

LEGEND

GLADES STRUCTURE PLAN AREA

- RESIDENTIAL**
- RESIDENTIAL R10
 - RESIDENTIAL R12.5
 - RESIDENTIAL R15
 - RESIDENTIAL R20
 - RESIDENTIAL R25
 - RESIDENTIAL R30
 - RESIDENTIAL R40
 - RESIDENTIAL R50
 - RESIDENTIAL R80

- CENTRES**
- VILLAGE CENTRE (RESIDENTIAL R80)
 - NEIGHBOURHOOD NODE (RESIDENTIAL R80)
 - MIXED-USE (RESIDENTIAL R80)

- OPEN SPACE**
- PUBLIC OPEN SPACE AND DRAINAGE
 - FORESHORE RESERVE
 - DRAINAGE CHANNELS SUBJECT TO DETAILED DESIGN
 - 30m FORESHORE BUFFER

- OTHER**
- COMMUNITY
 - SCHOOLS
 - 400m (5 MINUTE WALK) AND 800m (10 MINUTE WALK) WALKABLE CATCHMENTS
 - POTENTIAL RETIREMENT LIVING SITE (R30)
 - AREA SUBJECT TO VILLAGE CENTRE DETAILED AREA PLAN

- 1 ABERNETHY ROAD TO BE WIDENED TO A 30m RESERVATION AS REQUIRED BY THE SHIRE OF SERPENTINE JARRAHDALE
- 2 ACCESS ARRANGEMENTS TO ABERNETHY ROAD TO BE DETERMINED AT THE TIME OF SUBDIVISION
- 3 INTEGRATOR B ROADS (30m + ROAD RESERVATION)
- 4 NEIGHBOURHOOD CONNECTOR ROADS (18m-30m ROAD RESERVATION)
- 5 PROPOSED LAKE
- 6 SEWER PUMP STATION

NOTE:

1. THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN THE STRUCTURE PLAN AREA IS TO GENERALLY BE IN ACCORDANCE WITH THE STRUCTURE PLAN. MATTERS OF DETAILED DESIGN (i.e. PROVISION OF REAR LANES, PUBLIC OPEN SPACE RATIONALISATION, LOCAL ROAD REALIGNMENTS AND DETAILED INTERSECTION DESIGN) CAN BE CONSIDERED AND Refined AT THE SUBDIVISION STAGE. SIGNIFICANT VARIATIONS IN DESIGN OR LAND USE WILL REQUIRE AMENDMENTS TO THE STRUCTURE PLAN, IN ACCORDANCE WITH THE PROVISIONS CLAUSE 6.18 OF THE SCHEME.
2. THE PROVISION OF REAR LANEWAYS HAS NOT BEEN IDENTIFIED ON THE STRUCTURE PLAN. REAR LANEWAYS WILL BE INCORPORATED WHERE APPROPRIATE AS PART OF DETAILED SUBDIVISION DESIGN.

EXISTING TREES TO BE RETAINED WITHIN ROAD RESERVATIONS WHERE POSSIBLE, FOLLOWING DETAILED DESIGN PROCESS.

The Glades - Local Structure Plan

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PART ONE – STATUTORY SECTION




1 STATUTORY PLANNING

1.1 THE STRUCTURE PLAN AREA

This Local Structure Plan (LSP) applies to the land contained within the areas defined as the subject land on the LSP.

1.2 STRUCTURE PLAN CONTENT

The Structure Plan comprises:

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

1.3 INTERPRETATION

The words and expressions used in this 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. ‘The Structure Plan’ shall mean the Local Structure Plan (LSP).

The adopted Structure Plan includes the Structure Plan Map (**Figure 1**) and the Part 1 – Statutory Section. All other documentation contained within the Structure Plan Report is for background or explanatory purposes only and does not form part of the adopted Structure Plan.

1.4 OPERATION DATE

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

1.5 RELATIONSHIP WITH THE SCHEME

Pursuant with sub-clause 5.18.6.2 of 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 only, 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 OBJECTIVES

The objectives of this Local Structure Plan are to:

- i) Progress planning, design and development of the Structure Plan area in the context of the principles and design parameters established by the Byford Structure Plan 2005 (as amended), Byford Town Site Drainage and Water Management Plan, The Glades Local Water Management Strategy and other relevant Shire of Serpentine-Jarrahdale strategies or policies;
- ii) Retain and celebrate where possible, significant remnant vegetation in road reserves, Public Open Space or Foreshore Reserve;
- iii) Establish key east-west multiple-use corridors in accordance with the requirements of the Byford Structure Plan 2005 (as amended);
- iv) Provide a vibrant and active Village Centre, in accordance with the Byford Structure Plan 2005 (as amended), that compliments and not undermines the Byford Town Centre;
- v) Create a balanced distribution of and access to active, passive and conservation open space;
- vi) Provide a diversity of housing typologies including medium and low residential development and mixed-use development, catering to a diverse population and ensuring the full range of housing alternatives;
- vii) Create a highly connected road network with shared use pathways that relates strongly to the Byford Town Centre and adjacent recreation facilities; and
- viii) Create a street block layout that will facilitate passive solar lot orientation.

3 OPERATION OF THE STRUCTURE PLAN

The subdivision and development of land within the Structure Plan area is to generally be in accordance with the Structure Plan. Matters of detailed design (i.e. provision of rear lanes, public open space rationalisation, local road realignments and detailed intersection design) can be considered and refined at the subdivision stage. Significant variations in design or land use will require amendments to the Structure Plan, in accordance with the provisions clause 5.18 of the Scheme.

Where required, Detailed Area Plans (DAPs) will be prepared and submitted consistent with the provisions of Clause 5.18.5 of Council's Scheme.

4 STRUCTURE PLAN MAP

The Structure Plan Map (refer **Figure 1**) outlines the planned pattern of development for the Structure Plan area.

5 ZONES AND RESIDENTIAL DENSITIES






The 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 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, except where stipulated within **Section 5.0** of Part 1 of this report.

5.1 RESIDENTIAL ZONE



The provisions, standards and requirements of this Zone are in accordance with those applicable to the same zone in the Scheme, except where varied by a Detailed Area Plan. As a minimum requirement, Detailed Area Plans shall be required for the following:

-  Rear loaded or Laneway lots;
-  Lots with dual frontages;
-  Lots immediately abutting public open space or foreshore areas;
-  Lots with frontage to or abutting Regional Roads, Other Regional Roads or Railway Reservations; and
-  Lots with frontage to Abernethy and Orton Roads.

For land zoned Residential on the Structure Plan Map, subdivision and development shall generally be in accordance with the adopted Structure Plan.



5.2 VILLAGE CENTRE ZONE

The provisions, standards and requirements of this Zone are to be in accordance with those of the 'Neighbourhood Centre' within Local Planning Policy No. 19 – Byford Structure Plan Development Area Requirements, except where as varied as follows:

-  The Village Centre shall be the subject of a Detailed Area Plan to be approved by the Shire of Serpentine-Jarrahdale (refer **Figure 1**); and
-  The amount of retail floorspace permissible within the Village Centre is 4,500 m² Net Lettable Area (NLA). The maximum amount of non-retail (commercial) floor space is 2,500 m² NLA.









5.3 NEIGHBOURHOOD NODE

The provisions, standards and requirements of this Zone are to be in accordance with those of the 'Neighbourhood Node', in the Local Planning Policy No. 19 – Byford Structure Plan Development Area Requirements, except where varied as follows:

-  Neighbourhood Nodes shall not exceed 200 m² retail floor space; and
-  All Neighbourhood Nodes shall be the subject of a Detailed Area Plan to be approved by the Shire of Serpentine-Jarrahdale.

5.4 MIXED USE ZONE

The provisions standards and requirements of this Zone are to be in accordance with those applicable to the Commercial zone in the Scheme, except where varied by the following provisions:

- a) In addition to the permitted and discretionary (identified as AA within the Scheme) uses, the following uses are also discretionary uses within the Mixed Use Zone:
-  Residential – Single House
 -  Residential – Grouped Dwelling
 -  Residential – Multiple Dwelling
- b) In addition to the discretionary uses subject to advertising in accordance with Clause 6.3 of the Scheme (identified SA within the Scheme), the following uses are also discretionary subject to the advertising requirements of Clause 6.3:
-  Corner Store;
 -  Home Business;
 -  Home Occupation;
 -  Educational Establishment;
 - and
 -  Residential Building
- c) All development within the Mixed Use Zone will be in accordance with the requirements of an approved Detailed Area Plan (DAP)
- d) The residential density application to the Mixed Use zone is R80.

6 STRATEGIES AND PLANS

Prior to the commencement of development, the Shire will require the preparation and approval of the following strategies and plans, listed below:

6.1 LOCAL WATER MANAGEMENT STRATEGY

A Local Water Management Strategy shall be prepared and approved as part of the Local Structure Plan in accordance with the principles and objectives of the Byford Townsite Drainage and Water Management Plan.

6.2 URBAN WATER MANAGEMENT PLAN

An Urban Water Management Plan is to be prepared as a condition of subdivision for any subdivision application and prepared in accordance with the adopted Local Water Management Strategy.

6.3 FORESHORE MANAGEMENT PLAN

A Foreshore Management Plan is to be prepared as a condition of subdivision or development that is south of Orton Road, north of the Cardup Brook and within the LSP area. The plan will identify opportunities to preserve existing vegetation, rehabilitation of the foreshore and planting of native species local to the area.

6.4 LAKE MANAGEMENT PLAN

A Lake Management Plan is to be prepared as a condition of subdivision or development approval for any land immediately abutting or including the proposed lake (as shown on **Figure 1**). The plan will detail the whole of life costings, maintenance responsibilities and monitoring requirements of the lake.

6.5 LANDSCAPE MANAGEMENT PLAN

A Landscape Management Plan is to be prepared as a requirement of a condition of subdivision or development approval for any land abutting the Multiple Use Corridor or Village Centre (as shown on **Figure 1**). The extent of the Landscape Management Plan will be at the discretion of the Director of Planning. The Landscape Management Plan (if necessary), shall consider matters of fire management.

7

MISCELLANEOUS

7.1

BYFORD TROTting COMPLEX

All landowners within 200m of the Byford Trotting Complex shall be notified by way of notification on title, of the possible impacts associated with the Trotting Complex.