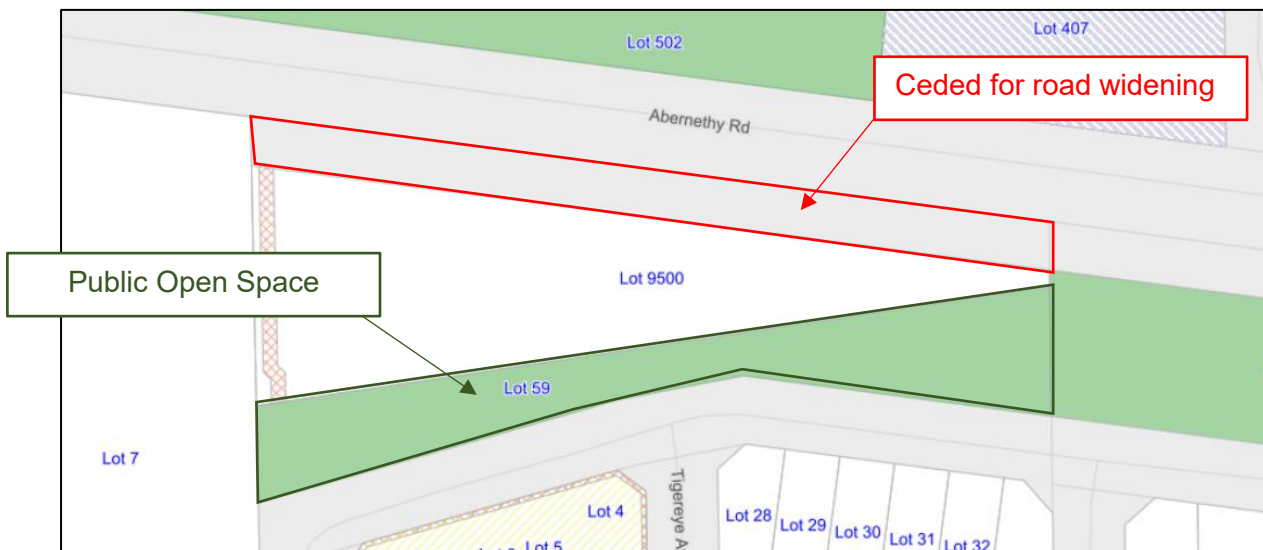


Figure 8. Existing land uses

On 21 May 2020, the WAPC approved subdivision 158954 over this land. This subdivision involves the closure of the Abernethy Road widening area, with this land being amalgamated within both a residential lot and Public Open Space. The approved subdivision plan is shown below. The Shire issued clearance for this application in February 2022, and the Deposited Plan was approved by WAPC in August 2024 (and is currently in order for dealings). The cleared subdivision aligns with the LSP, and as such, this amendment proposes to normalize this portion of the LSP area as Residential R40 and Public Open Space, as per the LSP.

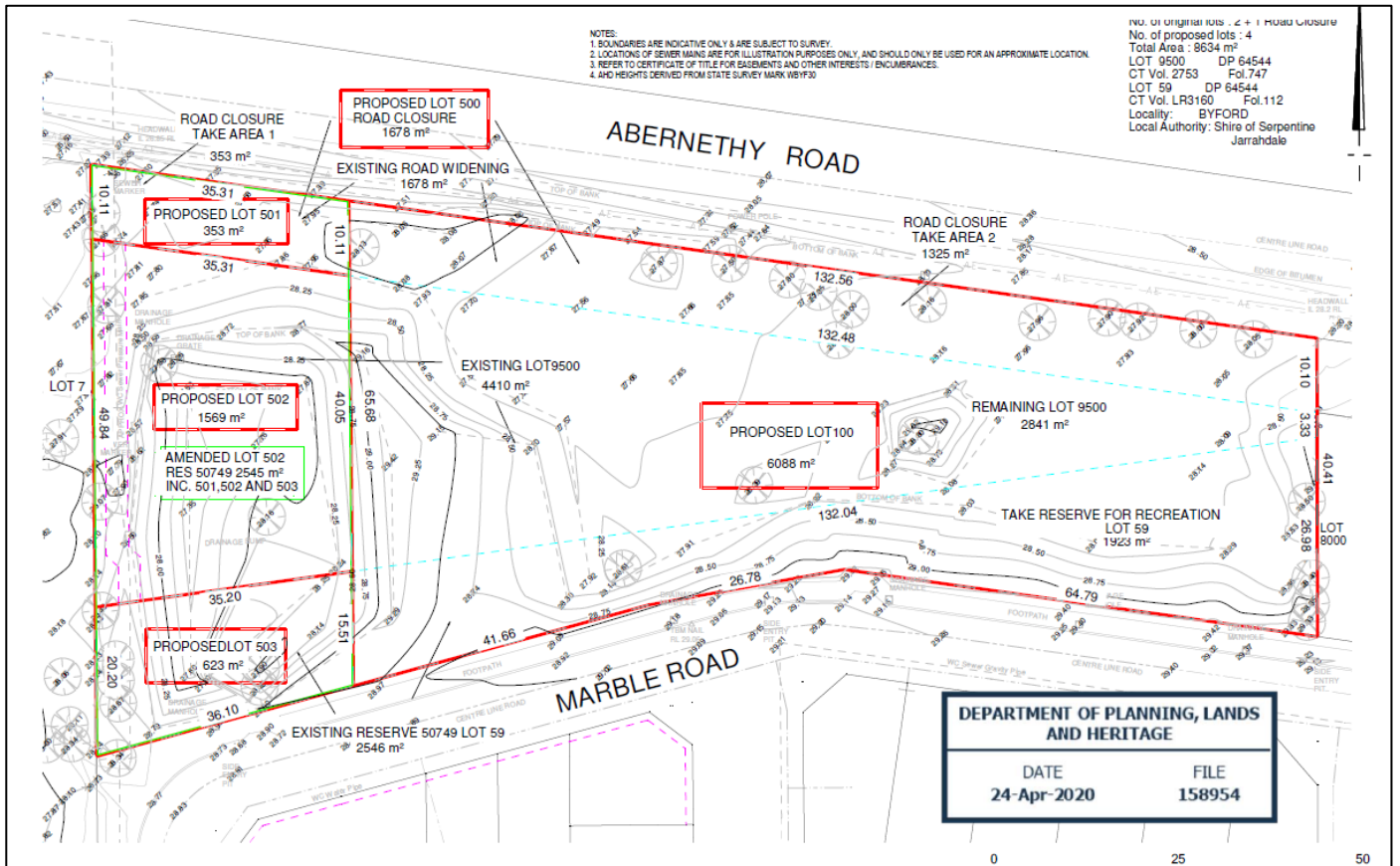
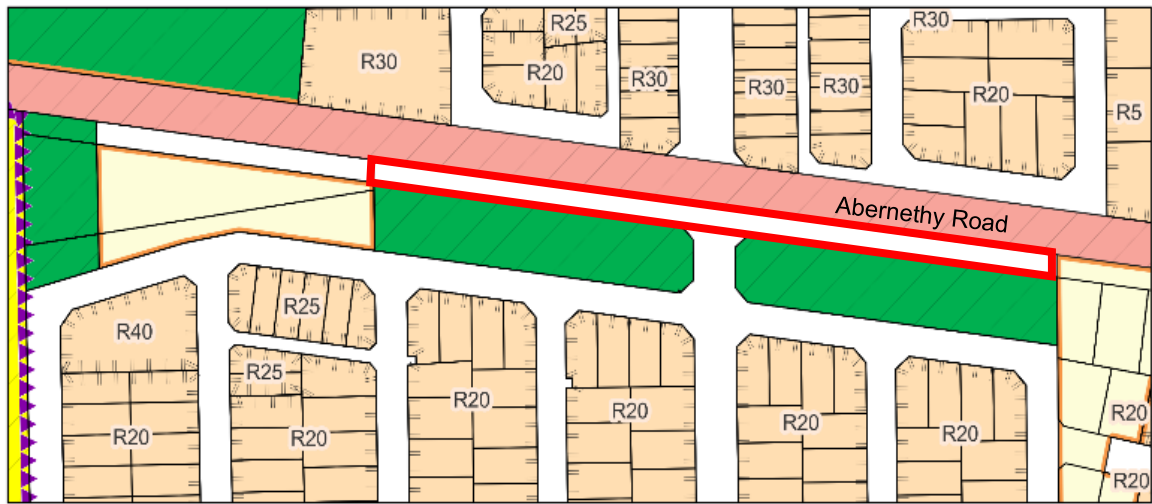


Figure 9. Subdivision approval 158954

Byford West Local Structure Plan

The Byford West Local Structure Plan has been normalised within LPS3, with no areas of Urban Development remaining. However, there is currently a strip of land located directly south of Abernethy Road which is currently reserved under LPS3 as 'Local Road', identified in the figure below. This land is located directly north of a Public Open Space corridor, and has already been developed as part of the Abernethy Road verge, as shown by the aerial below. This land is proposed to be rezoned from 'Local Road' to 'Local Distributor Road' to align with the correct type of Reserve for Abernethy Road. This is in alignment with the Byford West Local Structure Plan, which identifies a 10m wide strip of land north of the POS corridor for Abernethy Road widening.



LEGEND

- | | |
|---------------------------|-------------------------------|
| LOCAL SCHEME ZONES | OTHER CATEGORIES |
| Urban development | Special control area |
| Residential | Development control area/plan |
| R Codes | LOCAL SCHEME RESERVES |
| | Infrastructure Services |
| | Local distributor road |
| | Local road |
| | Public open space |



Figure 10. Area proposed to be reserved as Local Distributor Road

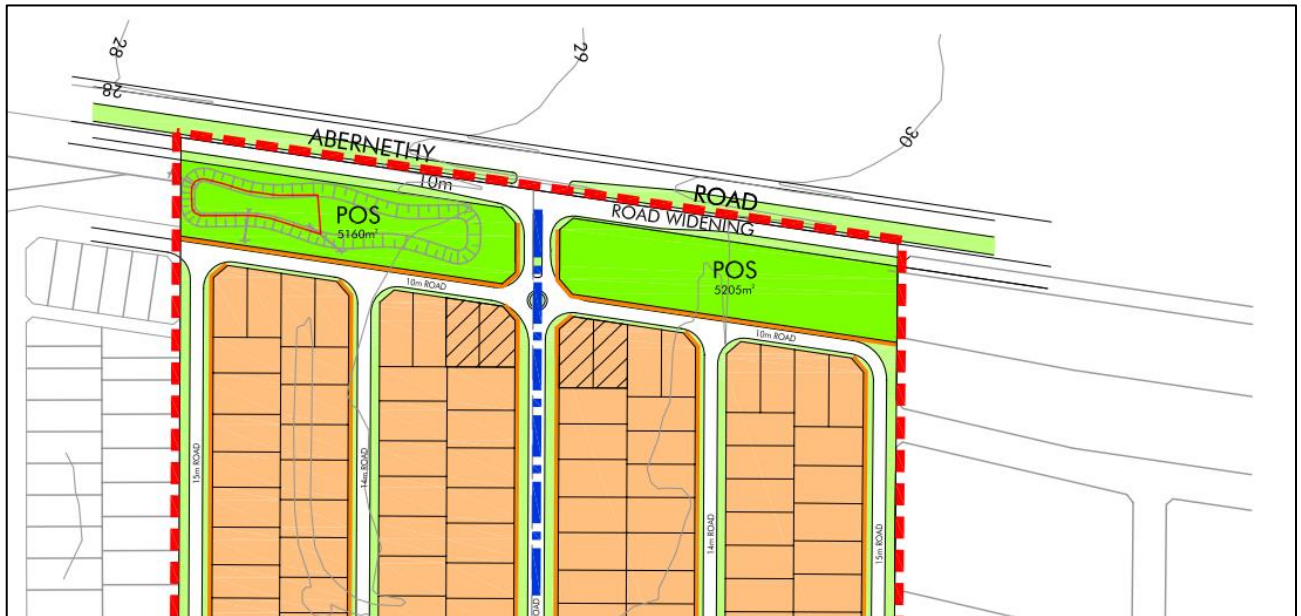


Figure 11. Byford West Local Structure Plan

5. CONCLUSION

The proposed scheme amendment seeks to normalise portions of land located within the Lot 6 and Lot 27 Abernethy Road Byford Local Structure Plan and the Glades, Byford Local Structure Plan into the Shire's Local Planning Scheme No.3. The proposed rezoning and reserving seeks to normalise these local structure plans, as well as various approved local development plans. The amendment proposes to rezone and reserve areas of land from Urban Development and Local Road to residential (with applicable R Codes), public open space, civic and community, local road and local distributor road. The proposed Scheme Amendment is consistent with the State and Local Planning Framework and existing land uses, subdivision and development at the subject site. The normalization of these areas will see the planning framework realised. The proposed normalization will allow the correct land use permissibility and development controls for these areas.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

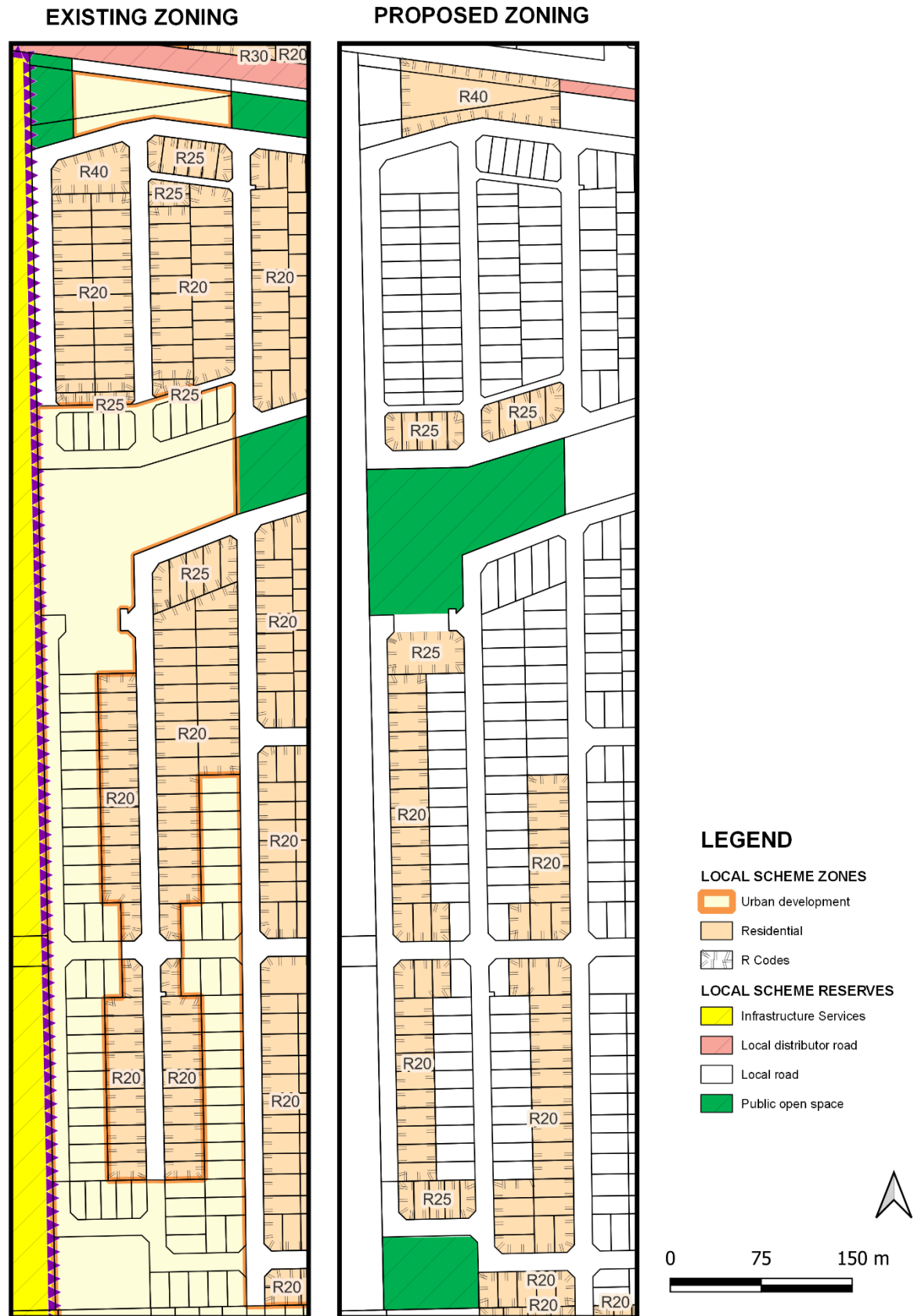
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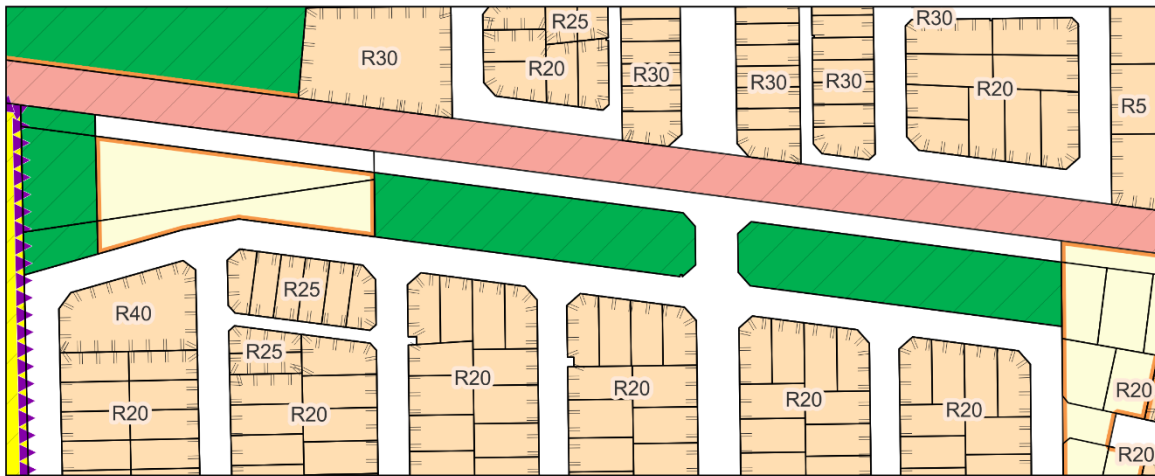
- a) **Amend the Scheme Map to zone and reserve the Urban Development zoned portions of land within the Lots 6 and 27 Abernethy Road, Byford Local Structure Plan and the Glades Byford Local Structure Plan, and portions of land reserved as Local Road within the Byford West Local Structure Plan, as Residential, Public Open Space, Local Road, Local Distributor Road, and Civic and Community in accordance with the land uses identified within the below mentioned local structure plans and local development plans:**

- **Lots 6 and 27 Abernethy Road, Byford Local Structure Plan**
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6. SCHEME MAPS



EXISTING ZONING



PROPOSED ZONING



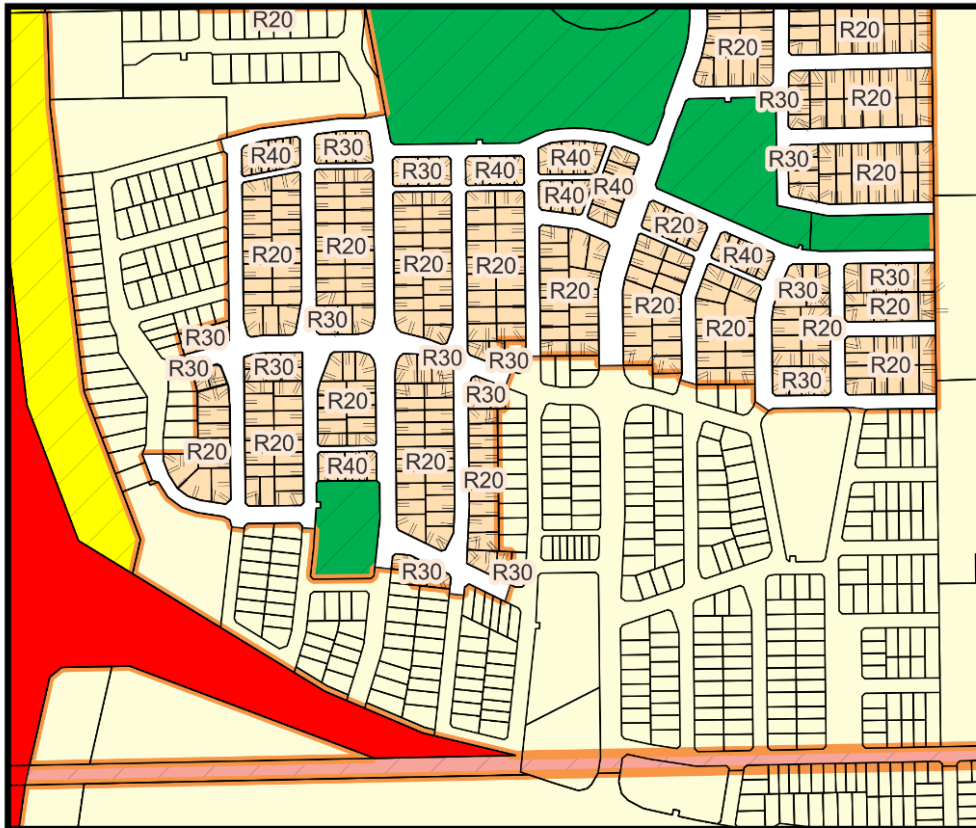
LEGEND

- | | |
|---------------------------|-------------------------------|
| LOCAL SCHEME ZONES | OTHER CATEGORIES |
| Urban development | Special control area |
| Residential | Development control area/plan |
| R Codes | LOCAL SCHEME RESERVES |
| | Infrastructure Services |
| | Local distributor road |
| | Local road |
| | Public open space |

0 75 150 m



EXISTING ZONING



LEGEND

REGION SCHEME RESERVES

Primary regional roads

LOCAL SCHEME ZONES

Urban development

Residential

R Codes

OTHER CATEGORIES

Special control area
Development control area/plan

LOCAL SCHEME RESERVES

Infrastructure Services

Local distributor road

Local road

Primary distributor road

Public open space



0 75 150 m



PROPOSED ZONING



EXISTING ZONING



PROPOSED ZONING






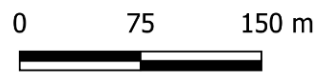
LEGEND

LOCAL SCHEME ZONES

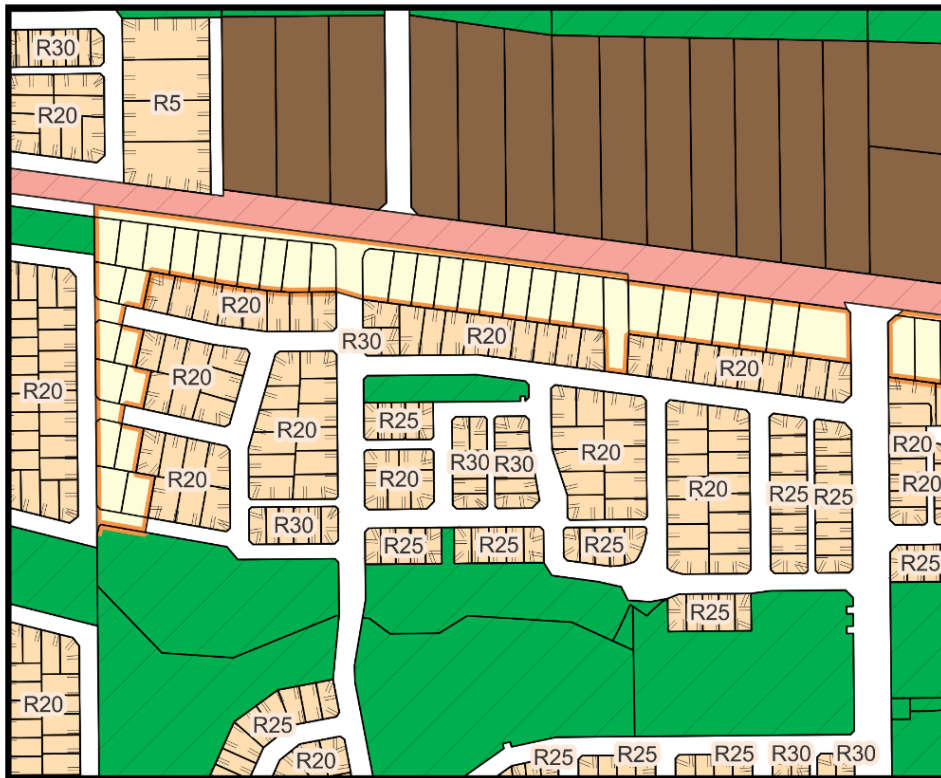
-  Neighbourhood centre
-  Residential
-  Urban development
-  R Codes

LOCAL SCHEME RESERVES

-  Civic and community
-  Local road
-  Public open space



EXISTING ZONING



LEGEND

LOCAL SCHEME ZONES

- Residential
- Rural residential
- Urban development
- R Codes

LOCAL SCHEME RESERVES

- Local distributor road
- Local road
- Public open space

OTHER CATEGORIES

- Special control area
- Development control area/plan



0 75 150 m



PROPOSED ZONING



EXISTING ZONING

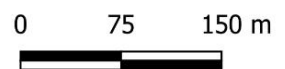


PROPOSED ZONING

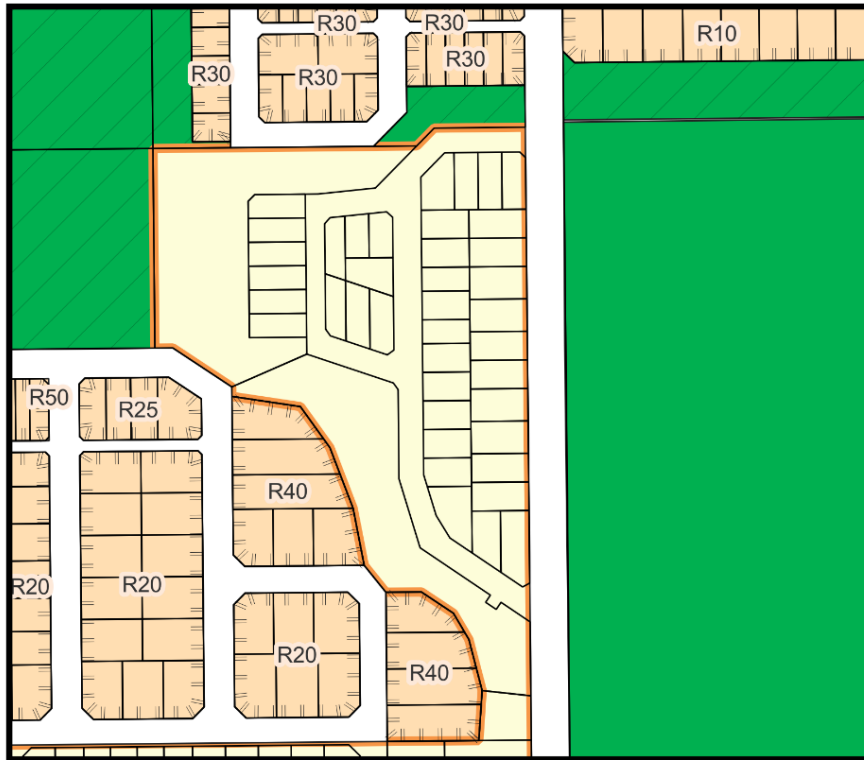


LEGEND

LOCAL SCHEME ZONES		LOCAL SCHEME RESERVES	
Residential	Local distributor road	Local road	
Rural residential	Public open space		
Urban development			
R Codes			
	OTHER CATEGORIES		
	Special control area		
	Development control area/plan		



EXISTING ZONING



LEGEND

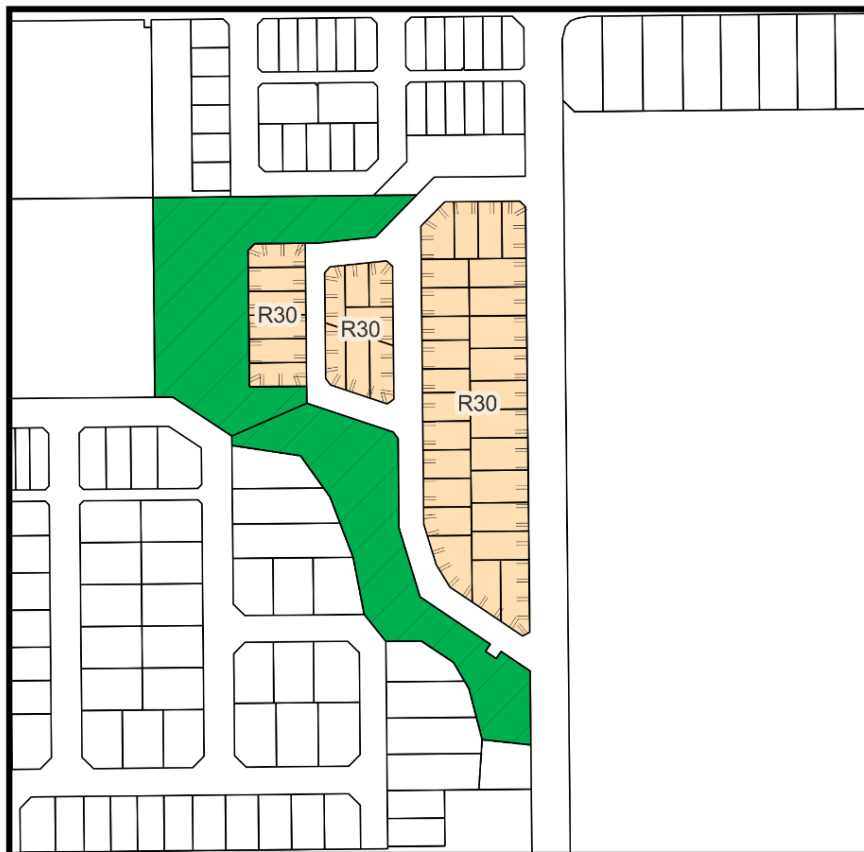
LOCAL SCHEME ZONES

- Residential
- Urban development
- R Codes

LOCAL SCHEME RESERVES

- Local road
- Public open space

PROPOSED ZONING



0 75 150 m



FORM 6B

COUNCIL RECOMMENDATION

This Basic Amendment was adopted and is recommended for approval by resolution of the Council of the Shire of Serpentine Jarrahdale at the Ordinary Meeting of the Council held on the day of , 20 and the Common Seal of the Shire of Serpentine Jarrahdale 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 OF
THE P&D ACT 2005**

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....