

Draft Byford District Structure Plan – Schedule of Modifications			
<i>No.</i>	<i>Section</i>	<i>Modification</i>	<i>Justification</i>
1	Various	That the Byford District Structure Plan be modified to reflect the area designated as Development Area 3 in the Serpentine Jarrahdale Town Planning Scheme No. 2 and “Urban” under the Metropolitan Region Scheme.	To confine the Byford District Structure Plan to land identified as urban. This is required to ensure that the new District Structure Plan can replace the previous District Structure Plan without breaching the provisions of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . This will ensure that the DSP reflects the most accurate spatial extent and aligns with the ‘Urban’ zoned land.
2	Various	That Lot 33 Hopkinson Road be represented as Low (Suburban) density, which graduates to Low (Transitional) density on the southern and eastern peripheries, to ensure a careful interface is provided to equine properties, prevailing rural uses and the conservation reserve. This should also identify that further investigation is to occur in respect of public primary and/or high school requirements. Lot 33 Hopkinson Road being designated for both a future public primary school and public high school.	To include Lot 33 Hopkinson Road within the District Structure Plan as it has been zoned as Urban and to identify an appropriate residential density to reflect the context of the area.
3	Various	That the structural changes reflected in the recent amendments to the Byford Town Centre Local Structure Plan be reflected. This ensures the evolving access, road network, environmental corridor and land use arrangements are consistent between the DSP and amended Local Structure Plan.	To align the Byford District Structure Plan with the Byford Town Centre Local Structure Plan.
4	Various	That the outcome regarding the negotiations about the Cardup/Orton oval be reflected. This is to require a revised oval design which is a single senior Australian rules football oval, which can also accommodate two rectangular pitches in the footprint of the oval.	To modify the Cardup/Orton Road open space to reflect the agreements between the Shire and the landowner.
5	Various	That all references be changed from “Joint Use Agreements” (JUA) to “Shared Use Agreements” (SUA).	To ensure the use of the correct terminology.

6	Various	That references to the function and location of Orton Road as a 30 metre wide single lane 'Integrator B' road be modified to be consistent in the documents.	To ensure consistency in the function and depiction of Orton Road.
7	Various	That the Metronet station precinct and associated road planning be reflected.	To ensure the District Structure Plan is aligned with Metronet.
8	Various	That each precinct description be updated to reflect the associated amendments.	To ensure the District Structure Plan is updated.
9	Various	That the updated road design configurations consistent with the Cardno study are reflected in the amendments to the DSP. This ensures the DSP accurately depicts the Cardno informing study.	To ensure the District Structure Plan accurately depicts the Cardno informing study.
10	Various	That the Cardup Brook Structure Plan precinct north and south of Orton Road be amended to reflect the adopted Local Structure Plan, which rationalises the future location of the local centre and service commercial land use.	To align with the Local Structure Plan.
11	Part 1 – Section 1.6	Update the status of the local structure plans to be current.	To reflect the current status of the local structure plans.
12	Part 1 – Section 1.7.2	Modify to state that the following land uses shall be discretionary for Lot 2 (No. 640) South Western Highway, Byford: <ul style="list-style-type: none"> • 'Consulting Rooms' • 'Medical Centre' • 'Health Studio' • 'Office' Remove all other listed land uses.	To align with Council's decision (20 April 2020 - OCM091/04/20) on the proposed amendment to the current Byford District Structure Plan relating to Lot 2 (No. 640) South Western Highway, Byford.
13	Part 2 – Section 1.3	That text be included that acknowledges that local structure plans provide a greater level of detailed planning than the District Structure Plan, however the District Structure Plan should be given due regard.	To clarify that local structure plans provide a greater level of detailed planning than the District Structure Plan.
14	Part 2 – Sections 1.3.2 and 2.2.6	That all references to the Government Sewerage Policy remove the "Draft" and reflect its current status.	To reflect the current approved status of the Government Sewerage Policy.
15	Part 2 – Section 1.3.3	Update the local planning policies to be current.	To reflect the current status of the local planning policies.

16	Part 2 – Section 2.2.5	That the ultimate extension of Orton Road through to South Western Highway be identified at grade, and the 30m reservation be equally position along the common boundaries requiring an equal 15m strip of land from both side.	To ensure land provision is equitable.
17	Part 2 – Section 2.2.8	That the challenges of the availability of groundwater for the future irrigation of land be added to section 2.2.8.	To discuss the challenges with the availability of groundwater.
18	Part 2 – Section 2.2.8	That the importance of “garden bores” be removed and replaced with the impact of “bores for irrigation of open space and playing fields”, in relation to reducing groundwater levels.	Bores for the irrigation of open space and playing fields yield a higher impact.
19	Part 2 – Section 3.5	That the West Byford Neighbourhood Open Space be identified for potential rectangular sports subject to further investigation and consideration.	To identify the intention for the neighbourhood open space, given the constraints.
20	Figure 1, Figure 19 and Part 1 – Section 1.7.2	That the land situated at Lot 2 South Western Highway be designated as Special Use, consistent with Council’s decision at the 20 April 2020 meeting (OCM091/04/20).	To align with Council’s decision (20 April 2020 - OCM091/04/20) on the proposed amendment to the current Byford District Structure Plan relating to Lot 2 (No. 640) South Western Highway, Byford.
21	Figure 1, Figure 19 and Part 2 – Section 3.4	That Soldiers Road not attempt to deviate through Gordin Way, and instead remain as a predominant north south link on the current alignment from Orton Road to Abernethy Road. This is particularly important to avoid private land acquisition and to avoid sending large amounts of traffic along the eastern edge of Briggs Park, that would fragment connection of residential areas to the District Open Space.	To identify Soldiers Road as the predominant north-south link and to remove the upgrading of Gordin Way. This will align with the planning for the town centre and the upgrading of Orton Road and Abernethy Road.
22	Figure 1, Figure 19 and Part 2 – Section 3.4	That Clara Street be depicted as an at grade crossing which connects to George Street, reflective of the planning for the Metronet Station at Byford.	The requirement to extend Clara Street to South Western Highway is no longer required. It is recommended that this item be removed from both the District Structure Plan and the Development Contribution Plan.
23	Figure 1, Figure 19, Figure 21 and Figure 25	That the location of the future public high school in Byford be updated to ensure consistency in Figure 1, Figure 19, Figure 21 and Figure 25. This secondary school site will be indicatively identified on the western side of the Cardup area in conjunction	To ensure consistency in the depiction of the future secondary school site. To ensure that the location of the future secondary school site is identified in conjunction with

		with the Department of Education and the Department of Planning, Lands & Heritage.	the State Government to meet the needs of the population.
24	Figure 22	Update Figure 22: Proposed Public and Active Transport Network to reflect the latest Public Transport Authority map on the proposed bus network.	To ensure an updated and accurate bus network.