

PART 1 - STATUTORY PLANNING SECTION

SUBJECT AREA

The local structure plan (LSP) area is approximately 8.7759ha, and lies within Precinct 3 of the Byford District Structure Plan (BDSP). The site comprises Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford ('the site').

The site is located on the southern side of Thomas Road, immediately east of Briggs Road.

THE SCHEME

Unless provided for by a specific requirement in this LSP, all land uses and development shall occur in accordance with the standards and requirements specified by the Scheme.

This LSP has been prepared to address Clause 5.18.6.2 of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 to impose land use and R20 density code on the land.

LOCAL STRUCTURE PLAN

The proposed LSP is depicted on Plan 1 – Structure Plan - Lots 61 and 62 Thomas Road and Lots 59 and 60 Briggs Road, Byford.

RESIDENTIAL DENSITY

The LSP imposes on R20 density code and depicts a residential development that would represent a residential development at an approximately density of R20-R25 once density bonuses for aged care are granted pursuant to the Residential Design Codes.

DEVELOPMENT REQUIREMENTS

OBJECTIVE

- To provide a high quality aged or dependent persons' dwellings development within the subject area that will help meet the needs of the frail and ageing in the Byford community.
- To provide guidance for future development of the land.

CRITERIA

1. The general criteria to be satisfied within this precinct shall be as per the Residential Design Codes of Western Australia, the Scheme and related policies.
2. Future development shall ensure every effort is made to retain existing vegetation within communal open space/drainage areas. Revegetation of communal open space/drainage areas shall generally be in accordance with the 'Landscape Concept Plan'.
3. The maintenance of communal open space/drainage areas, shall be undertaken by the landowners.
4. A fire and emergency management plan shall accompany any application for subdivision and/or development approval.
5. Design guidelines for the future development of the site shall accompany any application for subdivision and/or development approval.
6. An Urban Water Management Plan shall accompany any application for subdivision and/or development approval.

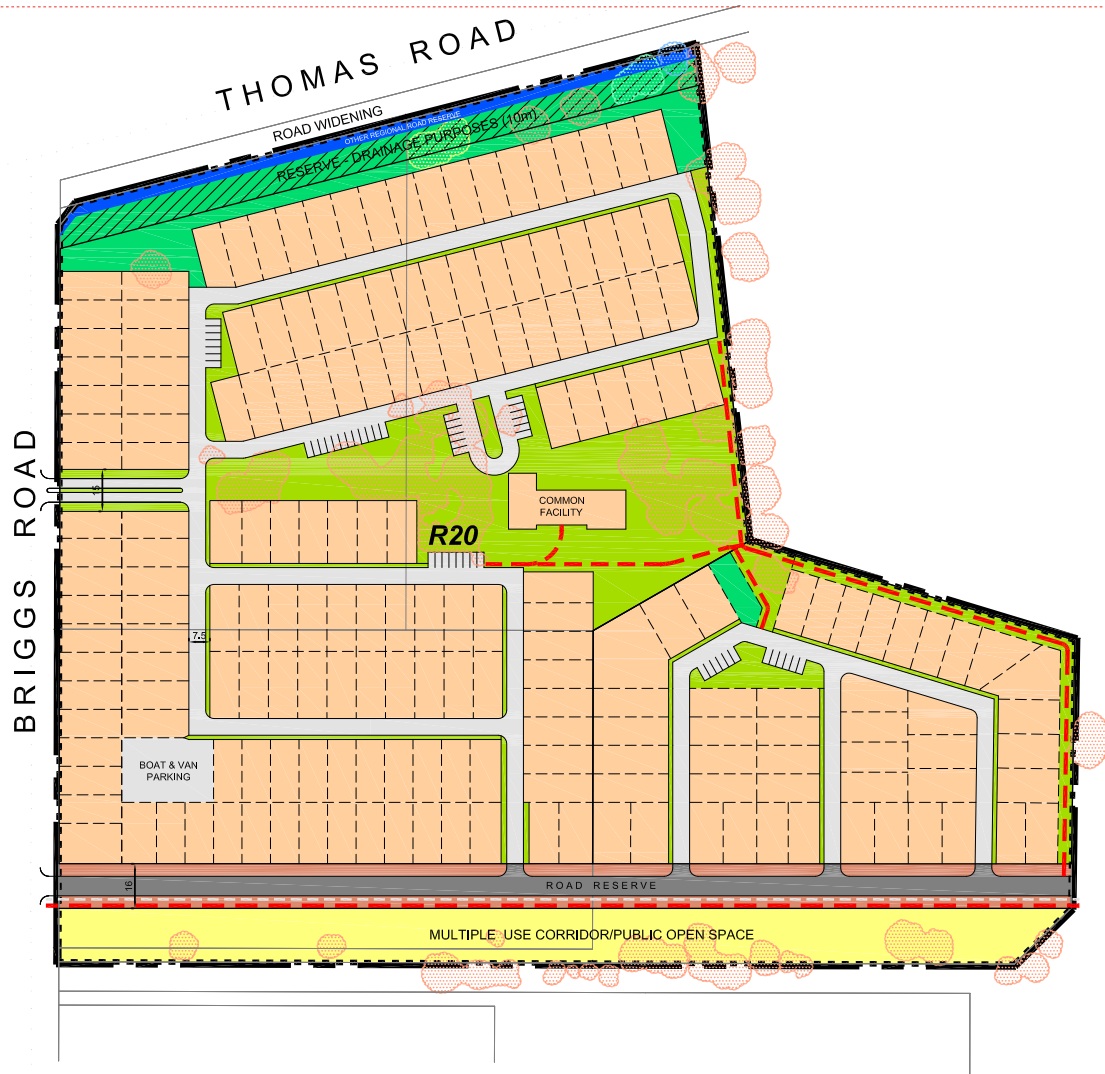
OPEN SPACE

Aside from the Multiple Use Corridor the development does not provide local public open space however does provide a significant portion of open space for the use of the residents. The following is a summary of the total open space and drainage areas proposed representing some 24.5% open space:

TABLE A: OPEN SPACE AND DRAINAGE














Open Space and drainage	Area
Drainage	4,733 m ²
Multiple Use Corridor (Public Open Space)	6,877m ²
Open space	9,899m ²
Total	21,509m ²

PLAN 1 – STRUCTURE PLAN - LOTS 61 AND 62 THOMAS ROAD AND LOTS 59 AND 60 BRIGGS ROAD, BYFORD.







LEGEND

Land Use

 Residential	 Drainage	 Road Reserve	 Local Structure Plan Area
 Open Space	 Internal Movement Network	 Dual Use Path	 R-Code
 Multiple Use Corridor/ Public Open Space	 Other Regional Road Reserve	 Indicative Parallel Bay Location	 Indicative Aged Persons Unit Site
 Reserve - Drainage Purposes			

Vegetation

 Eucalyptus cladocalyx Sugar Gum	 Eucalyptus camaldulensis Red Gum	 Eucalyptus salmonophloia Salmon Gum	 Corymbia calophylla Marri
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