

Proposed Road Precinct Local Structure Plan Amendment No.2 – Schedule of Modifications			
No	Section	Modification	Justification
<b>General</b>			
1.	Various Sections of LSP Executive Summary, Part 1 and Part 2 (incl. Part 1 Sections 4, 6.3, Part 2 Sections 1, 1.3.2, 3.2.2, 3.10).	Replace references to Town Planning Scheme No.2 with Local Planning Scheme No.3 (LPS3) throughout, and replace Figure 4 with the scheme map for LPS3.	Amend throughout to reference the Shire's current Local Planning Scheme No.3.
2.	LSP Part 1 Section 7	Delete reference to Section 5.18.5 of the scheme.	Remove reference to outdated Town Planning Scheme No.2 Section 5.18.5.
3.	Part 1 Section 7	Delete the below: <i>At the discretion of the developer where there are additional development considerations or site constraints that need to be addressed through an LDP to enable coordinated development of the site.</i>  Add the below: <i>'Notwithstanding, the WAPC or local government may require the preparation of a LDP in accordance with Part 6, Schedule 2 (Regulation 47) of the Planning and Development (Local Planning Schemes) Regulations 2015.'</i>	Section 7 states that LDPs are to be prepared where required through a condition of subdivision approval, lots abut POS, or at the discretion of the developer. However, LDPs for additional considerations or planning reasons may be prepared as prescribed by the WAPC and local government, not at the discretion of the developer.
4.	Part 2 Section 1.1	Amend reference to Structure Plan Framework (2015) to reflect 'WA Planning Manual Guidance for Structure Plans (2023)'.	To reflect the recently reformed Structure Plan Guidelines August 2023.

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<b>Public Open Space</b>			
5.	LSP Part 1 Table 1 Land Use Summary	<p>Modify Table 1 Land Use Summary Table for the amount of Public Open Space as below:</p> <ul style="list-style-type: none"> <li>• 10.411ha unrestricted POS</li> <li>• 0.225ha restricted POS</li> <li>• 10.636ha total POS</li> <li>• 9.2% total credited POS</li> </ul>	Table 1 does not identify the accurate restricted, unrestricted, and total POS areas within the Doley Road Precinct LSP area. As a POS Schedule across the LSP area has not been prepared, Shire Officers calculated the amount of total restricted and unrestricted POS within the LSP area as per the proposed amendment.
6.	LSP Part 1 Table 1	Amend reference to 'Table 2, Table 3' to reference the revised POS Schedule.	This table currently refers to an outdated POS Schedule, which are now superseded by Amendments 1 and 2 to the LSP.
7.	LSP Part 1 Section 6.3	<p>Add the below text into Part 1 Section 6.3.</p> <p><i>The landscape design of the Public Open Space within Lot 32 Doley Road, Byford is to include active recreational facilities in the form of 250m<sup>2</sup> of a parkour facility and 250m<sup>2</sup> of an exercise obstacle course'.</i></p>	The amendment proposes to reduce the POS from 9.8% to 9.2%, further reducing the Liveable Neighbourhoods requirement for 10% POS. Given the reduction in POS proposed, the amendment must demonstrate a significantly improved recreational benefit to the community. Shire Officers recommend modifications to ensure that a specific active recreation outcome is achieved. A sufficiently sized parkour and active recreation area must be prescribed through Part 1 of the LSP report, to ensure compliance and delivery of this amenity, compensating for the significant reduction in POS.
8.	LSP Part 1 Section 6.3  Part 2 Section 3.3 and Tables 2 and 3	<p>Prepare a revised Public Open Space Schedule for the Doley Road Precinct Local Structure Plan area, demonstrating the areas of restricted and unrestricted POS for each POS, and totals, within the entire Doley Road Precinct Local Structure Plan Area.</p> <p>Modify the Local Structure Plan Report text to reflect the revised POS Schedule throughout.</p>	The proposed amendment does not include a POS schedule for the Doley Road Precinct LSP area, instead providing a POS Schedule for a catchment area around Lot 32 Doley Road, Byford. This catchment does not cover the Doley Road Precinct LSP area, and instead encompasses areas within the Byford Main Precinct The Glades Local Structure Plan. An accurate POS Schedule covering the entire Doley Road

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			Precinct LSP Area incorporating proposed Amendment No.2 is required to be provided, demonstrating the amounts of restricted and unrestricted POS for each POS within the LSP area.
9.	Landscape Concept Plan	<p>Modify the Landscape Concept Plan to the satisfaction of the Shire of Serpentine Jarrahdale, to include the below elements:</p> <ul style="list-style-type: none"> <li>• Reduced wide planting areas</li> <li>• Footpaths</li> <li>• 250m<sup>2</sup> parkour facility</li> <li>• 250m<sup>2</sup> exercise obstacle course</li> </ul>	The amendment report states that the proposed modification of the POS design would result in lower Shire burden for maintenance, and that alternative hardscape areas will be introduced. However, the concept plan only demonstrates the addition of one small area of hardscape for potential parkour equipment, and still proposes large garden beds which are to be densely planted. Maintenance tasks are highest for wide, continuous garden beds of this nature. Turfed areas provide lower maintenance for the Shire and allow for a wider variety of activities. Therefore, the landscape concept plan should be modified to reduce the wide planting areas. The landscape concept plan must also be modified to account for car parking adjoining the POS, footpaths, and the parkour and exercise obstacle facilities as described in modification 7.
<b>Bushfire Management</b>			
10.	Part 1 Section 8.2	<p>Add the below:</p> <p><i>This Local Structure Plan is supported by a Bushfire Management Plan (Essential Environmental, June 2016 and Linfire 2021), and a Bushfire Attack Level Assessment Report (Eco Logical 2023).</i></p> <p><i>Applications for Subdivision Approval and Development Approval will be required to be accompanied by stage specific Bushfire Management Plans in accordance with the provisions of SPP 3.7.</i></p>	Add reference to the applicable BMPs over the Doley Road Precinct LSP area. Officers recommend this modification to ensure that subdivision stages and applications prepare a site specific bushfire assessment.
11.	Bushfire Attack Level	Modify the Bushfire Attack Level Report to the satisfaction of the Shire of Serpentine Jarrahdale and Department of Fire and Emergency Services (DFES).	To address comments received by DFES. The BAL report classifies the entire subject lot as BAL-LOW, and classifies vegetation plots as excludable, not contributing to bushfire risk. These vegetation classifications as excluded vegetation

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	Assessment Report		are not supported, nor is the classification of the MUC as low threat. The MUC is aimed at providing a vegetated, functioning living stream for drainage, with native groundcover, plants and trees. Therefore, this living stream will not be maintained to a low fuel load standard. This MUC should be classified with an appropriate BAL rating, as should the surrounding lots which will be impacted by this bushfire risk.
12.	LSP Part 2 Section 3.4	Add the below sentence: <i>'Relevant Bushfire Management Plans and Bushfire Attack Level Assessments have been prepared over Lot 61 Lawrence Way, Byford and Lot 32 Doley Road, Byford in regard to Amendments 1 and 2 to the Local Structure Plan'.</i>	Include reference to the revised BMPs associated with both LSP Amendments.
13.	LSP Part 2 Section 3.4	Modify as below:  In accordance with the WAPC's 'Planning in Bushfire Prone Areas', Essential Environmental has prepared a Bushfire Management Plan (BMP) that includes a Bushfire Hazard Assessment identifying <del>bushfire prone areas (a bushfire prone area is defined as any land that may experience a bushfire that has the potential to impact development)</del> areas of low, moderate and extreme bushfire risk.  Delete the below:  <i>'The Bushfire Hazard Assessment has identified Brickwood Reserve as the only bushfire prone area in proximity to the LSP, post development of the LSP area and its surrounds (Figure 8: Bushfire Hazard Assessment).'</i>  Add the below:	The terminology 'Bushfire Prone Area' is misleading and results in an unsupported assumption of bushfire risk in these circumstances. This terminology implies that the Brickwood Reserve is the only area within the LSP precinct that is located within a 'Bushfire Prone Area', which is not the case. 'Bushfire Prone Areas' are a term identified under State Planning Policy 3.7, and Bushfire Prone Areas are derived from the data associated with SPP3.7.

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		<i>'Much of the subject site is designated as a Bushfire Prone Area under State Planning Policy 3.7 Planning in Bushfire Prone Areas'.</i>	
14.	LSP Part 2 Section 3.4	<p>Delete the below:</p> <p><i>'All areas of POS will be landscaped and maintained to a 'low hazard' standard within the LSP area'.</i></p> <p><i>'The LSP responds by creating a BPZ via positioning local roads and landscaped public open space between Brickwood Reserve and future residential development, with mandatory building setbacks to be applied (if required). This will ensure that BAL-40 and BAL-FZ construction standards will not be necessary.'</i></p>	<p>The MUC will not entirely consist of maintained, turfed areas. This MUC is aimed at providing a vegetated, functioning living stream for drainage, with native groundcover, plants and trees. Therefore, this living stream will not be maintained to a low fuel load standard. As such, the LSP should not reference the public open spaces as being assumed to be landscaped, or to serve as APZs, guaranteeing protection of lots from BAL-40 or FZ. Future residential lots are subject to future BAL Assessments at the subdivision stage. This statement can only be determined through BAL assessments at the subdivision stage.</p>
15.	LSP Part 2 Section 3.4	<p>Modify as below:</p> <p><del><i>Any dwelling that falls within 100m of Brickwood Reserve</i></del> <i>Any future lots with a BAL12.5 standard or greater will need to be constructed to the appropriate a BAL12.5 standard, with appropriate notifications on titles to inform landowners of the need to construct dwellings to higher (BAL) construction standard.</i></p>	<p>In accordance with SPP3.7, a notification on title will be required to be placed on lots which achieve BAL12.5 or higher. The BMP associated with the LSP shows indicative BAL ratings, however, these future residential lots are subject to future BAL Assessments at the subdivision stage. The provision within the LSP should apply to any lots achieving a BAL12.5 or higher, not only specifying lots within 100m of the Brickwood Reserve.</p>
<b>Movement Network</b>			
16.	LSP Part 1 Section 6.4	<p>Add the below:</p> <p><i>Doley Road is to be sufficiently widened to be designed as a boulevard, with a split carriageway and central median, which allows for the retention of trees.</i></p>	<p>The amendment proposes that Doley Road be upgraded to a Neighbourhood Connector A standard with a 24.4m width. However, it is critical that the widening of Doley Road be based upon a concept that demonstrates the continuation of the central median and split carriageway boulevard design, that exists north of Mead Street. The recommended modification ensures that the Doley Road upgrade</p>

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			demonstrates suitable widening in order to achieve the intended boulevard carriageway form.
17.	LSP Part 2 Section 3.5.2	Modify as below: <ul style="list-style-type: none"> <li>• <del>Doley and</del> Warrington Road – to be classified as a Neighbourhood Connector A road, with a reservation width of 24.4m.</li> <li>• Doley Road – to be classified as a Neighbourhood Connector A road, with a sufficient reservation width to be designed as a boulevard, with a split carriageway and central median, which allows for the retention of trees.</li> </ul>	As above.
18.	LSP Part 1 Section 6.4 and Part 2 Section 3.5	Replace reference to 'dual use paths' with 'shared paths'.	To replace an outdated reference.
19.	LSP Part 2 Section 3.5.2	Update to reflect the Long-Term Cycle Network Plans.	To address Department of Transport submission, reflecting the aspirational cycle routes identified within the Long Term Cycling Network Plan.