

## **BENNETTS SPRINGS - Upcoming Development Project**

**LOCATED UNDER Bennett Springs East Improvement Scheme 1**

**EXACT LOCATION: 36 RUGBY STREET, BENNETT SPRINGS**

---

**JAI SITA RAM HOLDINGS Pty Ltd**

*Planning Document – Upcoming Development Project*

**PROJECT LOCATED UNDER Bennett Springs East Improvement Scheme 1**

---

### **1. Introduction**

This planning document outlines the proposed development by **JAI SITA RAM HOLDINGS Pty Ltd** within the **Bennett Springs East Improvement Scheme 1** area. The 40 housing project is part of one of the key steps in transforming the eastern precinct into a cohesive, sustainable, and future-ready community aligned with regional growth strategies.

---

### **2. Project Overview**

Located within one of Perth's most dynamic growth regions, this initiative seeks to establish a well-connected neighbourhood with a diverse mix of housing, public open spaces, and supporting infrastructure. The project reflects JSR Constructions' ongoing commitment to quality, innovation, and community-driven design.

---

### **3. Project Vision and Objectives**

The vision for the Bennett Springs East development is to create a **balanced, high-amenity community** that integrates residential, environmental, and social outcomes in a cohesive urban framework.

#### **Core Objectives:**

- **Residential Diversity:** Deliver a wide range of housing options, from family dwellings to medium-density housing.
- **Green Infrastructure:** Incorporate landscaped parks, shared paths, and natural corridors that encourage active lifestyles.
- **Community Amenity:** Provide convenient access to essential services including education, retail, and recreation.
- **Transport & Connectivity:** Ensure seamless links to major road networks and future METRONET stations.
- **Sustainability:** Implement environmentally responsible design and resource-efficient construction methods.

---

#### 4. Location & Strategic Context

The development is situated within the **City of Swan**, under the jurisdiction of the **Bennett Springs East Improvement Scheme 1** planning framework.

##### Key Attributes of the Location:

- Proximity to **Reid Highway** and **Tonkin Highway**, enabling fast regional access.
- Close links to **Morley**, **Malaga**, and **Midland** activity centres.
- Integration with future **public transport and METRONET** connections.
- Positioned to support urban expansion within Perth's northeastern corridor.

This strategic location enhances the area's potential as a key residential and mixed-use precinct.

---

#### 5. Benefits to Landowners and the Community

The project is designed to create shared value across stakeholders.

##### For Landowners:

- Increased property values via coordinated urban planning.
- Streamlined development approvals guided by the Improvement Scheme.
- Access to upgraded servicing and infrastructure networks.
- Partnership and subdivision opportunities within identified development zones.

##### For the Wider Community:

- A sustainable and inclusive neighbourhood layout.
  - Improved access to schools, shops, and recreational spaces.
  - Job creation and local economic stimulation during construction and beyond.
- 

#### 6. Development Timeline

Phase	Description	Estimated Period
<b>Planning &amp; Approvals</b>	Structure planning, rezoning, technical and environmental studies	2026 – 2027
<b>Servicing &amp; Civil Works</b>	Installation of utilities, drainage, roads, and landscaping	2027 – 2028
<b>Construction Commencement</b>	Initiation of residential and community building projects	2028 onwards

Phase	Description	Estimated Period
Community Launch	Finalisation of initial residential stages and public amenities	2028+

---

## 7. Environmental & Design Commitment

JSR Constructions Pty Ltd is dedicated to sustainable land development through:

- Integrating **water-sensitive urban design (WSUD)** principles.
  - Protecting natural topography and landscape character.
  - Utilizing **energy-efficient materials and low-impact construction practices**.
  - Promoting biodiversity through green corridors and urban canopy planning.
- 

## 8. Stakeholder Engagement

We recognise the importance of transparency and collaboration with stakeholders. Regular updates, consultation sessions, and documentation will be provided to ensure all landholders and community members are informed throughout each stage.

For cooperation or enquiry regarding planning integration, please contact the project coordinator.

---

## 9. Contact Information

**Jai Sita Ram Holdings Pty Ltd.**

**SITE ADDRESS: 36 RUGBY STREET, BENNETTS SPRINGS, WESTERN AUSTRALIA**

*Bennett Springs East Development Enquiries*

✉ [info@JSRHOLDINGS.COM.AU](mailto:info@JSRHOLDINGS.COM.AU)

☎ 08 646 00832

---

**Prepared by:**

**Jai Sita Ram Holdings Pty Ltd.**

*Strategic Development Division – 2025*