



Normalisation of the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan and the Edenlife Lifestyle Community – Byford Local Development Plan

Amendment No.11 to Local Planning Scheme No.3

May 2025



FORM 2A

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 Amendment Number 11

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 Lot 500 on Deposited Plan 427946 as Residential R30. Amend the Scheme Map to reserve Lot 501 on Deposited Plan 427946 as Public Open Space.**

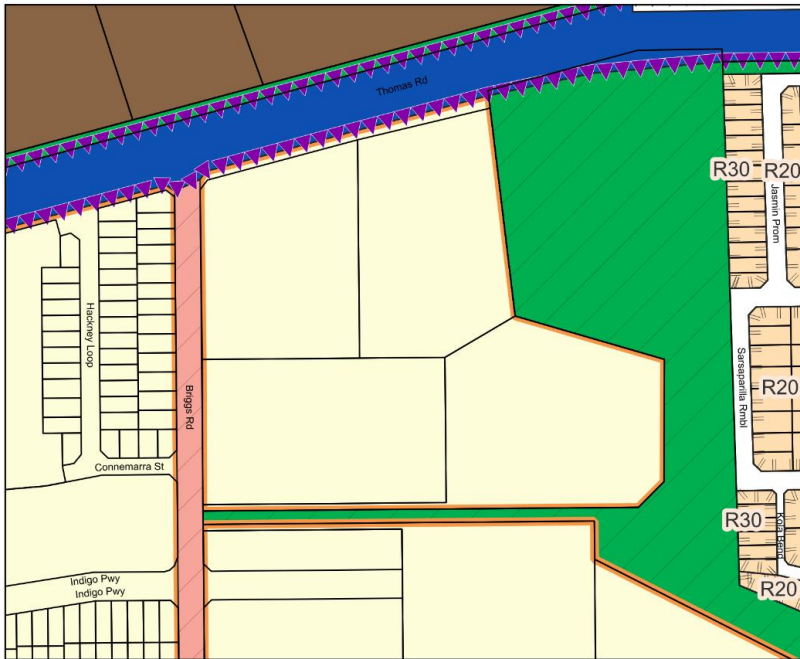
The amendment is basic under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- (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

EXISTING ZONING



LEGEND

LOCAL SCHEME ZONES

- Rural residential
- Urban development
- Residential
- R Codes

LOCAL SCHEME RESERVES

- Local distributor road
- Local road
- Public open space

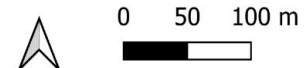
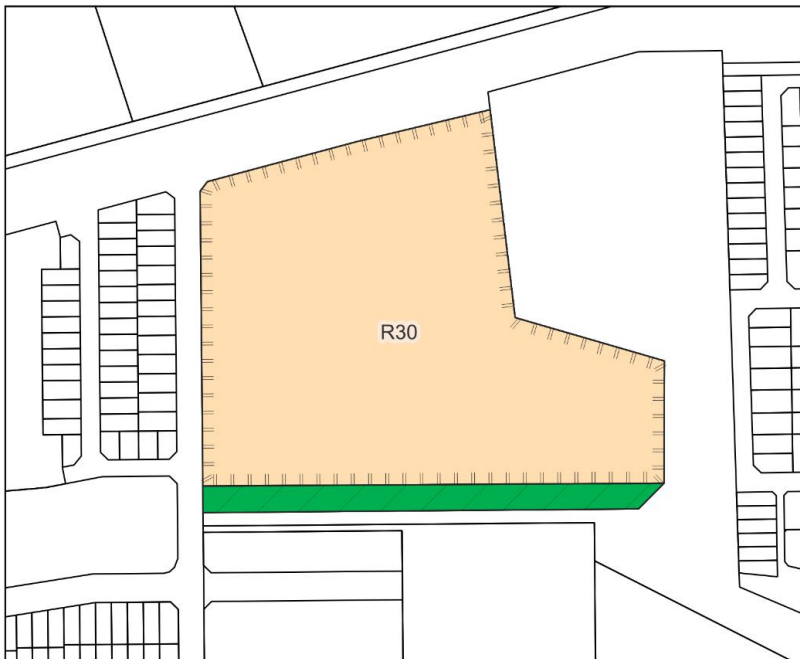
REGION SCHEME RESERVES

- Other regional roads

OTHER CATEGORIES

- Special control area - Development control area/plan

PROPOSED ZONING



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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 the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan and the Edenlife Lifestyle Community – Byford Local Development Plan into the Shire’s Local Planning Scheme No.3 by rezoning the land from the Urban Development zone to the Residential R30 zone and reserving a portion of land as Public Open Space. The subject land is located at the corner of Briggs Road and Thomas Road in Byford. The proposed Scheme Amendment relates to Lots 59 and 60 Briggs Road, Byford and Lots 3307 and 3308 on Deposited Plan 428741 Thomas Road, Byford.

2. BACKGROUND

The subject land is located at the corner of Briggs Road and Thomas Road in Byford. This area has been subject to the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan, since it was adopted by Council at the Ordinary Council Meeting held on 28 June 2010. The intent of this Structure Plan was to facilitate the development of high quality aged or dependent person’s residential accommodation on the site to meet the needs of the Byford community.

At the Ordinary Council Meeting held on 15 May 2023, Council considered a development application for a Proposed Lifestyle Village (Grouped Dwellings) and Incidental Communal Facilities. The proposed development included the following components:

- Creation of 202 lots;
- Clubhouse, including a swimming pool;
- Lawn bowling greens;
- Pottery shed;
- Community garden;
- Workshop;
- Arts and crafts building;
- Parking spaces for boats and caravans
- Multiple use corridor and drainage reserve; and
- Internal streets and landscaping areas.

The development application was required to be determined by the Metro Outer Joint Development Assessment Panel as the decision-making authority. Council resolved that the Metro Outer Joint Development Assessment Panel approve the application subject to conditions. The Metro Outer Joint Development Assessment Panel considered the development application at its meeting held on 1 June 2023, where it was resolved to approve the application, subject to conditions.

The development approval contained conditions for the subject lands to be amalgamated and for the Multiple Use Corridor to be ceded to the Shire at the cost of the applicant, via a subdivision process. On 25 January 2024, the Western Australian Planning Commission granted a subdivision approval (WAPC ref. 164166) for the

amalgamation of the subject lots and the creation of a 19.1m wide reserve for recreation and drainage at the southern boundary of the site to accommodate the Multiple Use Corridor. The Shire issued clearance for this subdivision approval in April 2024. The amalgamated lots are shown as Lot 500 and the reserve for recreation and drainage is shown as Lot 501 on Deposited Plan 427946. The development approval also contained a condition for a Local Development Plan to be submitted including the layout of each lot and any proposed variations to the Residential Design Codes (Volume 1). On 3 February 2025, the Shire approved the Edenlife Lifestyle Community – Byford Local Development Plan.



Figure 1: Subject Site.

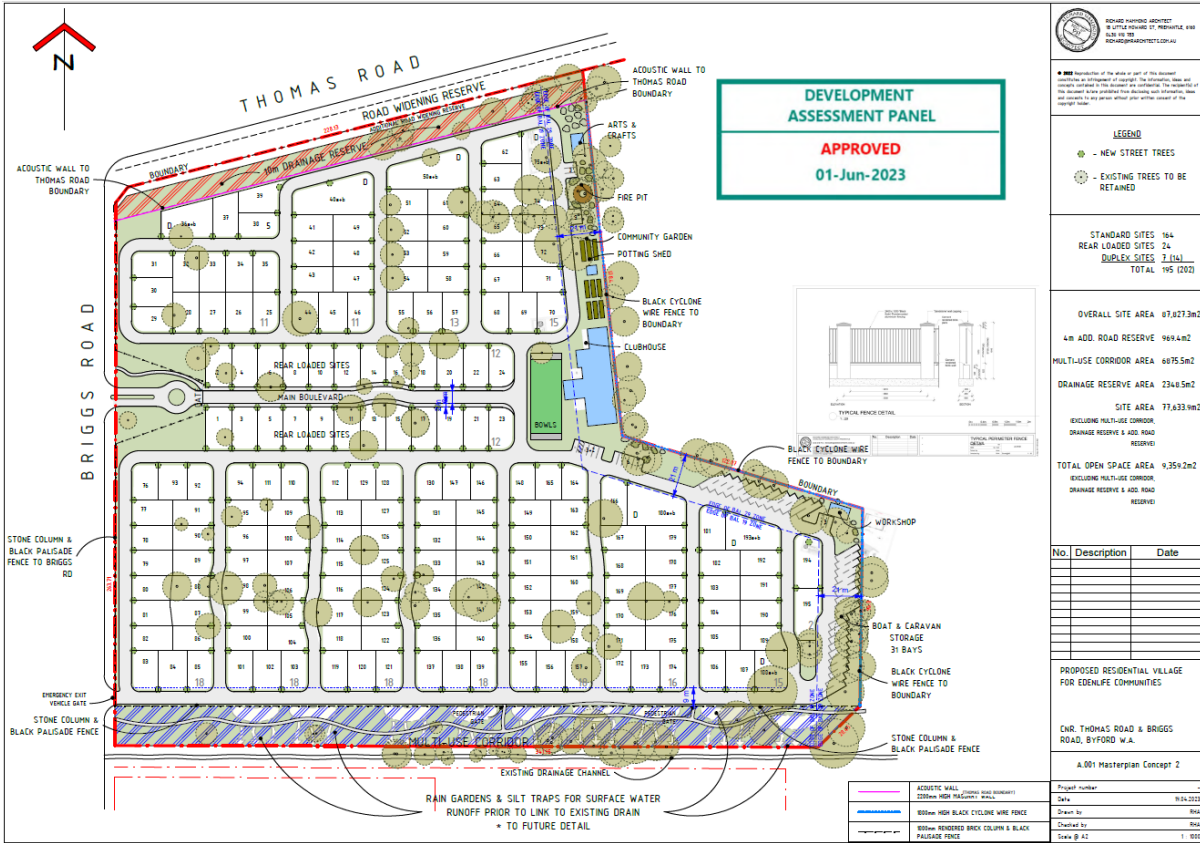


Figure 2: Development Approval.

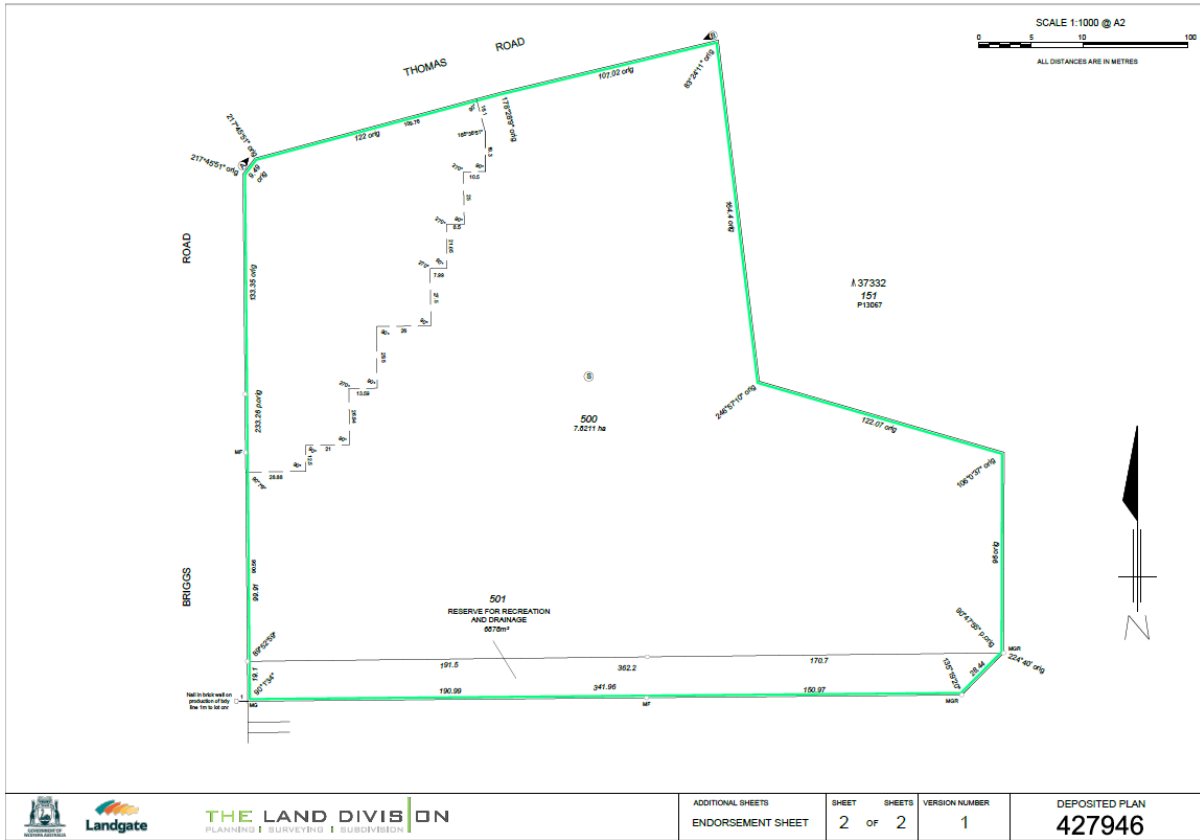


Figure 3: Deposited Plan 427946

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. The proposed Scheme Amendment to rezone land from Urban Development to Residential R30 and reserve a portion of land as Public Open Space 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 Local Planning Strategy contains an objective for Byford to achieve a diversity of housing types to provide choice, adaptability and to accommodate a range of incomes, households, life stages and the changing demographics of Byford. One of the strategies for the Byford area is to encourage locally responsive housing such as aged care housing. Further detailed planning for the area identified as Urban Settlements in Byford is undertaken within the Byford District Structure Plan.

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. The proposed Scheme Amendment to rezone land from Urban Development to Residential R30 and reserve a portion of land as Public Open Space is 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 until such time as the subject site was subdivided and developed. Given that a development approval for an aged person's residential development has now been granted, and the associated subdivision has been approved, it is considered appropriate for the subject site to be normalised into the Scheme.

Byford District Structure Plan

The Shire's Byford District Structure Plan was approved by the Western Australian Planning Commission on 30 May 2023. The subject site is identified as Low (Suburban) R20-35 and Multiple Use Corridor under the Byford District Structure Plan. The Byford District Structure Plan identifies the subject site as Local Structure Plan

Area E and states that the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan is approved for the site. The proposed Scheme Amendment to rezone land from Urban Development to Residential R30 and to reserve a portion of land as Public Open Space is consistent with the designation under the Byford District Structure Plan.

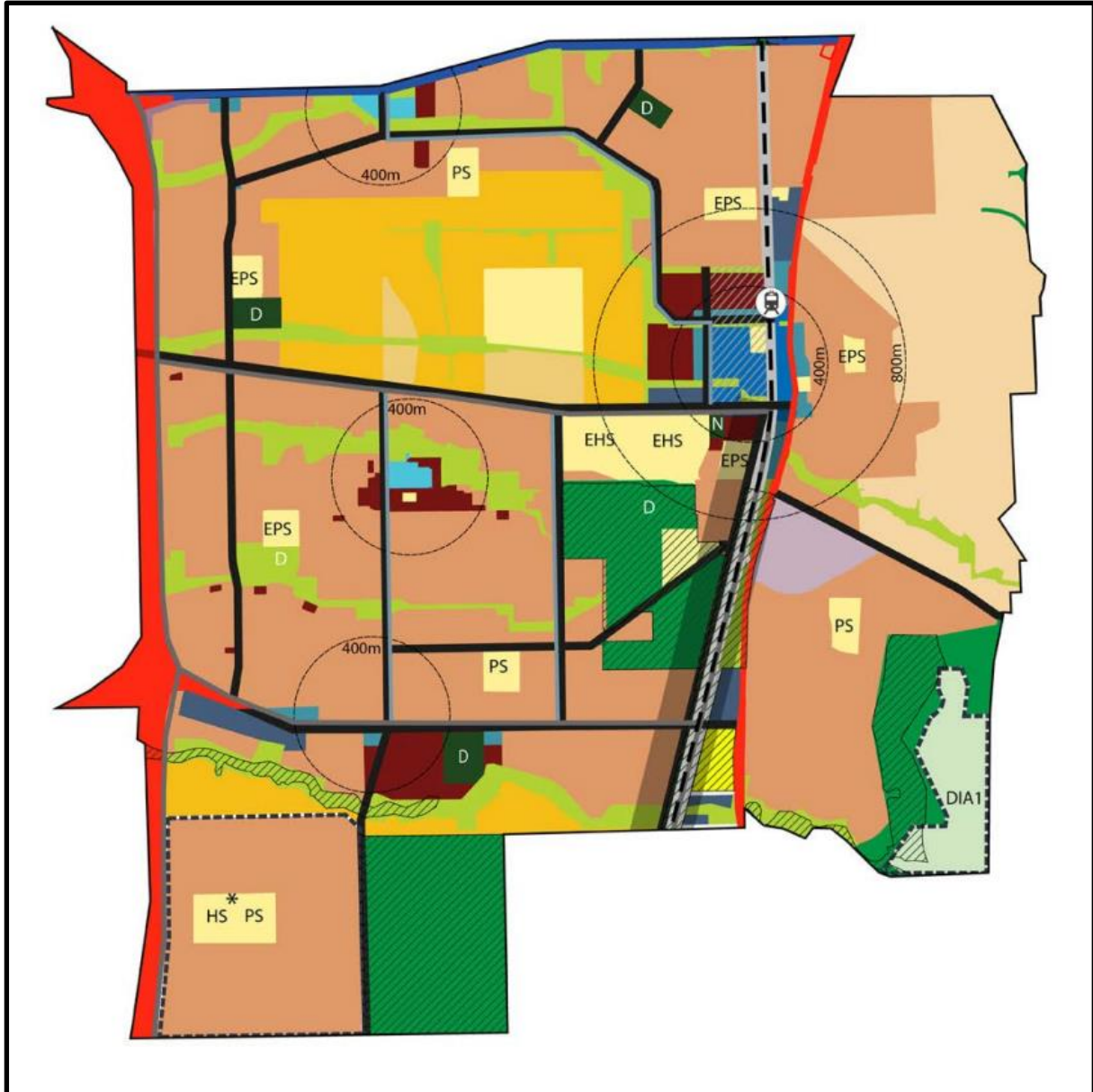


Figure 4: Byford District Structure Plan.

Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan

The Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan contains the objective to provide a high quality aged or dependent persons' dwellings development within the subject area that will help meet the needs of the frail and ageing in the Byford community. The Structure Plan imposes an R20 residential density code and depicts a residential development that would represent an approximate density of R20-R25 accounting for density bonuses for aged care

pursuant to the Residential Design Codes. The Structure Plan depicts a road reserve and Multiple Use Corridor Public Open Space to the south of the subject site.

PLAN 1 – STRUCTURE PLAN - LOTS 61 AND 62 THOMAS ROAD AND LOTS 59 AND 60 BRIGGS ROAD, BYFORD.

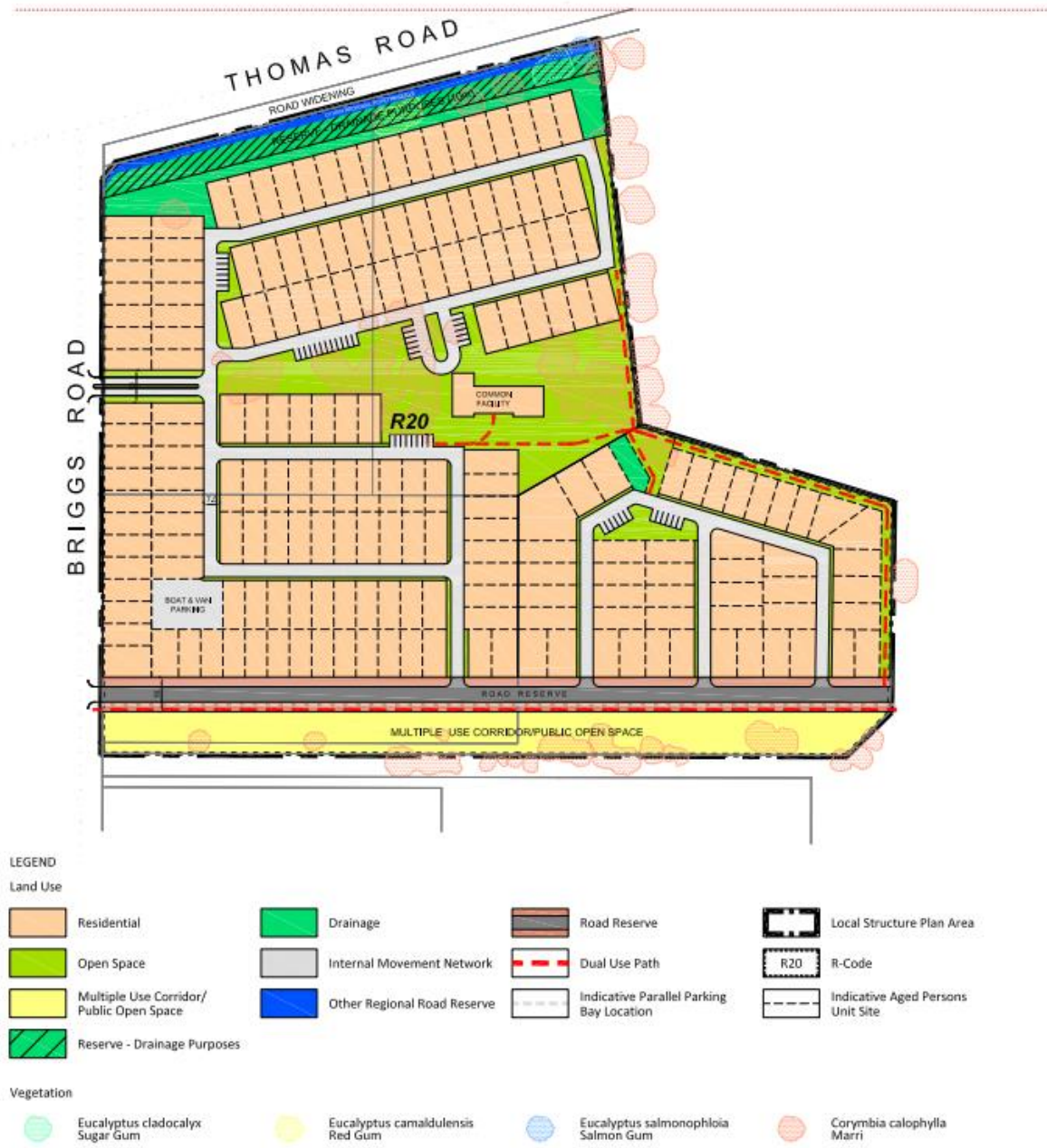


Figure 5: Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan.

Edenlife Lifestyle Community – Byford Local Development Plan

As a condition of development approval, a Local Development Plan was submitted to the Shire and was approved on 3 February 2025. The Edenlife Lifestyle Community – Byford Local Development Plan (LDP) designates the subject site as Residential R30, stating that all lots are to be developed in accordance with R30 density coding. The

LDP contains development provisions relating to the streetscape, design elements, boundary setbacks, incidental development, rear loaded home sites and bushfire. The LDP allows for a total of 195 residential sites and also identifies the Multiple Use Corridor along the southern boundary of the subject site.



Figure 6: Edenlife Lifestyle Community – Byford Local Development Plan.

State Planning Policy 3.7 Bushfire

The subject site is identified as a Bushfire Prone Area. Bushfire hazard was considered as part of the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan and the development approval for the subject site. The development approval is subject to a condition for an updated Bushfire Management Plan to be prepared, submitted and approved by the Shire based on advice from the Department of Fire and Emergency Services. The proposed Scheme Amendment seeks to normalise the zoning identified for the subject site under the Structure Plan and LDP, and therefore does not propose an intensification of the land further to that approved under the Structure Plan and LDP. Additionally, an updated Bushfire Management Plan is required as part of the development approval at the site.

4. PROPOSAL

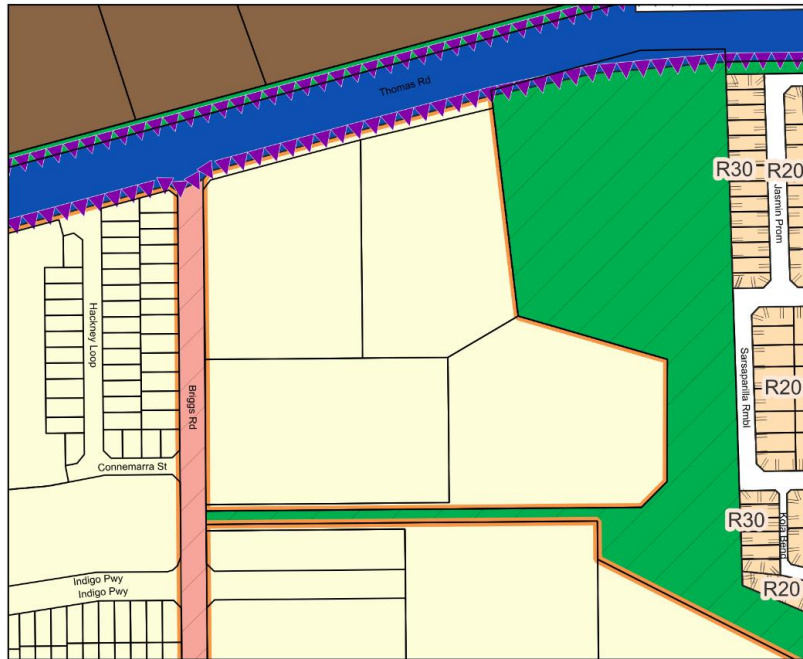
The proposed Scheme Amendment to Local Planning Scheme No.3 seeks to rezone the subject site from the Urban Development zone to the Residential R30 zone and reserve a portion of land as Public Open Space. This rezoning represents the normalisation of the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road,

Byford Local Structure Plan and the Edenlife Lifestyle Community – Byford Local Development Plan into the Shire’s Local Planning Scheme No.3.

The Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan identifies the subject site as Residential R20, with an allowance for an increased density to accommodate an aged or dependent persons residential development. The Edenlife Lifestyle Community – Byford Local Development Plan designates the subject site as Residential R30. The Structure Plan and LDP also identify a Multiple Use Corridor Public Open Space along the southern boundary of the subject site. The proposed Scheme Amendment seeks to incorporate the structure plan and local development plan designations within the Local Planning Scheme No.3 zoning and reservations. The proposed Scheme Amendment is consistent with the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan and the Edenlife Lifestyle Community – Byford Local Development Plan, as well as the development approval relating to the subject site. Normalising this Structure Plan and LDP into the Scheme would enable the land use permissibility and development controls within the Scheme to apply to this area. The Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan is due to expire in October 2025. This Scheme Amendment would ensure that appropriate planning controls are in place to enable the Structure Plan to lapse.

The proposed Scheme Amendment proposes to zone the subject land as Residential R30 and reserve a portion of land as Public Open Space, consistent with the Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan and the Edenlife Lifestyle Community – Byford Local Development Plan, which identifies the land for this purpose. The proposed Scheme Amendment to normalise the Structure Plan and LDP into Local Planning Scheme No.3 will finalise the planning framework as intended.

EXISTING ZONING



LEGEND

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

PROPOSED ZONING

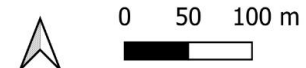
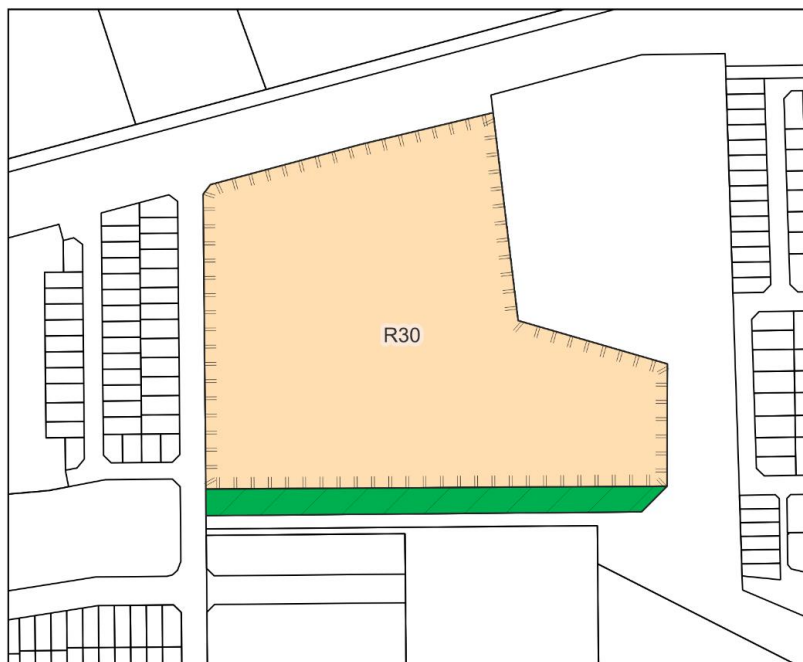


Figure 7: Proposed Scheme Amendment Map.

5. CONCLUSION

The subject land is located at the corner of Briggs Road and Thomas Road in Byford. The proposed Scheme Amendment seeks to normalise the Lots 61 and 62 Thomas

Road and Lots 59 and 60 Briggs Road, Byford Local Structure Plan and the Edenlife Lifestyle Community – Byford Local Development Plan into the Shire’s Local Planning Scheme No.3 by rezoning the land from the Urban Development zone to the Residential R30 zone and reserving a portion of land as Public Open Space. The proposed Scheme Amendment is consistent with the State and local planning framework and the development approval for the subject site. The normalisation of this area of land into Local Planning Scheme No.3 would complete the planning framework for this area and enable the land use permissibility and development controls within the Scheme to apply to this area.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 Amendment Number 11

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 Lot 500 on Deposited Plan 427946 as Residential R30. Amend the Scheme Map to reserve Lot 501 on Deposited Plan 427946 as Public Open Space.**

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.....