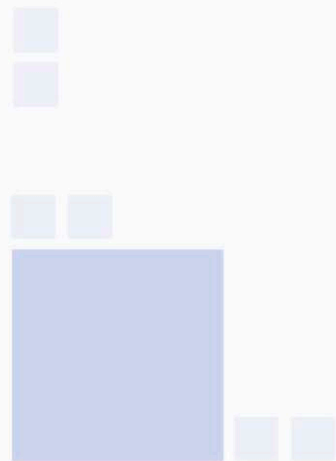
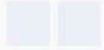


Lot 2 Nettleton Road, Byford Local Structure Plan

February 2010

Prepared for
The Aspen Group Pty Ltd



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PART 1



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1 STATUTORY PLANNING

1.1 THE LOCAL STRUCTURE PLAN AREA

The Structure Plan area covers a single landholding – Lot 2 (Volume 2007 Folio: 85) Nettleton Road, Byford. The Structure Plan area comprises approximately 32.3 hectares of land.

1.2 STRUCTURE PLAN CONTENT

The Local Structure Plan comprises:

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

Supporting documentation shall inform the planning for the Local Structure Plan area but shall not form part of the Local Structure Plan nor any future amendments. This will be referred to as the Explanatory report. Any additional reports that are required to inform planning decisions are to assume the status of supporting documentation therefore informing the planning outcomes. Due regard shall be paid to the Explanatory Report and supporting documentation.

1.3 INTERPRETATION

The words and expressions used in this Local 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.

1.4 OPERATION DATE

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

1.5 RELATIONSHIP WITH 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 requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes, 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 OPERATION OF THE LOCAL STRUCTURE PLAN

The subdivision and development of land within the Structure Plan area is to generally be in accordance with the Local Structure Plan.

Where required by the Structure Plan, Special Controls such as Detailed Area Plans (DAPs) and/or Design Guidelines will be prepared and submitted consistent with the provisions of Clause 5.18.5.

DAPs and/or design guidelines will be required for any development abutting Nettleton Road, South Western Highway, surrounding properties and the vegetation retention area and public open space. These areas are identified on Plan 2 (Indicative Development Concept Plan).

DAPs/Design Guidelines for the designated areas shall be required as conditions of subdivision (where applicable) and shall be in place prior to/concurrent with the issue of development approval for the affected areas.

2.1 PLANS

The Local Structure Plan Map (**Plan 1**) outlines the broad location of land uses for the Local Structure Plan area.

The Indicative Development Concept Plan at **Plan 2** provides greater detail on the likely pattern of development across the Local Structure Plan area. The majority of the site will be developed and tenured according to a leasehold arrangement to be managed by the developer. As such, Plan 1 does not exhibit a public road network or street block layout over much of the site. As such, Plan 2 has been included as an indication of the layout that can be expected as a result of the land use designations contained in Plan 1.

Plan 2 identifies those areas to which DAPs and /or Design Guidelines must be prepared.

It is a requirement that future development applications broadly reflect the outcomes illustrated in Plan 2. Variations may be approved from Plan 2 at Development Application stage. Plan 2 will also be complemented by finer grain planning instruments such as DAPs/design guidelines. Any variations must be fully justified at the time of application.

Lot 2 Nettleton Road, Byford Local Structure Plan

3 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 Local 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.

3.1 RESIDENTIAL ZONE

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same zone in the Scheme. The following additional provision applies to land zoned Residential on the Structure Plan Map:

Subdivision and Development shall generally be in accordance with the Indicative Development Concept Plan for this location as endorsed by Council.

Plan 2 illustrates the approximate area where R60 (apartment) living may be considered. This area will be developed in the latter stages of the project at which time the market demand for such residential product will have been fully gauged. Should R60 development be sought by the proponent, it will be preceded by comprehensive discussions with the Shire and be fully justified in development applications. This form of development (built form and density) must be consistent with an endorsed DAP or Design Guidelines approved by the Shire and consider the requirements of the Shire's suite of planning policies including its Landscape Protection Policy.



3.2 SPECIAL USE ZONE

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same zone in the Scheme.

For the purposes of Schedule 2 of the Scheme, the following description applies.

DESCRIPTION OF LAND	PERMITTED USE
Portion of Lot 2 Nettleton Road, Byford being Vol: 2007 Fol: 85 and comprising approximately 13 hectares.	Caravan Park (Park Home Park)

The following additional provisions apply to land designated Special Use – CP (PHP) on the Structure Plan Map:

-  The land shall be developed in conformity with the provisions of the Caravan and Parks and Camping Ground Act 1995 and the Caravan and Parks and Camping Ground Regulations 1997.
-  Subdivision and Development shall generally be in accordance with the Indicative Development Concept Plan for this location as endorsed by Council.



3.3 MANGAGEMENT PLANS

3.3.1 FORESHORE MANAGEMENT PLAN






A Foreshore Management Plan shall be prepared for the whole of the foreshore area along Beenyup Brook within the Structure Plan area, as generally shown on the Structure Plan Map, prior to Council considering any subdivision or development application on land abutting the foreshore.

3.3.2 WATER MANAGEMENT

A Local Water Management Strategy has been submitted as a technical appendix to this Local Structure Plan. Future planning and development must accord with the Strategy including the requirement for Urban Water Management Plan(s) to be submitted with future subdivision applications and/or development applications.

3.3.3 OTHER MANAGEMENT PLANS

The following Management Plans must be prepared and approved prior to the commencement of substantive works on site and implemented through the progression of the project:

-  Noise Management Plan;
-  Fire Management Plan;
-  Bushland Management plan;
-  Fauna Management Plan; and
-  Landscape Management Plan.

3.4 PUBLIC OPEN SPACE

3.4.1 BEENYUP BROOK FORESHORE

Access, rehabilitation and management shall be in accordance with a Foreshore Management Plan.

Consistent with The WAPC's Policy Planning Bulletin No. 59 and Liveable Neighbourhoods, the Foreshore has been deducted from Gross Subdivisible Area.

3.4.2 BUSHLAND RETENTION AREA

Approximately 3 hectares of vegetated land is to be retained in the northeast corner of the site. The future of this land shall be per a Bushland Management Plan to be prepared prior to the commencement of substantive development site and following further discussions with the Shire.

3.4.3 RESIDENTIAL ALLOTMENTS

The three residential lots do not generate a POS contribution.

Lot 2 Nettleton Road, Byford Local Structure Plan

3.4.4 THE COMMUNITIES SITE

The Aspen Communities site doesn't generate a POS contribution as it is classified as a Retirement Village for the purpose of assessment. The recreation needs of residents are catered for by a clubhouse and pocket parks across the site. These areas shall be developed, managed and maintained by the developer.

Should the site be redeveloped for residential purposes at some time in the future, the developer would need to provide 10% of the site as POS.

3.4.5 THE VILLAGES SITE

It is a requirement of the Western Australian planning Commission and the Caravan and Camping Grounds legislation that private open space be provided on the Aspen Villages site (which is classified as a Caravan Park for the purposes of assessment) to the equivalent of 10% Gross Subdivisible Area.

This is achieved through a clubhouse site and pocket parks to be developed, managed and maintained by the developer.

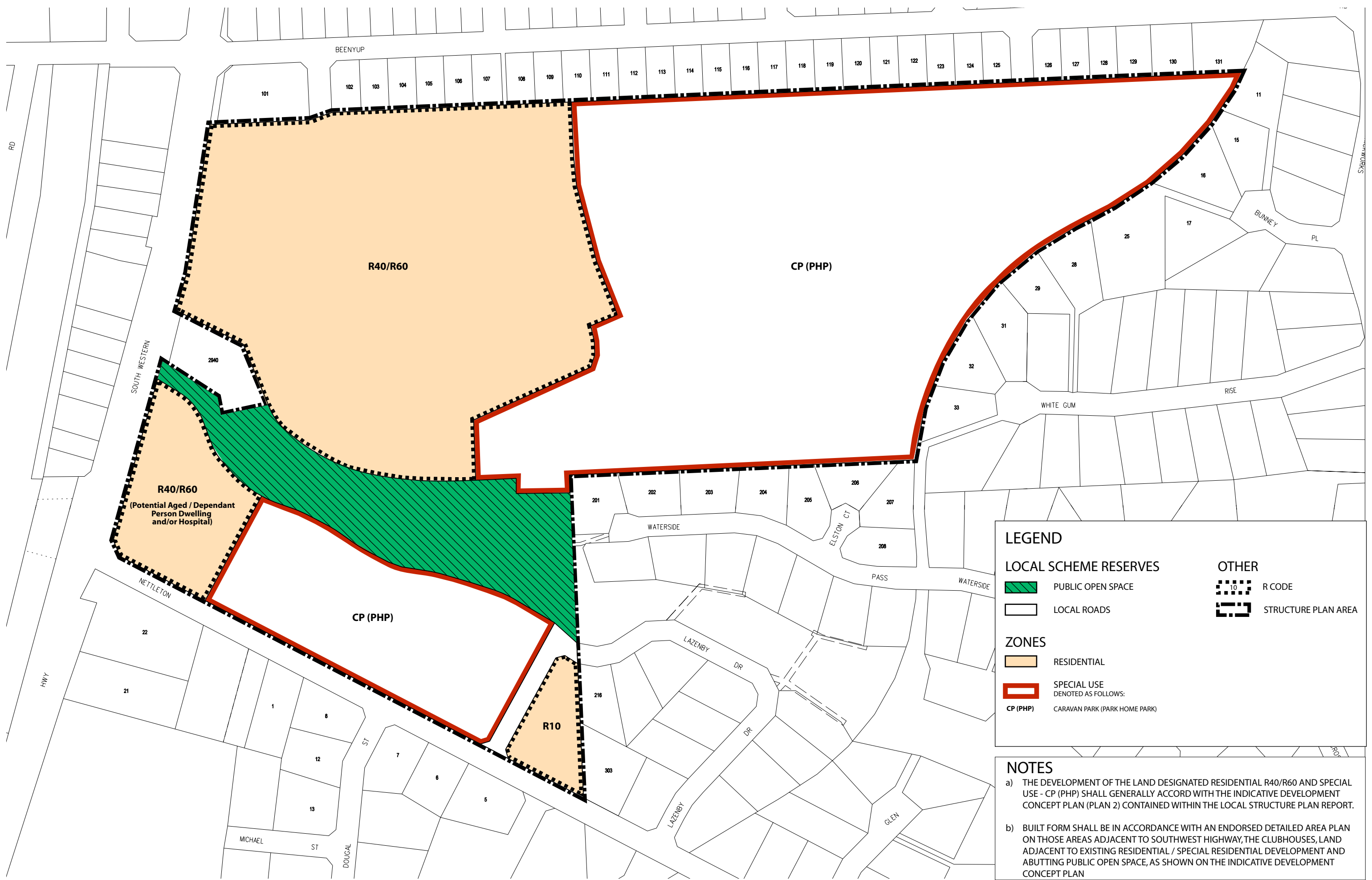
The 10% provision of open space across this site is illustrated notionally at Table 1 below.

TABLE 1: OPEN SPACE: ASPEN VILLAGES

Gross Area	13.1159 ha
<i>Less Deductions:</i>	
Caravan Storage Area	0.0778 ha
Net Subdivisible Area	13.0381 ha
10% Private Open Space	1.30381 ha
<i>Open Provision:</i>	
Community Site (50% notional credit given some areas used for drainage/car parking etc)	0.63 ha (1.26 ha)
Pocket Parks/Arbor Ways	1.39 ha
Conservation Area (ultimate tenure and management to be negotiated with Shire)	3.08 ha
Total Open Space	5.1 ha (29.12 %)
POS Balance	3.8 ha (19.12 %)

3.4.6 OPEN SPACE LOCATION

Open space (public and private) shall be generally per the locations illustrated at Plan 2.



LEGEND

LOCAL SCHEME RESERVES		OTHER	
	PUBLIC OPEN SPACE		R CODE
	LOCAL ROADS		STRUCTURE PLAN AREA
ZONES			
	RESIDENTIAL		
	SPECIAL USE		
CP (PHP)	CARAVAN PARK (PARK HOME PARK)		

NOTES

a) THE DEVELOPMENT OF THE LAND DESIGNATED RESIDENTIAL R40/R60 AND SPECIAL USE - CP (PHP) SHALL GENERALLY ACCORD WITH THE INDICATIVE DEVELOPMENT CONCEPT PLAN (PLAN 2) CONTAINED WITHIN THE LOCAL STRUCTURE PLAN REPORT.

b) BUILT FORM SHALL BE IN ACCORDANCE WITH AN ENDORSED DETAILED AREA PLAN ON THOSE AREAS ADJACENT TO SOUTHWEST HIGHWAY, THE CLUBHOUSES, LAND ADJACENT TO EXISTING RESIDENTIAL / SPECIAL RESIDENTIAL DEVELOPMENT AND ABUTTING PUBLIC OPEN SPACE, AS SHOWN ON THE INDICATIVE DEVELOPMENT CONCEPT PLAN



INDICATIVE DEVELOPMENT CONCEPT PLAN
 Lot 2 Nettleton Road, Byford
 An Aspen Group Project



s: NTS
 d: Feb 2010
 j: 07/067