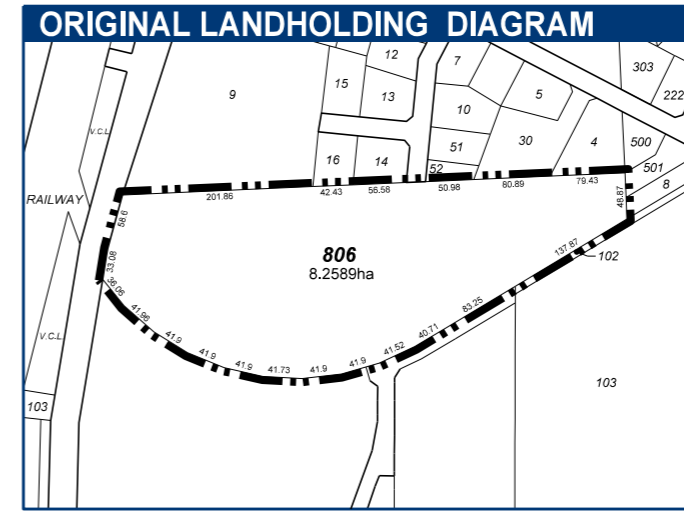


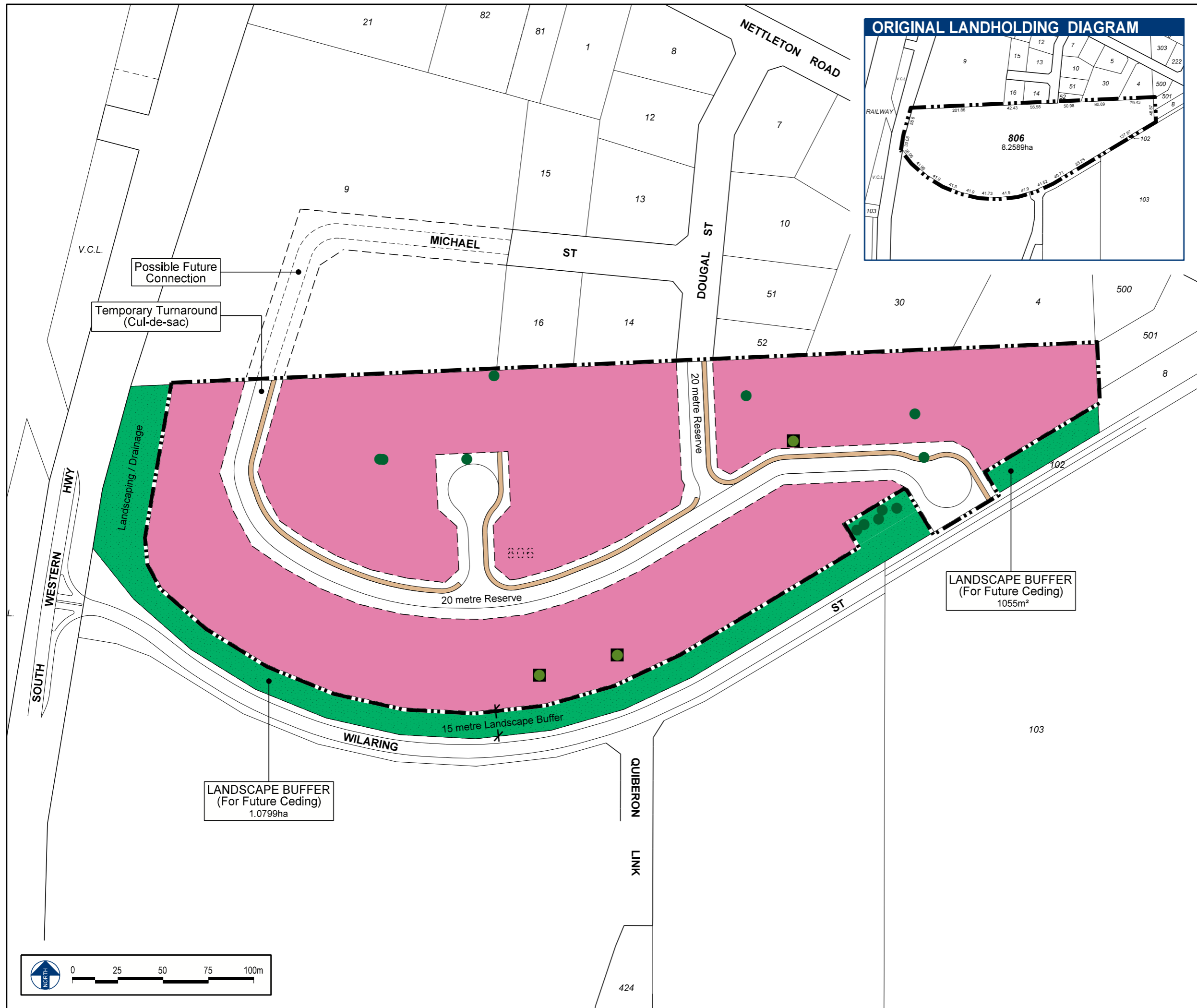
OCM080 1-02-12  
**PROPOSED  
 STRUCTURE  
 PLAN**  
 Lot 806 South Western Highway  
 BYFORD



**LEGEND**

- Application Boundary
- Industry Light
- Public Open Space / Drainage
- Proposed Shared Path
- Significant trees
- Significant trees to be retained / integrated into development

'Subdivision and Development Guidelines' for development within the Byford DAP area are applicable at subdivision and development application stage



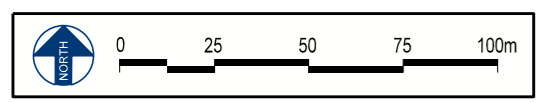
Wallmar Pty Ltd	:	CLIENT
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22 March 2010	:	DATE
3416-3-001i.dgn	:	PLAN No
i	:	REVISION
R.S.	:	PLANNER
R.F.	:	DRAWN
R.S.	:	CHECKED

Base data supplied by Water Corporation  
 Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations.  
 All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.



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## **I. STATUTORY SECTION**

### **1. STRUCTURE PLAN AREA**

The Structure Plan shall apply to Lot 806 South Western Highway, Byford as illustrated in the Structure Plan diagram provided within this section.

### **2. STRUCTURE PLAN CONTENT**

This Structure Plan is comprised of an explanatory report and a statutory section.

### **3. INTERPRETATION**

Terminology appearing in the explanatory report and statutory section which is reflected in the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 shall have the same meaning as provided in the Scheme.

### **4. RELATIONSHIP WITH THE SCHEME**

In accordance with clause 5.18 of the Scheme, the provisions specified in this section of the Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any inconsistencies between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Structure Plan shall prevail.

### **5. OPERATION DATE**

This Structure Plan shall come into operation when it is adopted by the Council pursuant to sub-clause 5.18.3.15 of the Scheme.

### **6. ZONES AND RESERVES**

6.1 The zones and reserves designated under this Structure Plan shall apply to the land within it as if the zones and reserves were incorporated in the Scheme. All provisions, standards and requirements applicable to the zones and reserves in the Scheme shall apply, unless specific provision is made to the contrary in this Structure Plan.

6.2 The permissible land uses within the Structure Plan area nominated as “Industry Light”.

6.3 Land uses within the Structure Plan area will be restricted to those land uses that can be demonstrated will not adversely affect the adjoining sensitive land uses, and those uses which maintain the recommended buffer distances in accordance with the Environmental Protection Authority’s ‘Guidance for the Assessment of Environmental Factors Separation Distances between Industrial and Sensitive Land Uses No. 3’ as amended.

## 7. STRUCTURE PLAN DIAGRAM

The Structure Plan diagram outlines the pattern of subdivision for the Structure Plan area. All subdivision and development shall be carried out in accordance with the Structure Plan diagram.

## 8. IMPLEMENTATION REQUIREMENTS

8.1 The following Management Strategies/Plans shall be prepared and shall be implemented to the satisfaction of the Shire of Serpentine Jarrahdale:

- Urban Water Management Plan
- Landscaping Master Plan
- Fire Management Plan
- Construction/Acid Sulfate Soils Management Plan
- Design Guidelines

8.2 Design Guidelines prepared for the estate shall contain, but not be limited to the following provisions:

- Reference to Perth Region NRM Guidelines for Industrial Development – May 2010
- Reference to development guidelines contained in the Byford DAP
- The preparation of a traffic management plan
- Minimum information requirements to accompany the submission of development applications

The guidelines shall be prepared by the landowner, in the form of a local planning policy for formal consideration and ultimate adoption by Council ahead of subdivision and development.

8.3 The submission of any future subdivision application(s) shall demonstrate compliance with the Perth Region NRM Guidelines for Industrial Development – May 2010; and the Byford DAP, to the satisfaction of Council prior to the Commission making its determination.

8.4 The Management Strategies/Plans identified in Section 8.1 shall be implemented as a condition(s) of subdivision approval.