

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
1	<p>Richard Bloor Principal Consultant Asset And Administrative Services The Department of Education and Training 151 Royal Street, East Perth WA</p>	<p>The Department of Education and Training has the existing Serpentine Primary School located on Tonkin Street, Serpentine. It is noted that the lots to be rezoned are located within the school catchment area for this primary school. The 2003 Rural Strategy Review, Table 4, indicates 290 lots will be developed and if this number is achieved the Department anticipates that the students generated by these lots should be able to be accommodated at the existing school. When the Local Structure Plan for the area has been developed this Department would appreciate the final number of lots that will be available so that student yield can be calculated for accommodation purposes at the school.</p>	<p>Thank you for your submission.</p> <p>The Shire will keep the Department of Education and Training updated when further planning is progressed for this area.</p>	<p>Noted.</p>
2	<p>Gray &amp; Lewis Land Use Planners On Behalf of Mr &amp; Mrs C. Spagnolo Suite 5, 2 Hardy street SOUTH PERTH WA 6151</p>	<p>Our clients' land is identified as point No. 10 in the Amendment document, and is proposed to be rezoned from 'Rural' to 'Urban Development'. We support the proposed rezoning of Lots 102 - 106 in order to bring the Shire's Town Planning Scheme into conformity with the Metropolitan Region Scheme. The Urban zoning under the Metropolitan Region Scheme strongly indicates that the subject land is physically and locationally suitable for urban development. The proposed Amendment will help to alleviate the current shortage of available land for urban development in the Serpentine area, and will eventually enable an increase in population in the Shire. There will also be a resultant flow-on effect for local businesses, services, shops,</p>	<p>Thank you for your submission.</p> <p>The Shire, through the budgetary process, will determine whether funding is available to progress a District Structure Plan for Serpentine. In order to ensure progress, the Shire is in the process of drafting an Interim Development Policy for</p>	<p>1) At next budget review, consider the option of allocating funds to develop a DSP for Serpentine. 2) When drafting a DSP for Serpentine, consider option to request WAPC to amend MRS by rezoning Lots 487 and 615 from Rural to Urban.</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
		<p>schools and community groups. We encourage the Council to progress with the preparation of a District Structure Plan for the Serpentine area in order to facilitate the future development of the area. In addition, we take this opportunity to urge the Council to request the Western Australian Planning Commission to amend the Metropolitan Region Scheme by rezoning the land up to South Western Highway (including Lot 611 Arnold Road, and Lots 487 and 615 on the corner of Arnold Road and South Western Highway) from Rural to Urban. This would "round off" the Serpentine Urban area and would recognise the suitability of the land for urban purposes.</p>	<p>the Serpentine Area. This policy will guide development until such a time as a DSP has been prepared and adopted for Serpentine.</p> <p>Thank you for your suggestion to request the Western Australian Planning Commission (WAPC) to rezone Lots 487 and 615. The Shire will consider this option when further structure planning is conducted for Serpentine.</p>	
3	<p>Darrel Herren C/- Post Office SERPENTINE WA 6125</p>	<p>I believe that the rezoning should go head to bring us inline with the metropolitan region Scheme. Development should not be allowed in small lots, until a full and complete study and a plan formulated for the area. This would allow all stakeholders an equal opportunity to develop the land in a uniformed manner.</p>	<p>Thank you for your submission.</p> <p>The lots are rezoned to "Urban Development to align the Shire's Town Planning Scheme No. 2 with the Metropolitan Regional Scheme.</p>	<p>Noted.</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
			<p>The Shire has also recently adopted a Local Planning Policy (LPP23) – Serpentine Planning Framework which requires a District Structure Plan (DSP) before any development commences. In order to develop a DSP detailed studies are required before further development commences.</p>	
4	<p>Adrian Parker Program manager – Urban Water Management Kwinana Peel Region Department of Water PO Box 332 MANDURAH WA 6210</p>	<p>Wetlands: It appears that there is a resource enhancement wetland on the subject land. For this reason, this proposal must be referred to the Land Use Planning section at the Department of Environment and Conservation's Swan Region (C/- Locked Bag 104, Bentley Delivery Centre, WA 6983). Urban Water Management Consistent with the Western Australian Planning Commission's Better Urban Water Management (BUWM) document, the policy measures outlined in State Planning Policy 2.9, and the Department of Planning's Planning Bulletin 92 Urban Water Management, the proposed Town Planning</p>	<p>Thank you for your submission.</p> <p>1) The rezoning application has been forwarded to the DEC's Swan Region requesting their comments regarding the resource enhancement wetland. 2) Before any further Structure Plans are</p>	<p>1)The Shire, before drafting further Structure Plans for the area, should request the development of a LWMS which include, but not be limited to: Site characteristics, constraints and opportunities; Capacity of land to support proposed land use; Stormwater</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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		Scheme Amendment should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the future Structure Plan. The LWMS should demonstrate how the subject area will address water use and management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources. The LWMS should include, but not be limited to: Site characteristics, constraints and opportunities; Capacity of land to support proposed land use; Stormwater management strategy; Fit-for-purpose water use strategy; Issues to be determined at time of subdivision; and Recommended monitoring and implementation framework	approved, the Shire will contact the DOW regarding a LWMS for the area.	management strategy; Fit-for-purpose water use strategy; Issues to be determined at time of subdivision; and Recommended monitoring and implementation framework.
5	Graeme Gammie Executive Director Heritage Council of Western Australia PO Box 6201 EAST PERTH WA 6892	As there are no places on the State Register of Heritage Places or the Shire of Serpentine-Jarrahdale's Municipal Inventory affected by this amendment we have no comment to offer.	Thank your for your submission.	Noted.
6	Frances G. Peek On Behalf of Owners R & S Smith 100 ( Lot 12 ) Richardson St. Serpentine	The owners believe that this lot and neighboring lots are entirely unsuitable for urban development because – 1) This area is a river flood plain and suffers from severe flooding for up to 6 months every year. There is a major drainage issue. 2) Close proximity to the river. 3) Heavy clay soil *please note the owners currently have submission/ retrospective to draw approval before council which highlights drainage problems.	Thank you for your submission.  In future, when further Structure Planning is done for this area, further studies regarding drainage and	Noted.

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
			development potential of land will be conducted. This detail studies will indicate whether land is suitable for development or not.	
7	Peter Jacobs PO Box 133 Serpentine WA 6125	I have no objection to the council progressing the uniform and orderly planning of the Serpentine town site. I do however object to the lack of consideration shown by council in not committing to a structured time table of events to progress this matter to a positive outcome for all stake holders. Surely council doesn't expect us to agree to this proposal without an outcome in sight. Why should we agree to be left with an Urban Development zoning that is effectively useless in the absence of a District Structure Plan (DSP) and Local Planning Policy (LPP)? Why doesn't council "do the numbers" and commit to implementing the DSP and LPP as soon as practical to ensure that land owners avoid potential loss and increased rates through this Urban Development tag? It is arguable that there will be differences in land values between current zonings and the new Urban Development tag in the absence of a DSP and LPP. It is evidenced in other shires and within our own shire the effect on rating values once the Urban development zoning has been adopted. Why should we suffer potential loss and potentially	Thank you for your submission.  With Amendment 162, the Shire is aligning its Town Planning Scheme No. 2 with the Metropolitan Regional Scheme, as per statutory requirements and to ensure an orderly process, not to determine a timeline for development. However, at this stage, the Shire does not have an estimate timeframe for development of a DSP for Serpentine due to budgetary constraints.	1) At next budget review, consider the option of allocating funds to develop a DSP for Serpentine

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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		<p>increased rates when all you are offering is the uncertainty of end use?</p> <p>The shire and the council members have been entrusted to act in the best interest of the ratepayers. How can this inaction and uncertainty benefit any of the affected land owners without a DSP and LPP? The council should commit to a realistic time table to implement a DSP and LPP as soon as practical. I believe that Serpentine residents should be treated with the same consideration that has been given to Byford and Mundijong. Further to our meeting on the 25/9/08 at the shire office I now write to you to formally register my concerns regarding the above proposed amendment and its potential consequences for myself and other landowners within the effected area of the proposal. My understanding is;</p> <ol style="list-style-type: none"> <li>1) The proposal would erase the current zonings in place and by virtue replace them with the ambiguous Urban Development tag.</li> <li>2) No new development would be allowed under the urban development tag until a new town planning scheme is adopted for the townsite.</li> <li>3) A new town planning scheme will not be adopted for 5-7 years.</li> <li>4) This would effectively leave the subject properties in limbo for this period of time. The short term effect of this action would be to rob the landowners of any market certainty in the near term through the creation of</li> </ol>	<p>The development of a DSP for Serpentine will be reconsidered when the Shire's Plan for the Future 2009 – 2014 (Shire's 5 year strategic plan) is reviewed.</p> <p>To ensure orderly and proper planning, the Shire needs to align the TPS2 with the MRS, prepare a DSP and LSP before development can commence. This would ensure the best outcome for all residents in the Serpentine.</p> <p>The Shire is however in the process of drafting an Interim Development Policy for the Serpentine Area. This policy will guide development until such</p>	

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
		<p>uncertainty of end use of the land thereby effecting potential sale of the asset at its highest and best use value. The adoption of this amendment would erase this near term potential and decrease sale-ability through narrowing of market appeal and therefore affect the end value of the property. In its current form the proposed amendment, although complying with the MRS, is outdated. It fails to consider reasonable boundaries as evidenced by the plan. It fails to consider reasonable growth rates of the townsite by omitting adjacent allotments nearby the river and the South West Hwy, potentially creating dissent amongst other landowners.</p> <p>It fails to consider landowners with existing development permits. The shire has failed in its duty to residents in not advising its intention to implement this amendment. I understand that it is early days for this proposal and that it is necessary to have controlled growth however this proposal is obviously flawed as is its method of introduction. A lot more thought and consultation is required prior to lodgment with the EPA or alteration to the existing scheme and current zonings. The council should ensure that if Amendment 162 was to be adopted, that new zonings were implemented simultaneously thereby avoiding any loss or uncertainty for the landowners. Why should we be in limbo for 5-7 years? I would appreciate your department's attention to these concerns when</p>	<p>a time as a DSP has been prepared and adopted for Serpentine.</p> <p>Answers to your questions as per your submission:</p> <p>1) The subject lots will be rezoned to Urban Development;</p> <p>2) As per Local Planning Policy 23: Serpentine Planning Framework seeks to establish a sequence for both district and local planning, to ensure that planning for Serpentine occurs in an orderly and proper manner. The Policy states that Council shall prepare a DSP for the Serpentine Development Area prior to the initiation of Local Structure Planning and</p>	

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
		<p>addressing this matter and ask that more consideration and consultation is undertaken with all stakeholders concerned.</p>	<p>subsequently subdivision and development applications.            3) The development of a DSP for Serpentine will be reassessed when the Shire's Plan for the Future is reviewed. Once a DSP for Serpentine has been adopted, the TPS2 will have to be amended accordingly.            4) The Shire is in process of finalising an Interim Development Policy for Serpentine to guide development until such a time as a DSP has been adopted for Serpentine. All applications received under the Interim development policy will be assessed against its merits.</p>	



SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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8	<p>Cate Gustavsson Team Leader – Resource Protection and Management Department for Planning and Infrastructure 469 Wellington Street, Perth, Western Australia 6000</p>	<p>The Bush Forever policy identifies regionally significant bushland for protection. Assessment of any proposal that may affect a Bush Forever area should recognise and show due consideration of the high conservation values of the site. The subject land abuts Bush Forever areas 365 and 375 (BF 365 &amp; 375) - Byford to Serpentine Rail/Road Reserves and Adjacent Bushland. The vegetation complex at BF 365 and 375 is classified as "Guildford", of which 6% remains on the Swan Coastal Plain, whilst 3% is proposed for protection under the Bush Forever policy. To put this in perspective, Bush Forever aims to protect 10% of each vegetation complex, and where less than 10% is proposed, due consideration needs to be given to ensure the remaining bushland is protected. The proposed Amendment is to rezone various lots within the Serpentine development cell from "Rural", "Residential R10" and "Residential R5" to "Urban Development" to be consistent with the "Urban" zone of the subject land under the Metropolitan Region Scheme (MRS). On this basis. Resource Protection &amp; Management has no objection to the proposal and recommends that the remnant vegetation at the site be retained where possible. Threatened Ecological Communities (TEC's) have been identified within the Bush Forever areas 365 and 375 and the amendment</p>	<p>Thank you for your submission.</p> <p>Any further development of this area will consider the impact of development on abutting bush forever sites and the Shire will endeavour to protect significant remnant vegetation on the subject properties.</p> <p>As recommended, the rezoning application has been forwarded to the DEC's Native Vegetation Unit and the Wetland Branch for further comment.</p>	<p>Consider submissions received from DEC's Native Vegetation Unit and the Wetland Branch.</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
		<p>area. The subject land abuts two Conservation Category Wetlands (CCWs) to the west, and also contains a CCW and Resource Enhancement Category and Multiple Use Category wetlands. On this basis, it is recommended that the proposal be referred to the Native Vegetation Unit of the Department of Environment and Conservation (DEC) regarding the protection of TEC, and the Wetland Branch of DEC regarding the protection of wetlands and their associated buffer.</p>		
9	<p>Roma Parravicini 7 Dixon Rd KALAMUNDA WA 6076</p>	<p>As set out in your letter, the draft Local Planning Policy aims to provide a planning framework for the Serpentine Urban Development area. I understand that the boundary of the Serpentine Urban Development area is defined by the existing Urban zoned land under the Metropolitan Region Scheme. The Scheme Amendment (No 162) proposes to rezone land currently zoned Rural under the Shire's Town Planning Scheme No 2 to Urban Development to bring the local scheme into conformity with the Metropolitan Region Scheme and also to establish the planning framework to facilitate the preparation of a District Structure Plan. It would make sense to include the land to the east of the proposed Urban Development Zone Boundary, up to South West Highway to 'round off' the urban area, one of the portions of land being Lot 156 South West Highway. I have been the owner of this land since inheriting it from my parents, who initially bought the</p>	<p>Thank you for your submission.</p> <p>The Shire, through the budgetary process, will determine whether funding is available to progress a District Structure Plan for Serpentine. In order to ensure progress, the Shire is in the process of drafting an Interim Development Policy for the Serpentine Area. This policy will guide development until such a time as a DSP has</p>	<p>When drafting a DSP for Serpentine, consider option to request WAPC to amend MRS by rezoning Lot 156 from Rural to Urban.</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

No	SUBMITTER, ADDRESS AND AFFECTED PROPERTY (IF APPLICABLE)	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT	STAFF RECOMMENDATION
		<p>property in 1933. There is an existing house on Lot 156, which was the original post office for the Serpentine town site. The town site at the time was located on SW Highway. It stopped being used as post office when the railway line was built and development moved to the new location next to the railway line. The house was also used as an inn for travelers that used Serpentine as a rest stop for their horses. In recent years, I have allowed the Historical Society to use it as a meeting place. Advice received however, is that because this land is still zoned Rural, it cannot be rezoned to Urban Development under the Council's Scheme. The land opposite Lot 156 has a service station and a large 'medium density' development on it. Therefore, the argument that it is necessary to protect rural land does not apply in this location.</p> <p>I urge Council to request the Western Australian Planning Commission to amend the MRS by rezoning the subject land, including Lot 156 S.W Highway from Rural to Urban. If Council will not support this proposal, I will seek a scheme amendment to rezone Lot 156 from Rural to Rural Living 'A', as provided under the Shire's Town Planning Scheme. As you are aware, all the surrounding lots have already been subdivided into smaller lots and I request that I be granted the same opportunity and not be disadvantaged.</p>	<p>been prepared and adopted for Serpentine.</p> <p>Thank you for your suggestion to request the Western Australian Planning Commission (WAPC) to rezone Lot 156. The Shire will consider this option when further structure planning is conducted for Serpentine.</p>	
10	Department of	<b>Wetlands:</b>	Thank you for your	When future structure

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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	Environment and Conservation	<p>The proposal is located within a number of mapped wetlands (see attached map) regarded to be of value including those outlined below:</p> <ul style="list-style-type: none"> <li>• Sumpland assigned a management category of Conservation and Resource Enhancement located over Lots 122, 123 and 124.</li> <li>• Dampland assigned a management category of Conservation located over Lots 122 and portions of the rail and road reserve.</li> <li>• Dampland assigned a management category of Resource Enhancement located over Lots 57, 15 and extending from Lot 1 North.</li> <li>• Palusplain assigned a management category of Conservation located over Lot 93 and another portion over the rail and road reserve.</li> </ul> <p>Conservation category wetlands are of the highest priority and these wetlands should be protected and managed to ensure their value are retained. Resource Enhancement wetlands are also a priority and they have the potential to be voluntarily rehabilitated. Analysis of the wetland mapping indicated that a detailed wetland assessment is required prior to finalisation of future planning of this site. This assessment should confirm the value and boundaries of the wetlands located over the amendment area with a particular emphasis on the vegetated areas of wetland and those mapped on Lots 93 Tonkin St and Lots 5 – 10 and 121 Turner Str.</p>	<p>submission.</p> <p>When future structure planning for Serpentine is conducted, the following should be addressed:</p> <p>1) A detailed wetland assessment is required prior to the finalisation of future planning of this site;</p> <p>2) A wetland buffer assessment is required for all wetlands identified for protection, inc. Conservation &amp; Resource Enhancement Category wetlands. A minimum of 50m wetland buffer is required to protect wetlands. Site specific wetland buffers should be determined at a</p>	<p>planning for Serpentine is conducted, the following should be addressed:</p> <p>1) A detailed wetland assessment is required prior to the finalisation of future planning of this site;</p> <p>2) A wetland buffer assessment is required for all wetlands identified for protection, inc. Conservation &amp; Resource Enhancement Category wetlands. A minimum of 50m wetland buffer is required to protect wetlands. Site specific wetland buffers should be determined at a strategic planning stage such as rezoning or structure planning to ensure that all of the</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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		<p>Notwithstanding the above mentioned wetland assessment, a wetland buffer assessment is also required for all wetlands identified for protection, including Conservation and Resource Enhancement Category wetlands. A wetland buffer is the designated area of land adjoining a wetland that is managed to protect the wetlands natural. DEC recommend a minimum 50m wetland buffer is required to protect wetlands. Site specific wetland buffers should be determined at a strategic planning stage such as rezoning or structure planning to ensure that all of the land requirements associated with a development can be integrated into a site and land uses such as active recreation, stormwater infrastructure, and utilities are not located in the buffer. It is recommended that the draft <i>Guidelines for the determination of wetland buffer requirements</i> (Essential Environment Services 2005) and Chapter B4 of Guidance Statement No. 33 (EPA 2008) is used as a basis to completing a wetland buffer site specific study.</p> <p>It is also recommended that a wetland management plan is developed at the structure planning stage to ensure that the wetlands are considered and protected in the long term.</p> <p><b>Threatened Ecological Communities:</b></p>	<p>strategic planning stage such as rezoning or structure planning to ensure that all of the land requirements associated with a development can be integrated into a site and land uses such as active recreation, stormwater infrastructure, and utilities are not located in the buffer.</p> <p>3) A wetland management plan is required at the structure planning stage to ensure that the wetlands are considered and protected in the long term.</p> <p>TEC's</p> <p>4) Survey is recommended of remnant native vegetation that may be</p>	<p>land requirements associated with a development can be integrated into a site and land uses such as active recreation, stormwater infrastructure, and utilities are not located in the buffer.</p> <p>3) A wetland management plan is required at the structure planning stage to ensure that the wetlands are considered and protected in the long term.</p> <p>TEC's</p> <p>4) Survey is recommended of remnant native vegetation that may be subject to or impacted by clearing to determine the floristic community types</p>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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		<p><i>Identification of Floristic Community Types</i> Vegetation on the eastern site of the Swan Coastal Plan is highly cleared and characterized by the presence of a suite of ecological communities (TEC's) including marri and claypans communities. Survey is recommended of remnant native vegetation that may be subject to or impacted by clearing to determine the floristic community types (FCT's) present. The recommended DEC methodology is describe in the Gibson <i>et al</i>, (1994) report <i>A floristic survey of the Southern Swan Coastal Plan</i>. By establishing 10 by 10m quadrants in vegetation that is considered in best condition (and not in ecotones), recording all the flora species present within these at least twice at appropriate times of the year and analyzing data collected statistically against Gibson et al (1994) FCT's can be determined. DEC's Species and Communities Branch can be consulted regarding the survey methodology, analysis and results to ensure any TEC's are adequately identified and delineated within the scheme amendment area.</p> <p><i>Known Occurrence of Threatened Ecological Communities:</i> Occurrence of TEC's that may be subject to impacts from development within the amendment area include those that occur adjacent to proposed lots at Leslie, Rudall, Turner, and Richardson Streets. These TECs</p>	<p>subject to or impacted by clearing to determine the floristic community types (FCT's) present. 5) Occurrence of TEC's that may be subject to impacts from development within the amendment area include those that occur adjacent to proposed lots at Leslie, Rudall, Turner, and Richardson Streets. 6) Potential threats to the TEC's which should be considered and addressed in any future planning include:</p> <ul style="list-style-type: none"> <li>• Risk of change to groundwater levels, which have the potential of altering the hydrology;</li> <li>• Salinisation and</li> </ul>	<p>(FCT's) present. 5) Occurrence of TEC's that may be subject to impacts from development within the amendment area include those that occur adjacent to proposed lots at Leslie, Rudall, Turner, and Richardson Streets. 6) Potential threats to the TEC's which should be considered and addressed in any future planning include:</p> <ul style="list-style-type: none"> <li>• Risk of change to groundwater levels, which have the potential of altering the hydrology;</li> <li>• Salinisation and increased inundation as a consequence of clearing in</li> </ul>

SCHEDULE OF SUBMISSIONS  
AMENDMENT 162

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		<p>include FCT 3a <i>Corymbia calophylla – King australis</i> woodlands on heavy soils and FCT 3c <i>Corymbia calophylla- Xanthorrhoea pressii</i> woodlands and shrublands, listed as Critically Endangered in Western Australia and Endangered under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>; type 20b <i>Banksia attenuate</i> and/or <i>Ecalyptus marginata</i> woodlands of the eastern side of SCP and type 10a Shrublands on dry clay flats, listed Endangered; and type 3b, <i>Corymbia calophylla – Ecalyptus marginata</i> woodlands on sandy clay soils of the southern SCP, type 7, Herb rich saline shrublands in clay pans and SCP8 Herb rich shrublands in claypans, listed Vulnerable. A detailed list of those TEC's which are known to occur within, adjacent or in close proximity to the amended area is attached.</p> <p>Potential threats to the TEC's which should be considered and addressed in any future planning include:</p> <ul style="list-style-type: none"> <li>• Risk of change to groundwater levels, which have the potential of altering the hydrology;</li> <li>• Salinisation and increased inundation as a consequence of clearing in the catchment as it occurs in low lying sites in highly cleared areas with most occurrences experiencing seasonal waterlogging or inundation. Clearing also has a potential to alter drainage;</li> </ul>	<p>increased inundation as a consequence of clearing in the catchment as it occurs in low lying sites in highly cleared areas with most occurrences experiencing seasonal waterlogging or inundation. Clearing also has a potential to alter drainage;</p> <ul style="list-style-type: none"> <li>• Introduction of weeds that alter structure, species composition or loss of component taxa;</li> <li>• Impacts from</li> </ul>	<p>the catchment as it occurs in low lying sites in highly cleared areas with most occurrences experiencing seasonal waterlogging or inundation. Clearing also has a potential to alter drainage;</p> <ul style="list-style-type: none"> <li>• Introduction of weeds that alter structure, species composition or loss of component taxa;</li> <li>• Impacts from the increased recreational use;</li> <li>• Altered fire</li> </ul>

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AMENDMENT 162

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		<ul style="list-style-type: none"> <li>• Introduction of weeds that alter structure, species composition or loss of component taxa;</li> <li>• Impacts from the increased recreational use;</li> <li>• Altered fire regime – being too close to urbanized areas, the higher frequency of fire;</li> <li>• Illegal rubbish dumping; and</li> <li>• Potential for the introduction of spread of <i>Phytophthora cinnamomi</i> (dieback disease).</li> </ul>	<p>the increased recreational use;</p> <ul style="list-style-type: none"> <li>• Altered fire regime – being too close to urbanized areas, the higher frequency of fire;</li> <li>• Illegal rubbish dumping; and</li> <li>• Potential for the introduction of spread of <i>Phytophthora cinnamomi</i> (dieback disease).</li> </ul>	<p>regime – being too close to urbanized areas, the higher frequency of fire;</p> <ul style="list-style-type: none"> <li>• Illegal rubbish dumping; and</li> <li>• Potential for the introduction of spread of <i>Phytophthora cinnamomi</i> (dieback disease).</li> </ul>