

Creating a Community at The Glades at Byford

The vision for The Glades has been designed around the idea of connection - locally with neighbours, with the cultural fabric of Byford itself, and with the natural environment.

At the heart of this vision is a Community Development Plan that outlines the evolution of a vibrant and sustainable community at The Glades that links with and builds on the unique attributes of the Byford lifestyle.

The framework for this Community Development Plan has been developed by LWP Property Group. The plan will be reviewed and updated annually, with input from Byford residents, the Shire of Serpentine Jarrahdale and local community groups and stakeholders.

The Community Development Plan for The Glades will also dovetail with the Shire of Serpentine Jarrahdale's 'Community Facilities and Services Plan to 2020'

The following is a general outline of the Community Development Plan. Click on the links at the end of this document to download more detailed information about the plan.



Growing a Community

What are we trying to achieve?

The broad objective for The Glades is to create a community where people enjoy the lifestyle, feel safe and engage with each other.

What are our guiding principles?

- Retain Byford's semi-rural, 'country town' character
- Maximise opportunities for community development through accessible facilities and services

- Ensure the Community Development Plan complements and integrates with Byford's existing community and facilities
- Build participation, ownership, capacity and leadership within the community towards sustainability
- Value the environment
- Create employment and sustain local businesses in the area to avoid a dormitory suburb
- Offer a diversity of housing choice to encourage a wide range of people

We've started something...

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How do we plan for a community?

The Glades Community Development Plan encompasses environment, recreation, culture, entertainment and technology. Each of these issues is addressed in the context of housing diversity, facilities and services, the development's key attributes, and the 'well-being economy'.

1 Housing diversity

The Glades will include a range of homesites from traditional family sized lots to smaller cottage lots and higher density apartment style living. This diversity will ensure The Glades is home to a broad mix of people, creating a more sustainable and multifaceted community lifestyle.

2 Facilities and services

The provision of essential services and facilities will be timed to coincide with population growth at The Glades so that they keep pace with the needs of the emerging community. The Glades will provide a new focal point for community and educational facilities, and commercial/mixed use development in Byford.

The emerging needs of the community will be identified and planned for as part of The Glades Community Development Plan, with input from local residents, the Shire of Serpentine Jarrahdale, government agencies and other key stakeholders.

[Click here for a timeline on the development of facilities and services.](#)

3 Development of key attributes

The Glades at Byford has been designed around a vision for 'modern village living'. This vision reinforces and fosters the physical and cultural characteristics of Byford and the Serpentine Jarrahdale. These attributes will help define the sense of identity and place as well as the essence of the lifestyle at The Glades.

Using this approach, The Glades will integrate with the existing Byford area and build upon its unique characteristics such as the natural environment, the rural feel, the country town ambience, the rich heritage and historical aspects of the area, and the strong sense of community activity and belonging.

4 Creation of a well-being economy

The 'well-being economy' reflects the social capital side of community development and encompasses local employment, preserving the environment, lifelong education, time for community, health, family focus and young people, genuine community initiatives, and a sense of community spirit and belonging.

The well being economy will be progressed by the community development officer through the community development program that is being activated at The Glades.

What is being planned for The Glades?

In brief, over the life of the project, The Glades has been designed to include:

- Two primary schools
- One secondary school
- Childcare centres.
- Retirement accommodation/
Nursing home
- Sportsgrounds
- Post Office
- Public library
- Community centre
- Cultural centre – small scale
performing arts, gallery and
workshop space

For more information

Timeline for
Community Development
Community Links –
Shire of Serpentine Jarrahdale
Serpentine Jarrahdale
Community Rec Centre