



LOCAL STRUCTURE PLAN

MUNDIJONG PRECINCT E1
TAYLOR ROAD / ADAMS STREET, MUNDIJONG



ROWEGROUP



EXECUTIVE SUMMARY

The subject site is located within the metropolitan south east corridor, within the municipality of the Shire of Serpentine-Jarrahdale. The site is situated approximately 38 kilometres south east of the Perth City Centre and approximately 1 kilometre north west of the Mundijong Town Centre.

The LSP area predominantly consists of residential development, providing a variety of low and medium density housing opportunities. The medium density single residential lots are predominantly located within proximity to areas of higher amenity, such as the public open space.

The LSP includes a linear public open space network. This network has been positioned within the site to respond to the existing drainage lines and to provide strong pedestrian corridors through the site and to the proposed primary schools in the north and south.

The provisions, standards and requirements specified under Part 1 of this LSP have the same force and effect as if it were a provision, standard or requirement of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 (TPS 2). Parts 2 and 3 of this LSP are for explanatory purposes and to provide a descriptive analysis of the LSP.

In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of TPS 2, and the provisions, standards or requirements of this LSP, then the provisions, standards or requirements of TPS 2 will prevail to the extent of any inconsistency.

Structure Plan Summary Table

Item	Data	Section number referenced in report
Total area covered by the Structure Plan	94.8 hectares	-
Area of each land use proposed:		
Residential	39.9 hectares	-
Industrial	nil	-
Commercial	nil	-
Estimated lot yield	1261 lots	Section 3.1.4
Estimated number of dwellings	1261 dwellings	-
Estimated residential site density	31 dwellings per site hectare	Section 3.1.4
Estimated population	2786 people (based on the Outer Metropolitan Perth and Peel Sub-Regional Strategy estimates of 2.21 people per household for the south east sub-region)	-
Number of high schools	nil	-
Number of primary schools	nil	-
Estimated commercial floor space (for activity centres if appropriate)	n/a	-
Employment self sufficiency targets	n/a	-
Estimated area and % of public open space:		
Regional open space	nil	-
District open space	nil	-
Estimated area and number		
neighbourhood parks	6.583 hectares, 3 parks	Section 3.4
local parks	3.051 hectares, 5 parks	
Estimated number and area of natural area and biodiversity assets	nil	-



Part One

STATUTORY SECTION



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1. Structure Plan Area

This Part applies to the Mundijong Local Structure Plan (LSP) and shall apply to the northern portion of Precinct E of the Mundijong Whitby District Structure Plan (DSP), being all land contained within the inner edge of the broken red line shown on the LSP. Refer Figure 1.

2. Structure Plan Content

This Structure Plan comprises the following:

- ▲ Statutory Section (Part 1)
- ▲ Explanatory Section (Part 2)
- ▲ Technical Reports (Part 3 – Appendices)

Part 1 includes only the LSP map and provisions and requirements that need statutory effect.

Parts 2 and 3 of the LSP justifies and clarifies the provisions contained in Part 1, and is used as a reference guide to interpret and implement Part 1.

3. Interpretations and Use Class Permissibility

The words and expressions used in this LSP shall have the respective meanings given to them in the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2).

The use class permissibility for each zone within the LSP is outlined within TPS 2.

4. Operation Date

In accordance with sub-clause 5.18.6 of TPS 2, this LSP shall come into operation from the date of Council adoption pursuant to sub-clause 5.18.3.15 of TPS 2.

5. Relationship to Local Planning Scheme

The provisions, standards and requirements specified under Part 1 of this LSP shall have the same force and effect as if it were a provision, standard or requirement of TPS 2. Parts 2 and 3 of this LSP are for explanatory purposes and to provide a descriptive analysis of the LSP.

In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of TPS 2, and the provisions, standards or requirements of this LSP, then the provisions, standards or requirements of TPS 2 will prevail to the extent of any inconsistency.

6. Public Open Space


The Public open space shall be distributed generally in accordance with the LSP, having regard for a variety of needs in Public Open Space, including active and passive recreation, and drainage, as outlined within Liveable Neighbourhoods.

7. Residential Density

Residential densities shall be in accordance with the residential design codes shown on the LSP map.

8. Zones, Reserves and Residential Density Codes

The LSP delineates and depicts the zones, reserves and residential density codes applicable to the LSP area according to the legend thereon.



The zones, reserves and residential density codes designated under this LSP apply to the land within it as if the zones, reserves and residential density codes were incorporated into TPS 2.

All provisions, standards and requirements applicable to the zones, reserves and residential density codes in TPS 2 shall apply, unless specific provision is made to the contrary in this LSP.

9. Development Requirements

Subdivision and development shall generally be in accordance with the LSP or any variations as approved by the Shire of Serpentine Jarrahdale and the Western Australian Planning Commission.

Development proposals that comply with the provisions of this LSP or an approved Local Development Plan are exempt from obtaining Planning Approval under Clause 5.1.2 of TPS 2. Separate Planning Approval obtained through the lodgement of a Development Application shall only be required if variations to the approved Local Development Plan are proposed.

The implementation of the LSP will be facilitated through the development and subdivision approvals which shall generally conform to the LSP. Applications shall generally comply with the following Character Statement and Development Objectives:

The Taylor Road estate will be a development encompassing the ambiance and rural theme that takes advantage of and reflects the locality's character, whilst delivering the diversity of lot choice and modern amenity expected today. It is an estate that will balance urban character with the natural environment.

The street network reflects the grid-like pattern of a traditional country town, as well as the cadastral pattern of historical land uses, whilst importantly encompassing a high degree of solar access. Towns and buildings of the past relied on these passive techniques to heat and cool their homes.

The overland drainage flows through the linear open space is reminiscent of the rural feel and will be treated as a living stream, bringing the traditional rural character into an urban environment, however recognising the area can experience long dry periods.

Landscaping, streetscape and community artworks will be primarily aimed at bringing natural elements into a new urban environment. These will help to generate a strong sense of place and community identity for the new estate.


The housing stock will be focussed on having a strong street presence and where appropriate, materials and design will be representative of the locality.

Density and lots abutting the open space will help emphasise the strong connection between the urban and the natural environment. The range of densities and housing product will also support a diverse community with a high level of housing choice.

The location of community facilities, such as the primary schools, local shops, and linear open space provides for strong community integration.

Development Objectives:

1. Strong sense of place and community identity.
2. Integration of an urban village within a rural setting.
3. Cater for lot diversity whilst still maintaining the existing character of the locality.

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4. Use of alternative and innovative materials where appropriate.
 5. Collective environmental sustainability.
 6. Adequately address traffic management, servicing and drainage requirements, facilitating an efficient and responsive design.

Council may require the preparation of Design Guidelines to guide subdivision and development within the LSP area. The Design Guidelines shall have regard to the following:

- ▲ The Character Statement and Development Objectives detailed above;
- ▲ The design principles of the District Structure Plan; and
- ▲ Relevant planning and design considerations.

10. Local Development Requirements

Local Development Plans (LDPs) shall be prepared for lots with an area less than 260m²; areas where variations to average lot size, site coverage and setbacks are required to facilitate target densities; lots abutting public open space areas; grouped housing sites; and narrow lots that require special conditions to be set. Information detailed in LDPs may include, but is not limited to the following:

- ▲ Building envelopes;
- ▲ Setbacks;
- ▲ Building orientation;
- ▲ Vehicle and pedestrian access arrangements;
- ▲ Retention of vegetation;
- ▲ Fencing;
- ▲ Noise attenuation;
- ▲ Additional land uses; and
- ▲ Development provisions.

Council may waive the requirement to advertise a LDP pursuant to Clause 5.18.5 where the land the subject of the LDP is in single ownership and the adjoining land is in the same ownership.

11. Noise Attenuation

Noise attenuation treatments consistent with the recommendations outlined in the approved Noise Management Plan (Lloyd George Acoustics Noise Report dated February 2012) shall be implemented as conditions of subdivision approval for any lots affected by the presence of Tonkin Highway. Recommendations include, but are not limited to, the construction of a 1.8 metre high noise attenuation barrier along the western boundary of the LSP area, notifications on title, and quiet house design and building height limit provisions included on Local Development Plans.

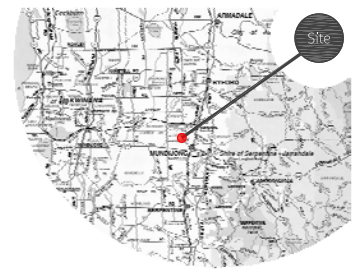
12. Third Pipe Provision

Subdivision and development plans are required to provide adequate road and verge widths to accommodate the service alignments of a possible future third pipe system.

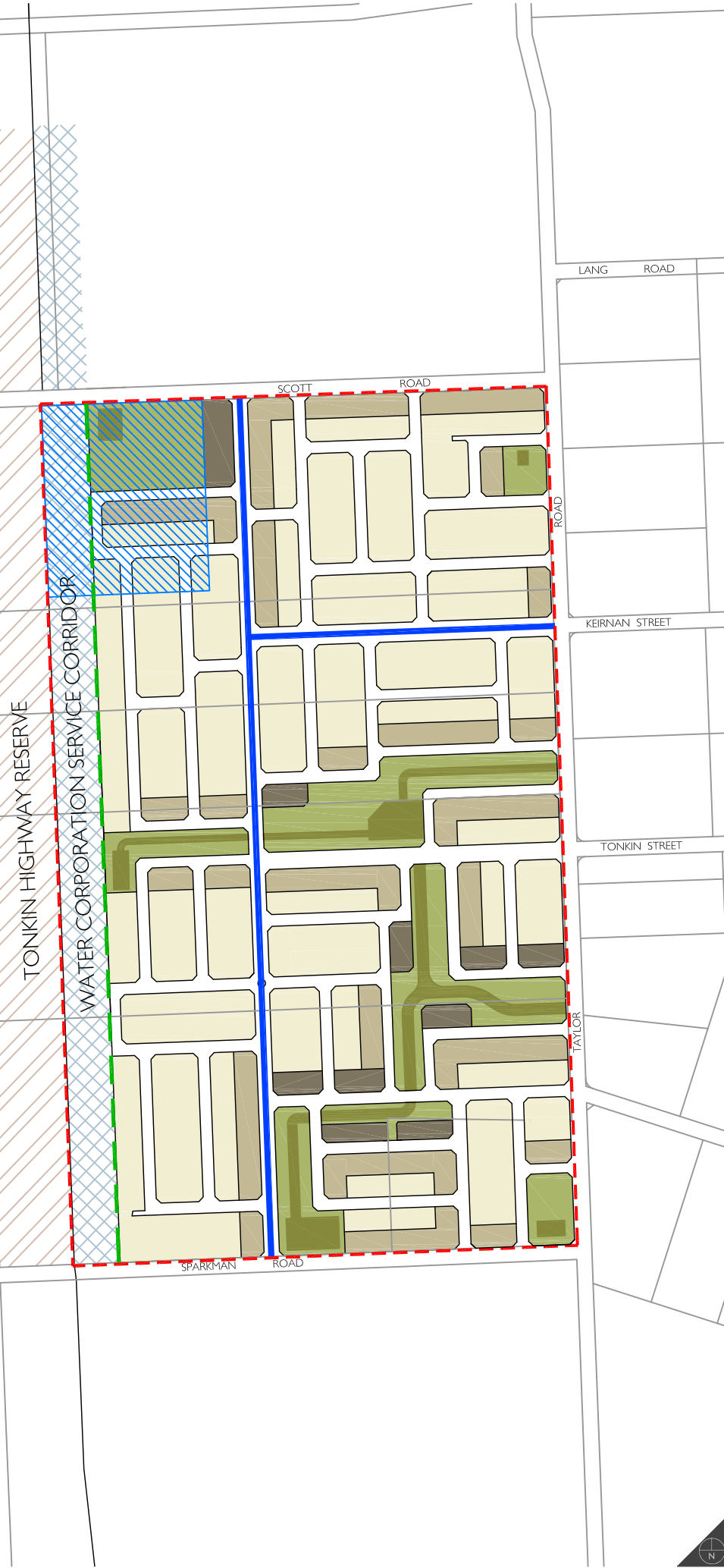
13. Operation and Implementation

The following investigations and management plans are required prior to development:

Task	Local Structure Plan	Condition of Subdivision Approval	Approval Authority
Acid Sulphate Soils Management Plan		Acid Sulphate Soils Management Plan to be undertaken as a condition of subdivision approval.	Department of Environment and Conservation
Noise Management Plan	To be prepared and approved prior to the finalisation of the LSP	Implementation of requirements as a condition of subdivision approval.	Main Roads Western Australia
Landscape and Built Form Guidelines – Local Planning Policy		Implementation of Policy requirements through the preparation of Local Development Plans and approval of building licences and planning approvals.	Shire of Serpentine Jarrahdale
Construction Management Plan		Required to be prepared and implemented under the Health Act as part of subdivision works.	Shire of Serpentine Jarrahdale
Urban Water Management	Local Water Management Strategy to be prepared and approved by the Department of Water	Urban Water Management Plans to be prepared and implemented.	Department of Water
Flora and Fauna Management Plan		Preparation and implementation of recommendations as a condition of subdivision approval.	Shire of Serpentine Jarrahdale
Landscape and Vegetation Master Plan	Prepared as part of the LSP	Implemented as a condition of subdivision approval	Shire of Serpentine Jarrahdale
Fire and Emergency Management Plan		Preparation, approval and implementation as a condition of subdivision approval	Shire of Serpentine Jarrahdale



- LEGEND**
- Unrestricted POS
 - Restricted POS
 - (Indicative Drainage Swales and Basins)
 - Residential - R25
 - Residential - R30
 - Residential - R40
 - Neighbourhood Connector
 - Water Corporation Service Corridor
 - Tonkin Highway Reserve
 - Waste Water Pump Station Location
 - Investigation Area
 - Local Structure Plan Boundary
 - Indicative 1.8m Noise Attenuation Barrier



0 187.5 Metres

REVISIONS

Rev	Date	Drawn
A	2013.11.06	K. Trenberth



w: www.rowegroup.com.au
 e: info@rowegroup.com.au
 p: 08 9221 1991

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Designer:	R. Cumming
Drawn:	K. Trenberth
Projection:	N/A
Plan ID:	6152-FIG-01-A

**Mundijong Precinct E1
Plan 1**

Local Structure Plan - Statutory Plan

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