

Objectives: Place

Outcome: 2.1 - A diverse, well planned built environment.

Strategy: 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Guide the orderly and proper planning for the Stanley Road Precinct in Byford, to provide a clear framework for detailed planning to progress and enable future subdivision and development;
2. Clearly identify the matters that need to be addressed at each stage of the planning process, in an open and transparent manner;
3. Assist stakeholders in understanding the planning processes and system and in turn, assist with landowner-initiated planning and development; and
4. Recognise that the process to enable future subdivision and development requires the engagement of consultants and various stakeholders with the potential for diverse expectations.

Policy

1. Policy Statement

- 1.1 The Byford Structure Plan, as a district structure plan, shall be considered to be indicative only and should not be scalable to any level of detail.
- 1.2 The Byford Townsite Detailed Area Plan was adopted by Council to guide the planning and development of the area.
- 1.3 Any Local Structure Plan shall have sufficient information to be able to demonstrate integration with surrounding areas. Council require that in accordance with clause 5.18.2.5 of Town Planning Scheme No. 2, in considering a proposed Structure Plan for part of a Development Area, the local government will require the proponent to demonstrate how planning for the subject land may be integrated with planning for the balance of the Development Area, including how broad land uses, essential services, main movement systems and major conservation and recreation areas are to be integrated and provide information on the arrangements for implementation.

2. Council Initiated Planning

- 2.1 The Shire has prepared the Byford Structure Plan. There shall always be only one district structure plan for the area. There is no statutory obligation on Council to prepare a local structure plan, although it is open to Council to allocate resources to do so should it see fit.
- 2.2 This is one of a number of areas in the Shire in fragmented ownership that will require detailed planning to progress to enable further subdivision and development. In the context of limited resources, priorities may need to be established



3. Landowner Initiated Planning

- 3.1 Where a landowner, group of landowners, or their appointed representatives wish to progress a local structure plan, ahead of the Shire preparing a local structure plan, then those persons must provide the information and address the matters outlined in Column B of Table 1 - Planning Framework for the Stanley Road Precinct.
- 3.2 In the first instance, a landowner wishing to prepare a local structure plan is strongly encouraged to develop a project plan/proposal that addresses, but is not limited to, the following:
- Sub-precinct boundaries as identified as Figure 1 of this Policy;
 - Objectives, aspirations, ideas and potential concerns of landowners within the sub-precinct;
 - Proposed arrangements for stakeholder engagement, at each stage in the planning process, including plan formulation, lodgement, assessment and finalisation;
 - Anticipated timing, including key milestones, deliverables and target dates;
 - Preliminary arrangements for the financing of due diligence investigations, including the engagement of suitably qualified consultants such as planning, environmental, civil engineering, landscape and transport;
 - Preliminary scope of works for the relevant consultant team to be engaged to progress investigations and document preparation;
 - Initial identification and mapping of opportunities and constraints;
 - A nominated person/project manager is to be contacted as the representative and proponent as the point of contact for all communications.
- 3.3 A copy of the Project Plan shall be provided to all landowners within the sub-precinct prior to engagement of consultants to prepare a local structure plan.
- 3.4 Financial and commercial risks are associated with the preparation of business plans/proposals and the land development process. The Applicant is encouraged to seek additional advice from consultants and legal representatives as part of their due diligence processes.
- 3.5 The Shire will not enter into any contractual or financial arrangements with any stakeholder associated with the preparation of a business plan/proposal or local structure plan.
- 3.6 Officers of the Shire may be able to provide generic technical advice to landowners involved in the preparation of a local structure plan such as Council Requirements and studies completed for the locality. Such assistance needs to be understood as being provided in good-faith and is of a non-binding nature. No favour or bias will be shown by Council to any person.
- 3.7 Stakeholders need to respect that both Shire of Serpentine Jarrahdale and the Western Australian Planning Commission are planning authorities that are required to operate in an open and transparent manner and without bias.



4. Establishment of Sub-Precincts

- 4.1 The Byford Structure Plan has been divided into twelve (12) precincts, the Stanley Road Precinct is identified as one of these precincts. Three sub-precincts have been identified for the Stanley Road Precinct in this policy. The proposed sub-precincts are identified in Figure 1.
- 4.2 Council will not support a local structure plan for any area geographically smaller than those sub-precincts depicted on Figure 1. Council may consider a modification to this policy (including formal advertising for stakeholder comment) in accordance with TPS 2. The establishment of sub-precincts has taken into consideration the following factors:
- Scale of the precinct;
 - Scale of other precincts/local structure plans;
 - Fragmented ownership of land;
 - Need to establish suitable economies of scale, recognising the costs associated with technical investigations to inform the preparation of local structure plans;
 - General direction of drainage flows, from east to west, across the Byford Area and the general requirement that pre and post development water quantity and quality regimes are maintained; and
 - Use of existing road reserves.

5. Local Structure Plan Requirements

- 5.1 Table 1 outlines the planning information that is required to be provided and matters that are required to be addressed in local structure plans for the Stanley Road Precinct. The requirements set out in Table 1 should be read in conjunction with other relevant local and state planning documents as set out in Section 4 of this policy.
- 5.2 Figure 2 provides an extract from the Byford Townsite Detailed Area Plan, establishing an initial and conceptual road layout to be refined through local structure plans. Due regard should be given to the conceptual layout illustrated in figure 2 in the preparation and assessment of local structure plans.

6. Interim Subdivision and Development

- 6.1 Council will not support applications for subdivision referred by the Western Australian Planning Commission within the Stanley Road Precinct until such time as a Local Structure Plan has been adopted for the relevant sub-precinct, pursuant to Clause 5.18.3.15 of TPS 2.
- 6.2 Applications for development approval, prior to the adoption of a Local Structure Plan pursuant to Clause 5.18.3.15 of TPS 2 for the relevant sub-precinct in Figure 1, shall be determined in accordance with Section 5.18.7 of TPS 2. A Structure Plan, pursuant to Clause 5.18.7.1 shall be considered to be a Local Structure Plan prepared and adopted in accordance with this policy.

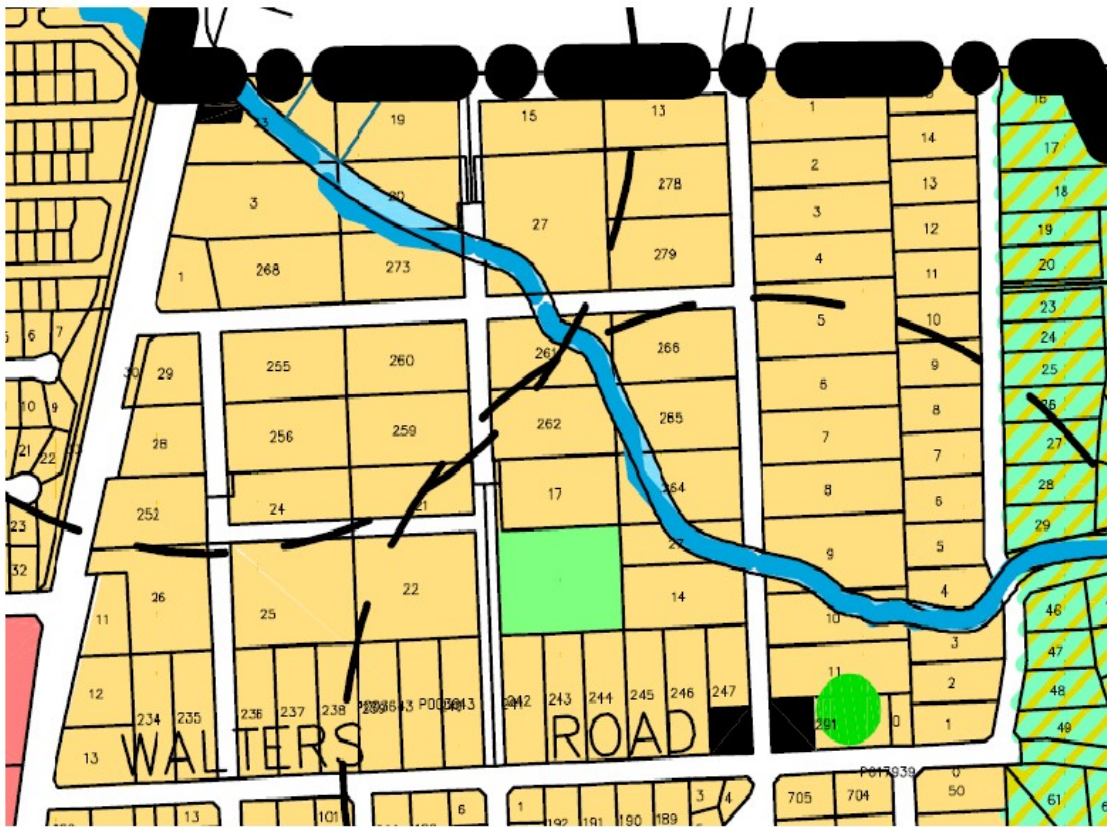


7. No Obligation to Subdivide, Develop or Sell

- 7.1 All stakeholders are advised to respect that the progression, assessment and ultimate adoption of a local structure plan does not establish any obligation on any landowner to subdivide, develop or sell their land.
- 7.2 A local structure plan, once adopted, simply provides a framework for future subdivision and development, should a landowner so desire.



Figure 1: Stanley Road Precinct



The sub-precincts for the area are identified by the red dashed lines. For the purposes of clarity, the sub-precinct boundaries shall follow the centre-line of the existing road reserves, where applicable.

Table 1: Planning Framework for the Stanley Road Precinct

Information required/ Task to be completed	Column – A Byford District Structure Plan (indicative)	Column – B Local Structure Plan/s (detailed)
Existing site and context analysis		
• Site analysis	√	√
• Specific topographic features	√	√
• View corridors	√	√
• Biodiversity assets	√	√
• Acid sulfate soils	√	√



<ul style="list-style-type: none"> Features of cultural heritage significance (eg heritage areas, sites or buildings) 	√	√
<ul style="list-style-type: none"> Context analysis 	√	√
Planning Context		
<ul style="list-style-type: none"> Region schemes 	√	√
<ul style="list-style-type: none"> Regional planning strategies/structure plans 	√	√
<ul style="list-style-type: none"> Town planning schemes 	√	√
<ul style="list-style-type: none"> Other local structure plans and planning decisions 	√	√
Community Design		
<ul style="list-style-type: none"> Define sense of place and/or identity of village 	√	√
<ul style="list-style-type: none"> Design response to site and context analysis 	√	√
<ul style="list-style-type: none"> Land use distribution and rationale 	√	√
<ul style="list-style-type: none"> Design objectives 	√	√
<ul style="list-style-type: none"> Density targets 	√	√
<ul style="list-style-type: none"> Density targets 	√	√
<ul style="list-style-type: none"> Design for better health 	√	√
<ul style="list-style-type: none"> Housing diversity 	√	√
<ul style="list-style-type: none"> Townscape character and streetscape 	√	√
<ul style="list-style-type: none"> Energy efficiency 	√	√
<ul style="list-style-type: none"> Emergency management 	√	√

Table 1: Planning Framework for the Stanley Road Precinct		
Information required/ Task to be completed	Column – A Byford District Structure Plan (indicative)	Column – B Local Structure Plan/s (detailed)
Movement Network		
<ul style="list-style-type: none"> Traffic volumes and street hierarchy 	Indicative	√
<ul style="list-style-type: none"> Connectivity of proposed street system 	Indicative	√
<ul style="list-style-type: none"> Connectivity of street system with activity nodes. 	Indicative	√
<ul style="list-style-type: none"> Street cross-sections 	Indicative	√
<ul style="list-style-type: none"> Traffic management 	Indicative	√
<ul style="list-style-type: none"> Clear network based on function, traffic, volumes, vehicle speed, type, public safety and amenity 	Indicative	√



<ul style="list-style-type: none">Regional public transport – infrastructure location, type of facilities, scale of facilities, connections to the road, cycle and pedestrian networks, integration with the surrounding urban form	√	
<ul style="list-style-type: none">Regional public transport – interim arrangements and staging plan for infrastructure development and surrounding urban form in consultation with the PTA.	√	
<ul style="list-style-type: none">Local public transport - existing and future network for the structure plan area providing adequate road standard for public transport operations (on the advice of the Public Transport Authority – that demonstrates consistency with district structure plan and integration with other local structure plans areas)		√
<ul style="list-style-type: none">Local pedestrian, cycle and disabled movement networks.	Indicative	√



Table 1: Planning Framework for the Stanley Road Precinct		
Information required/ Task to be completed	Column – A Byford District Structure Plan (indicative)	Column – B Local Structure Plan/s (detailed)
<ul style="list-style-type: none"> accessibility to public open spaces, shops, bus stops, primary schools, transit station 	Indicative	√
Activity Centres And Employment		
Type of centre	√	√
Employment rates and opportunities (provision, extent, type, location, sources and/or localities other than structure plan area of employment for the future population)	√	√
Land use distribution ie retail, mixed use, commercial, educational institutions, government, civic entertainment, home-based business, business.	√	√
Lot Layout		
Lot size and variety	Indicative	√
Land use description	Indicative	√
Retention of existing vegetation	Indicative	√
Minimise effects on local and/or nearby amenity	Indicative	√
Provision of and/or proximity to school site(s) in the area	Indicative	√
Climate-responsive design	Indicative	√
Density targets.	Indicative	√
Public Parkland		
Size and distribution of public open space.	Indicative	√
Public open space schedule (size and distribution of active and passive public open space to satisfy expected demographics of the development, integration with activity nodes)	Indicative	√
Landscaping master plan.	Indicative	√
Ongoing management arrangements and responsibilities.	Indicative	√

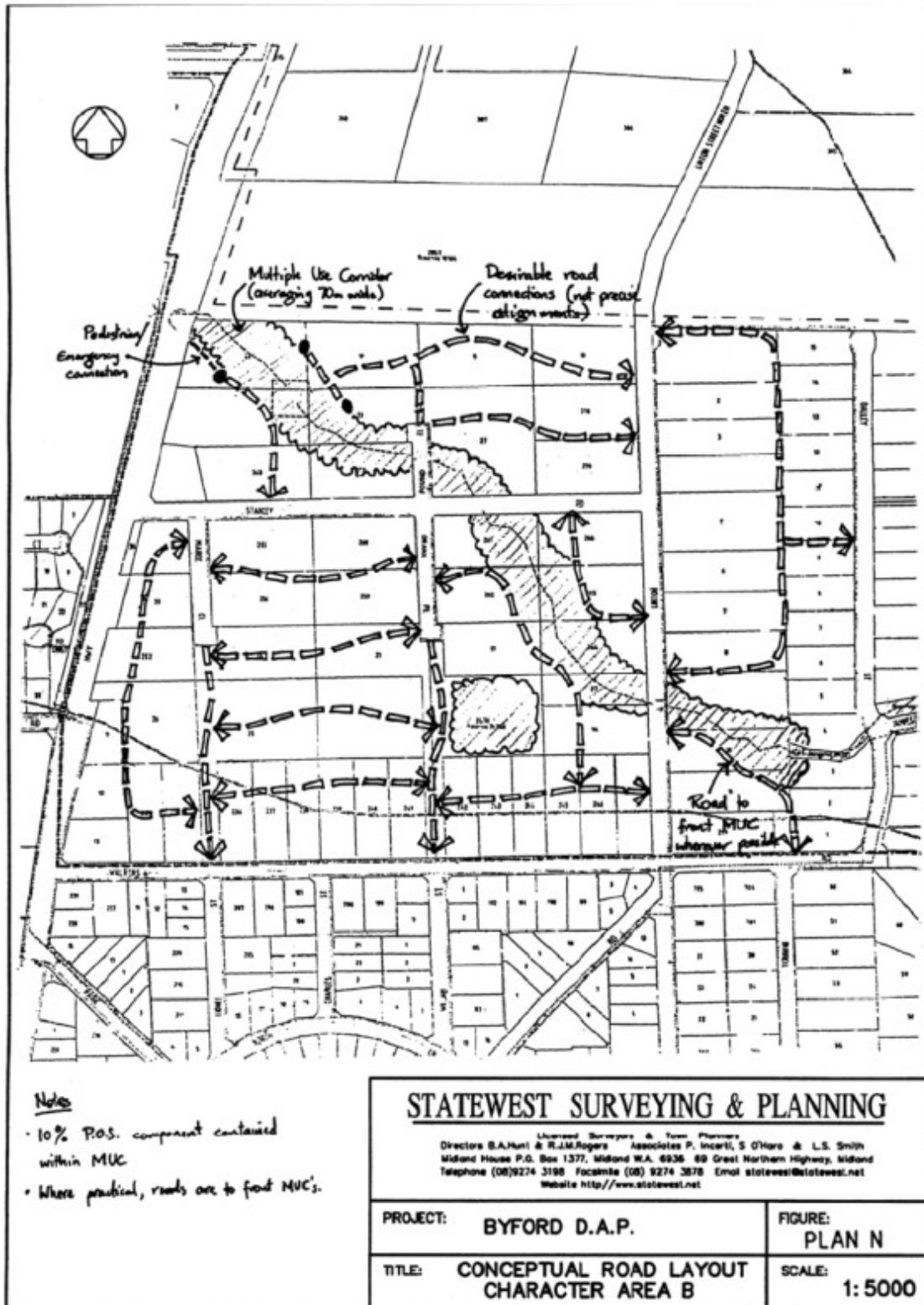


Schools		
Catchment requirements	Indicative	√
Size and distribution of school sites	Indicative	√
Site analysis and design	Indicative	√

Table 1: Planning Framework for the Stanley Road Precinct		
Information required/ Task to be completed	Column – A Byford District Structure Plan (indicative)	Column – B Local Structure Plan/s (detailed)
Movement network including public transport, Walking and cycling.	Indicative	√
Urban Water Management		
District water management strategy	√	
Local water management strategy		√
Potential for wastewater re-use	Indicative	√
Utilities		
Servicing report	√	√
Power, gas pipelines and/or easement(s)	√	√
Telecommunications infrastructure	√	√
Impacting land uses/activities and buffer requirements - aircraft, quarries, UXO, kennels, midge/mosquitoes, market gardens, poultry farms, industrial activities, fire hazards, flooding and/or inundation	√	
Detailed Area Plans		
Density targets and/or detailed area plan requirements		√
Detailed area plan to vary building site planning		√
Environmental Management Plans		
Wetland management plan	Indicative	√
Acid sulphate soils management plan	Indicative	√
Flora and fauna management plan	Indicative	√
Cost Sharing Provisions		
Developer Contribution Plan/Arrangement (District Level)	√	
Developer Contribution Plan/Arrangement (District Level)		√



Figure 2 – Extract from the Byford Townsite Detailed Area Plan



**References**

Name of Policy	Local Planning Policy 2.6: Stanley Road Planning Framework
Previous Policy	Local Planning Policy 74: Stanley road Precinct Planning Framework
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	Acts/Regulations <i>Local Government Act 1995</i> Plans/Strategies Strategic Community Plan 2017 - 2027 Policies References Delegations Work Procedures

Note: changes to references may be made without the need to take the Policy to Council for review.