

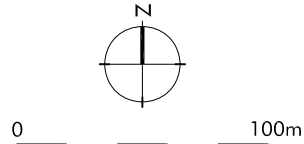
PRELIMINARY SUBDIVISION
DESIGN FOR BYFORD GLADES
MAIN PRECINCT PREPARED BY
TAYLOR BURRELL BARNETT
(SUBJECT TO REVIEW)

PRELIMINARY SUBDIVISION
DESIGN FOR LOTS 27 & 6
PREPARED BY TPG

PUBLIC OPEN SPACE SCHEDULE	
AREA OF LOTS 4 & 5	31.56ha
DEDUCTIONS ALLOWABLE UNDER WAPC POLICY	
ABERNETHY ROAD WIDENING	0.3270ha
NET DEVELOPABLE AREA	31.233ha
POS REQUIRED AT 10%	3.1233ha
TOTAL AREA OF POS DEPICTED	4.0758ha
LESS ALIENATED LAND (LAND BELOW 1 YEAR ARI FLOOD)	
• ABERNETHY ROAD DETENTION BASIN	0.0775ha
• MULTIPLE USE CORRIDOR FLOODWAY	0.3000ha
• MUC DETENTION BASIN No. 1	0.0435ha
• MUC DETENTION BASIN No. 2	0.0480ha
• MUC DETENTION BASIN No. 3	0.0380ha
• MUC DETENTION BASIN No. 4	0.1035ha
• DISTRICT OPEN SPACE DETENTION BASIN	0.3420ha
	0.9525ha
NET AREA OF PUBLIC OPEN SPACE ALLOWED	3.1233ha
NOTE: LAND BETWEEN 5 YEAR ARI FLOOD AND 1 YEAR ARI FLOOD IS CLASSIFIED AS RESTRICTED POS AND MAY BE CREDITED AS 100% POS PROVIDING IT DOES NOT REPRESENT MORE THAN 20% OF THE POS ALLOCATION. (THE AREA OF RESTRICTED OPEN SPACE COMPRISES 14.5% THEREFORE ALL RESTRICTED POS IS ALLOWED)	

- NOTES**
- THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE ENDORSED BYFORD STRUCTURE PLAN.
 - ALL ROAD PAVEMENTS SHOWN DIAGRAMMATICALLY ONLY - SUBJECT TO ENGINEERING DESIGN AT SUBDIVISION & DEVELOPMENT STAGE.
 - STORMWATER DRAINAGE TO BE ACCOMMODATED WITHIN POS AND MULTIPLE USE CORRIDOR IN ACCORDANCE WITH THE DRAINAGE STRATEGY PLAN PREPARED BY CARDNO.
 - STREET TREES (NATIVE INDIGENOUS SPECIES) TO BE PROVIDED ALONG ALL LOCAL ROADS AT A DENSITY OF ONE TREE PER LOT.
 - LANDSCAPE PLANS FOR MUC, POS & ABERNETHY ROAD POS TO BE PREPARED BY TIME OF SUBDIVISION & DEVELOPMENT.

- LEGEND:**
- SUBJECT LAND
 - RESIDENTIAL R20
 - PUBLIC OPEN SPACE
 - FOOTPATH / DUAL USE PATH NETWORK (INDICATIVE ONLY SUBJECT TO DETAILED PLANNING AT TIME OF SUBDIVISION AND DEVELOPMENT)
 - BUS ROUTE
 - NEIGHBOURHOOD NODE



SCALE 1:3000 @ A3
Distances and areas subject to survey

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LOCAL STRUCTURE PLAN
LOTS 4 & 5 ABERNETHY ROAD
BYFORD
PREPARED FOR BYFORD WEST PTY LTD
EC 05530_lots4_5_composite_8 29th MARCH 2010

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

PART 1

Statutory Section

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 4 and 5 Abernethy Road, Byford, being all land contained within the inner edge of the broken red line shown on the Structure Plan Map.

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- Structure Plan map
- Statutory section (Part 1)
- Explanatory section (Part 2)

3.0 INTERPRETATION

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

4.0 RELATIONSHIP WITH THE SCHEME

In accordance with clause 5.18 of the Scheme:

- a. The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes to provide a descriptive analysis of the Structure Plan.
- b. In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of the Structure Plan, then the provisions, standards or requirements of the Scheme will prevail.

5.0 OPERATION DATE

In accordance with sub-clause 5.18.6 of the Scheme, 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.

6.0 ZONES, RESERVES AND RESIDENTIAL DENSITY CODES

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

The zones, reserves and residential density codes designated under this structure plan apply to the land within it as if the zones, reserves and residential density codes were incorporated in the Scheme.

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

7.0 STRUCTURE PLAN MAP

The Structure Plan Map outlines the planned pattern of development for the Structure Plan area. All development should be carried out in accordance with the principles outlined on the Structure Plan Map.

The road layout depicted on the Structure Plan Map is indicative only and is subject to detailed planning at the time of subdivision or development.

8.0 PROVISIONS

8.1 LOCAL AUTHORITY SCHEME RESERVES

The provisions for these reserves shall be in accordance with those contained in the Scheme for Local Authority Scheme Reserves.

The existing drain is intended to be incorporated into a Multiple Use Corridor within a 'Public Open Space' reserve.

8.2 RESIDENTIAL ZONE

8.2.1 OBJECTIVES

The objective of the Residential Zone is to provide a range of residential lot sizes.

Subdivision and development shall generally be in accordance with the adopted Structure Plan.

8.2.2 USE PERMISSIBILITY

Land use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

All signage will need to be in accordance with Shire's Local Planning Policy No. 5 – Control of Advertisements, and that no entry statements or advertising signage for the estate is permitted.

8.3. NEIGHBOURHOOD NODE

The provisions, standards and requirements of this Zone are to be in accordance with those of the 'Neighbourhood Node', in the Local Planning Policy No. 19 – Byford Structure Plan Development Area Requirements, except where varied as follows:

- Neighbourhood Nodes shall not exceed 200m² retail floor space; and
- All Neighbourhood Nodes shall be the subject of a Detailed Area Plan to be approved by the Shire of Serpentine-Jarrahdale.

8.3.1 DETAILED AREA PLAN

A Detailed Area Plan (DAP) shall be prepared and approved for the neighbourhood node areas identified on the Structure Plan Map (unless the neighbourhood nodes are only developed as single residential lots). Once approved, the DAP will be used as the basis for applications for subdivision and development in relation to the relevant land.

Information detailed in a DAP may include, but is not limited to:

- Building envelopes;
- Setbacks;
- Building orientation;
- Vehicle and pedestrian access arrangements;
- Retention of vegetation;
- Fencing;
- Noise attenuation;
- Interface treatments.

The DAP shall become operative on the day that it is endorsed by an authorised officer of the Shire.

All development on land covered by the DAP shall be in accordance with the DAP as endorsed by the Shire.