



Rev	Date	Rev	Rev
1	26/07/2012	1	Changes to lot numbers and address
2	25/08/2012	2	Changes to lot lines and area

- LEGEND**
- Local Structure Plan Area Boundary
  - R30 Residential
  - R20 Residential
  - Public Open Space

- Neighbourhood Node
- Drainage Bio Pockets
- Existing Drainage Gully
- Proposed Bus Route

- Detailed Area Plan (DAP) Lots
- Avenue Street Trees

**NOTES**

1. Landmarks that are to be retained are shown.

2. Sites are numbered 1 to 200 in the order shown.

3. Areas not shown are shown as per the existing site plans.

4. All boundaries are shown to be accurate to the best of our knowledge.

Investment	Scale	Client	Property Description
1:1,250	A1	1:2,500	Lot 3 Larsen Road & Lot 3 Alexander Way, BYFORD
10 January 2012	DATE	SCALE	
2012-04-02	PLAN NO	REVISION	
	PLANNER	DRAWN	
	CHECKED		

**MARRI PARK ESTATE LOCAL STRUCTURE PLAN MAP**

RPS

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## **PART ONE – STATUTORY SECTION**

### **1.0 INTRODUCTION**

This document shall be read in conjunction with the Marri Park Local Structure Plan (LSP) Map. Pursuant to the provisions of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2 (TPS2), this document forms part of the LSP.

### **2.0 FORMAL TITLE**

This LSP shall have the formal title of the Marri Park Local Structure Plan (LSP).

### **3.0 LOCAL STRUCTURE PLAN AREA**

The Marri Park LSP applies to all land shown within the red broken line on the LSP Map, comprising the original landholding area of Goldtune Investments Pty Ltd - being Lot 3 Larsen Road and Lot 3 Alexander Way, Byford. Certificates of Title for the original landholdings are provided at **Appendix I** of this report.

### **4.0 LOCAL STRUCTURE PLAN CONTENT**

The Local Structure Plan comprises the following sections:

- Part One – Statutory Section
- Part Two – Explanatory Information
- Appendices

Part One contains the Local Structure Plan Map along with all relevant statutory provisions/requirements.

Part Two provides detailed analysis and justification for the provisions contained in Part One, and is to be used as a reference guide to interpret and implement the statutory provisions of Part One.

### **5.0 INTERPRETATIONS**

The terms used in this Local Structure Plan have the respective meanings given to them by the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 ("the Scheme"). The following definitions are also provided for terms not already defined by the Scheme:

Liveable Neighbourhoods

Operational policy adopted by the Western Australian Planning Commission with regard to the design and approval of urban development on greenfield and large brownfield/urban infill sites.

Neighbourhood Node	A strategic location identified by the Byford Structure Plan (based on walkable residential catchments) to accommodate small retail / "corner store" and/or other small scale community facilities such as a medical centre or child minding centre.
Multiple Use Corridor (MUC)	A corridor of land reserved for multiple purposes, including regional drainage movement, local drainage management, passive open space and active open space.

## 6.0 OPERATION DATE

The Marri Park LSP will become operative on the date of its adoption by the Shire of Serpentine Jarrahdale pursuant to clause 5.18.3.15 of Town Planning Scheme No. 2.

## 7.0 RELATIONSHIP TO THE SCHEME

The provisions of this Structure Plan are made pursuant to Section 5.18 of Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

Town Planning Scheme No. 2 provides that where a Structure Plan exists, the subdivision and development of land is to generally be in accordance with the Structure Plan and any associated provisions contained within Appendix 15 of the scheme.

Where the Local Structure Plan imposes a classification on the land included in it by reference to reserves, zones, or *Residential Planning Codes* then the provisions of the Structure Plan apply as if its provisions were incorporated into the Scheme and it is binding and enforceable in the same way as corresponding provisions incorporated in the Scheme.

The permissibility of land use within each zone as shown on the LSP Map is to be in accordance with Table 1 (Zoning Table) of the Scheme. Where land is classified as a local reservation (e.g. Public Open Space), the rights, provisions and procedures, and the obligations of the local government in regard to compensation set out in clauses 2.3 and 2.4 of the Scheme apply as if the land was correspondingly reserved under the Scheme.

If a provision of the LSP which imposes a classification on the land by reference to reserves, zones or *Residential Planning Codes* is inconsistent with a provision of the Scheme, then the provision of the Scheme prevails.

## 8.0 LOCAL STRUCTURE PLAN OBJECTIVES

The objectives of the LSP are to:

- Facilitate the residential development of the land in accordance with the layout and principles of the Byford Structure Plan, in a manner that is responsive to the existing physical character of the site and sympathetic to surrounding land uses and development.
- Provide variety and choice in housing provision;

- Maximise Public Open Space functionality and levels of passive surveillance from adjacent residential properties;
- Implement best practice urban water management practices to safely and efficiently manage local and regional stormwater flows;
- Provide safe, efficient and convenient vehicle and pedestrian access; and
- Maximise solar efficiency of lot orientation.

## 9.0 STATUTORY PROVISIONS, REQUIRMENTS AND STANDARDS

### 9.1 Zones

Land use and development of land shown as *Residential* on the LSP Map is to be in accordance with the Scheme provisions for the *Residential* zone (along with any approved Detailed Area Plans), including the zone provisions of Table 1 (Zoning Table) of the Scheme.

Land use and development of land shown as *Neighbourhood Node* on the Local Structure Plan Map shall also be in accordance with the Scheme provisions for the *Residential* zone, along with the provisions of an approved Detailed Area Plan for the *Neighbourhood Node* site.

### 9.2 Reserves

The Local Structure Plan Map identifies land for reservation as *Public Open Space*. Where land is classified as *Public Open Space* on the Local Structure Plan Map, the rights, provisions and procedures, and the obligations of the local government in regard to compensation set out in clause 2.4 of the Scheme apply as if the land was correspondingly reserved for *Public Open Space* under the Scheme.

### 9.3 Residential Density

Lot sizes and development density in areas identified for *Residential* shall be in accordance with the Residential Design Codings as nominated on the Local Structure Plan Map.

The *Residential* areas of the Local Structure Plan are coded R20 and R30, as illustrated on the Local Structure Plan Map.

Residential subdivision and development within the Local Structure Plan area is to be in accordance with the applicable minimum lot sizes listed under Table 1 of State Planning Policy 3.1 Residential Design Codes.

Part Two of the Structure Plan provides justification for the location and distribution of residential densities within the Development Plan area.



## 9.4 Detailed Area Plan Requirements

Where the Local Structure Plan Map identifies land with a red asterisk, a Detailed Area Plan (DAP) is required to further guide and control development of that land. Detailed Area Plans are to be prepared to the satisfaction of, and adopted by, the Shire of Serpentine-Jarrahdale in accordance with Section 5.18.5 of the Scheme.

DAPs are required in the following instances:

- All land identified as *R30 Residential*;
- Land identified as *R20 Residential* west of San Simeon Boulevard;
- Prominent *R20 Residential* street corner sites;
- *R20 Residential* sites immediately adjacent to laneways; and
- *R20 Residential* sites identified as a *Neighbourhood Node*.

As a minimum, the following key issues and design elements are to be addressed by Detailed Area Plans within the Local Structure Plan area:

- Vehicular access and parking arrangements, ensuring the efficiency and safety of the local road and laneway network along with the local amenity of the area.
- Orientation of buildings and private open space with regard to street/POS interface and surveillance.
- Fencing and boundary treatments.
- Built form development requirements for *Neighbourhood Node* sites.

## 9.5 Neighbourhood Node

The Byford Structure Plan (District Structure Plan) provides for a number of *Neighbourhood Nodes* in prominent and accessible locations where corner stores (with a net lettable floor area of between 100-200m<sup>2</sup>) and small scale community facilities are encouraged to service local residents.

Consistent with the Byford Structure Plan, the Marri Park Local Structure Plan identifies a *Neighbourhood Node* at the south western corner of Larsen Road and Evans Way. The permissibility of land uses on the *Neighbourhood Node* site is to be in accordance with the *Residential* zone provisions of Table I (Zoning Table) of the Scheme, with the following discretionary uses preferred in this location:

- Child Minding Centre;
- Consulting Rooms;
- Corner Store; and
- Medical Centre.



Subdivision and development of land identified as *Neighbourhood Node* is to be in accordance with an approved DAP for the site. The DAP is to be prepared in accordance with Section 9.4 of the Marri Park LSP and Section 5.18.5 of the Scheme, and include built form requirements to ensure that any development is built to a standard that is adaptable in use and does not limit the use of the site for non-residential *Neighbourhood Node* uses in the future.

## 9.6 Urban Water Management

An Urban Water Management Plan (UWMP) was adopted by the Shire of Serpentine-Jarrahdale at its 18 November 2008 Ordinary Council Meeting. The UWMP establishes the land area required for subdivision drainage, stormwater management and conveyance needs of regional stormwater, to be provided within a Multiple Use Corridor as identified by the Byford Structure Plan.

Since the UWMP's adoption, a review of district drainage requirements as part of a floodway optimisation study concluded that the Multiple Use Corridor affecting the subject land could be reconfigured to achieve improved land development outcomes. An addendum to the originally adopted UWMP has therefore been prepared and is provided at **Appendix 2** of this report.

Further subdivision and development within the Local Structure Plan area is to be in accordance with a UWMP that has been approved by the Department of Water and adopted by the Shire of Serpentine-Jarrahdale.

## 9.7 Notifications on Title

For any new residential lots created within 200 metres of the Byford Trotting Complex, a notification is to be placed on the Certificate of Title at the time of subdivision in accordance with Provision 4.4 of the Byford District Structure Plan, which states that:

*'Prospective purchasers of all new residential lots created within 200 metres of any lot contained within the Byford Trotting Complex will be required to be notified that they are within proximity of the Trotting Complex and associated land uses. The 200 metres shall be measured from the dashed line around the Trotting Complex, depicting the boundary of the Structure Plan area.'*

## 9.8 Landscape Master Plan / Management Plan

A Landscape Master Plan / Management Plan is required for those areas identified as Public Open Space on the LSP Map, and is to be prepared in accordance with the following Shire of Serpentine Jarrahdale Local Planning Policies:

- Revegetation Policy;
- Water Sensitive Design Policy;
- Water Sensitive Urban Design Policy; and
- Biodiversity Planning Policy.

The Landscape Master Plan / Management plan is to be approved by the Shire of Serpentine Jarrahdale and implemented through the subdivision approval and clearance process for further development within the Marri Park LSP area.

### 9.9 Fencing

All fencing in the LSP area is to be compliant with the Shire of Serpentine Jarrahdale Fences Local Law.

## 10.0 LOCAL STRUCTURE PLAN OPERATION AND IMPLEMENTATION

The Marri Park LSP is to operate in accordance with the provisions of Section 5.18.6 of TPS2. In summary terms, this means that the LSP is to be implemented through the assessment and determination of subdivision and development applications for land within the LSP area. In preparing, assessing and approving applications for subdivision and/or development, regard will need to be given to the range of provisions summarised below.

### 10.1 Subdivision

All applications for subdivision of land within the Marri Park LSP area will be required to demonstrate compliance with and due regard for:

- WAPC Operational Policy – Liveable Neighbourhoods;
- State Planning Policy 3.1 - Residential Design Codes;
- Shire of Serpentine Jarrahdale Town Planning Scheme No. 2;
- the Marri Park LSP;
- an approved Urban Water Management Plan for the LSP area;
- an approved Landscape Master Plan / Management Plan for the LSP area; and
- any approved Development Contribution Plan or interim Developer Contribution Deed for the LSP area.

### 10.2 Development

All applications for development of land within the Marri Park LSP area will be required to demonstrate compliance with and due regard for:

- State Planning Policy 3.1 – Residential Design Codes (if applicable);
- Shire of Serpentine Jarrahdale Town Planning Scheme No. 2;

- the Marri Park LSP;
- any approved Detailed Area Plans for the subject site; and
- Shire of Serpentine Jarrahdale Fences Local Law.

## **11.0 LOCAL STRUCTURE PLAN MAP**

The Marri Park LSP Map is provided over page, and is to be read in conjunction with Part 1 (Statutory Section) and Part 2 (Explanatory Information) of the Marri Park LSP.

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