



LEGEND

METROPOLITAN REGION SCHEME RESERVES

PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

- DRAINAGE PURPOSES
- LOCAL ROADS
- PUBLIC AND COMMUNITY PURPOSES
- PUBLIC OPEN SPACE

ZONES

RESIDENTIAL

OTHER

- R 20 R CODES
- AREAS REQUIRING A DETAILED AREA PLAN
- LOCAL STRUCTURE PLAN BOUNDARY
- FOOTPATH / DUAL USE PATH NETWORK

Notes:

1. The road layout is indicative only and subject to detailed planning at the time of subdivision or development.
2. The minimum road reserve width of the Neighbourhood Connector B road shall be 26m and at the time of subdivision or development there will be a need to demonstrate that the requirements of Element 2 in Liveable Neighbourhoods are being achieved.
3. Abernethy Road is to be widened in accordance with the requirements of Main Roads Western Australia at the time of subdivision or development.
4. The footpath / dual use path network is indicative only and is subject to detailed planning at the time of subdivision or development.

Road Classification	Min. Road Reserve Width
1 Neighbourhood Connector B	26m
2 Access Street C	15m
3 Access Street D	13m
4 Laneway	6m
5 Bridle Trail	10m

STRUCTURE PLAN

LOT 9 ABERNETHY ROAD, BYFORD

PLAN NO. AST BYF STR 16E
 REVISION NO. 4



Client: AUSTRALAND
 Drawn: SJ
 Checked: AM
 Date: 20.05.09

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lot 9 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:

- » 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 this Structure Plan, then the provisions, standards or requirements of this Structure Plan 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 'Public and Community Purposes' reserve is intended to accommodate a Primary School and co-located with District Open Space on an adjoining 'Public Open Space' reserve.

Beenyup Brook 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, including larger lots buffering the Byford Trotting Complex neighbourhood and future Tonkin Highway extension, traditional housing lots, and smaller lots near public open space and the primary school.

8.2.2 USE PERMISSIBILITY

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

8.3 DETAILED AREA PLAN

A Detailed Area Plan (DAP) shall be prepared and approved for the areas identified on the Structure Plan Map. 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.

The endorsed DAP shall be included as an appendix to the Council's copy of this Structure Plan.