



Government Agencies			
<p>Water Corporation IN20/18761</p>	<p>1.</p>	<p>The Water Corporation has previously prepared conceptual water and wastewater planning for the Mundijong townsite expansion based on the land uses, dwellings yields and development staging and timing indicated in the Mundijong DSP. This planning can be modified and adapted by the developers' consulting engineers in consultation with the Water Corporation.</p> <p>The Corporation's planning is summarised in the structure plan report and the accompanying Servicing Report (Calibre). As indicated in the report, wastewater servicing of this and other surrounding urban development land is dependent on the prior construction and commissioning of the proposed Scott Road Interim WWPS. A 450mm diameter gravity collector sewer is planned to be constructed generally along the alignment of Lang Road heading east from the future Interim WWPS in order to grade out the Whitby temporary WWPS. This future arrangement is depicted on the sketch below.</p> 	<p>In regard to the final paragraph of the Water Corporation comments, Calibre advise that it is understood that the Water Corporation need to connect through to Scott Road for the servicing of development to the east. Calibre confirms that should the Water Corporation determine that it is required to modify its current planned servicing route from Lang Road to elsewhere, the servicing for the residential area of the LSP will be redesigned to respond to that design. (More specifically, Calibre advise that servicing can be directed along Soldiers Road and Kiernan Street if required. The servicing for this site would in this particular design</p> <p>Noted. Shire officers support the LSP nominating an alternative suitable alignment for the sewer, should the Lang Road reserve not be available to accommodate the future sewer.</p> <p>Part 2 – Section 5.9 and the Servicing Report – Amend to discuss an alternate alignment for the future sewer if the Lang Road reserve is not available to accommodate the future sewer.</p>

		It is noted that structure plan proposes to prevent road construction within the eastern section of Lang Road in order to protect the existing trees and other vegetation in the road reserve. In the event that the road reserve is not available to accommodate the alignment of the future 450mm sewer, the structure plan should nominate an alternative suitable alignment for the sewer. This matter should be noted in Section 5.9 of the amendment report and in Sections 9.1/9.2 of the Calibre Servicing report.	outcome connect at the south-west corner of LSP development area.	
DFES IN20/19240	2.	<p>RE: PROPOSED LOCAL STRUCTURE PLAN – LOT 10 TO 14 AND LOT 50 KEIRNAN STREET AND PART LOT 101 LANG ROAD, MUNDIJONG, SUB PRECINCT G2 MUNDIJONG</p> <p>I refer to your letter dated 27 August 2020 regarding the submission of a Bushfire Management Plan (BMP) (Revision D), prepared by Lush Fire and Planning, dated 30 April 2020 for the above Local Structure Plan.</p> <p>It should be noted that this advice relates only to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines to Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure that the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.</p> <p>Assessment</p> <p>1. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria</p>	<p>Noted.</p> <p>As part of the subsequent stage of the planning process and following the detailed design of the subdivisional layout being determined, should the single, short cul-de-sac end road be proposed to run parallel to Keirnan Street for traffic safety reasons, justification will be included in the BMP to confirm the essential nature of this particular attribute of the design.</p>	<p>Noted. Shire officers acknowledge that the proposed road layout does not meet Element 3 – Acceptable Solution A3.3 of the State Planning Policy 3.7 Guidelines and consider that this matter should be addressed at the structure plan stage to ensure the future planning stages can align with the LSP. Shire officers recommend that the LSP be modified to show the proposed ‘Key Access Street D’, which terminates in a cul-de-sac, connecting through to Keirnan Street, allowing left-in and left-out vehicular access only.</p>

		<table border="1" data-bbox="542 309 1476 525"> <thead> <tr> <th data-bbox="542 309 680 344">Element</th> <th data-bbox="680 309 1229 344">Assessment</th> <th data-bbox="1229 309 1476 344">Action</th> </tr> </thead> <tbody> <tr> <td data-bbox="542 344 680 525">Vehicle Access</td> <td data-bbox="680 344 1229 525">A3.3 – not demonstrated DFES acknowledges the subdivision concept plan submitted within the BMP is likely to change at subsequent planning stages. However, a cul-de-sac design is proposed, with no justification regarding why the design cannot be avoided.</td> <td data-bbox="1229 344 1476 525">Comment. Modification required at subsequent planning stage.</td> </tr> </tbody> </table> <p data-bbox="517 544 1456 997"> Recommendation – supported subject to modifications At the structure planning stage, consideration should be given to the intensification of land use and how this relates to identified bushfire hazards at this location. DFES is satisfied that the bushfire hazard level assessment has adequately identified the bushfire risk and considered compliance with the bushfire protection criteria. Notwithstanding the above, modifications as indicated in the above table(s) to the BMP are required prior to subsequent planning stages to ensure compliance with the bushfire protection criteria. As these modifications are minor in nature and will not affect the structure plan, these modifications should be undertaken to support subsequent stages of the planning process (subdivision & development applications). </p>	Element	Assessment	Action	Vehicle Access	A3.3 – not demonstrated DFES acknowledges the subdivision concept plan submitted within the BMP is likely to change at subsequent planning stages. However, a cul-de-sac design is proposed, with no justification regarding why the design cannot be avoided.	Comment. Modification required at subsequent planning stage.		<p data-bbox="1839 336 2163 603">Amend the LSP to connect the proposed 'Key Access Street D', which terminates in a cul-de-sac, through to Keirnan Street allowing left-in and left-out vehicular access only.</p>
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<p data-bbox="143 1007 300 1066">DBCA IN20/20257</p>	<p data-bbox="443 1007 472 1034">3.</p>	<p data-bbox="510 1007 1456 1246">Bushforever Site 350 is located approximately 20 metres to the east and south of the Structure Plan area, separated by Soldiers Rd and Keirnan St. The Bushforever site contains the Conservation Category wetlands UFI 14969 and UFI 15446., and occurrences of the threatened ecological community (TEC) Eucalyptus marginata woodlands of the eastern side of the Swan Coastal Plain (Floristic community type 20b) which is listed as Endangered in Western Australia..</p> <p data-bbox="510 1289 1456 1423">It is the department's expectation that the Department of Water and Environmental Regulation and the Shire of Serpentine and Jarrahdale will ensure that the Local Water Management Strategy and Urban Water Management Plans adequately provide for the maintenance of the pre-</p>	<p data-bbox="1503 1007 1816 1410">The comments of the DBCA are noted. The LWMS confirms that the predevelopment hydrology is maintained. This hydrological outcome to ensure protection of the ecological values of the nearby Bush Forever Site will be</p>	<p data-bbox="1839 1007 2163 1305">Noted. The Shire will work with the Department of Water and Environmental Regulation to ensure the pre-development hydrology is maintained at all stages of planning.</p> <p data-bbox="1839 1342 2163 1410">The Shire will seek to retain black cockatoo</p>						

	<p>development hydrology of the Conservation Category wetlands to ensure that the SCP 20b TEC is not impacted.</p> <p>It is noted that the site contains some threatened Black cockatoo habitat. It is the department's expectation that the detailed planning for the site will seek to retain black cockatoo habitat wherever possible, and that the proponent will consider requirements for referral of the proposal to the Commonwealth Department of Agriculture Water and Environment under the Environmental Protection and Biodiversity Conservation Act 1999.</p> <p>Kangaroos were not listed as being recorded on the site during the proponent's fauna survey. This should be confirmed because kangaroos displaced from existing habitat may become concentrated on remaining areas, creating animal welfare issues and problems for other property owners, and increasing the risk to road users in the area. An assessment of whether kangaroo management is required should be undertaken early in the planning process.</p>	<p>ensured through the UWMP.</p> <p>The scattered remnant trees identified on the land as potential black cockatoo habitat are to be retained wherever possible, in accordance with the expectation of the DBCA.</p> <p>In response to the DBCA suggestion that it should be confirmed that there are no kangaroos present on the land, The Applicant advises that the LSP area has been the subject of two (2) separate fauna surveys. These surveys were conducted in 2018 and 2020 by experienced Ecologists. It is therefore considered satisfactorily established through these two (2) surveys that kangaroos are not present on the land.</p>	<p>habitat wherever possible, in the detailed stages of planning.</p> <p>The applicant has undertaken a Fauna Survey to support the LSP.</p>
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			Therefore, management is not suggested as warranted.	
DWER IN20/20594	4.	<p>The Department has reviewed the LSP and associated Local Water Management Strategy prepared by Callibre at Annexure 8 (revision E dated 1/7/2020) and provides the attached comments for your consideration.</p> <p>These comments should be reviewed and actioned alongside comments from the Shire of Serpentine Jarrahdale. If there are any conflicts between comments from different parties it is expected that document author will mediate an agreed position between the relevant parties.</p> <p>In the event there are modifications to the proposal that may have implications on aspects of water management, the local government should be notified to enable the implications to be assessed.</p> <p>Click on the document below to view all</p>	<p>Applicant comments attached below.</p>  <p>DWER COMMENTS - APPLICANT RESPON</p>	<p>Noted. Officers support the comments made by DWER and recommend that the LSP and Local Water Management Strategy be modified to incorporate the comments of DWER and the Shire. Lot 101 Lang Road, Mundijong is recommended to be excluded from the LSP area so the 50m buffer to the Conservation Category Wetland recommended by DWER would no longer fall within the LSP area.</p> <p>Amend the Local Water Management Strategy to the satisfaction of the Department of Water and Environmental Regulation and the Shire of Serpentine Jarrahdale.</p>

		<p>Attachment 1 - Department of Water and Environmental Regulation comments on the local structure plan and local water management strategy</p> <p>Contact for further information: Jane Sturgess – 9550 4228</p> <table border="1" data-bbox="562 416 949 515"> <thead> <tr> <th></th> <th>Date received</th> <th>Comments Sent</th> </tr> </thead> <tbody> <tr> <td>Rev 1</td> <td>27/8/2020</td> <td>17/9/2020</td> </tr> <tr> <td>Rev 2</td> <td></td> <td></td> </tr> <tr> <td>Rev 3</td> <td></td> <td></td> </tr> </tbody> </table> <table border="1" data-bbox="562 533 1491 1139"> <thead> <tr> <th>No.</th> <th>Page</th> <th>Section</th> <th>Rev 1 - DWER Comments</th> <th>Rev 1 – Author's Actions</th> <th>Rev 2 - DWER Comments</th> <th>Rev 2 - Author's Actions</th> </tr> </thead> <tbody> <tr> <td colspan="7">Local Structure Plan</td> </tr> <tr> <td>1</td> <td>8</td> <td>Plan 1 – Local Structure Plan Map</td> <td>This plan illustrates a 30m buffer from Manjedal Brook. However this waterway is also a mapped conservation category wetland (CCW) and a 50m buffer is recommended from the CCW boundary. No development is to be located within the 50m buffer. Any reduction in the CCW buffer is to be supported by the Department of Biodiversity Conservation and Attractions.</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Local Water Management Strategy</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td>The co-located public purposes reservation for school oval and district open space is supported and encouraged. There is currently no groundwater licences on the property. As part of the Waterwise Perth Action Plan, the Serpentine Groundwater Area allocation limits are being reviewed. If there is currently water available now, there is unlikely to be groundwater</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Date received	Comments Sent	Rev 1	27/8/2020	17/9/2020	Rev 2			Rev 3			No.	Page	Section	Rev 1 - DWER Comments	Rev 1 – Author's Actions	Rev 2 - DWER Comments	Rev 2 - Author's Actions	Local Structure Plan							1	8	Plan 1 – Local Structure Plan Map	This plan illustrates a 30m buffer from Manjedal Brook. However this waterway is also a mapped conservation category wetland (CCW) and a 50m buffer is recommended from the CCW boundary. No development is to be located within the 50m buffer. Any reduction in the CCW buffer is to be supported by the Department of Biodiversity Conservation and Attractions.				Local Water Management Strategy							2			The co-located public purposes reservation for school oval and district open space is supported and encouraged. There is currently no groundwater licences on the property. As part of the Waterwise Perth Action Plan, the Serpentine Groundwater Area allocation limits are being reviewed. If there is currently water available now, there is unlikely to be groundwater					
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<p>DoT IN20/21164</p>	<p>5.</p>	<p>PROPOSED LOCAL STRUCTURE PLAN - SUB-PRECINCT G2 - KEIRNAN STREET, MUNDIJONG</p> <p>I refer to your letter dated 24 August 2020 regarding the above Scheme amendment.</p>	<p>Noted. The request for crossing facilities on the bounding roads to the future High School</p>	<p>Noted. The Long Term Cycling Network Plan (LTCN) will be taken into consideration at the future planning stages.</p>																																															

		<p>The Department of Transport has reviewed the submitted documents and provide the following recommendations to ensure a balanced and sustainable transport outcome:</p> <ul style="list-style-type: none"> • The planning of pedestrian and cycling network within the structure plan area should take the endorsed Long Term Cycling Network Plan (LTCN) into consideration. • The submitted TIA indicates that the “<i>crossing facilities should be placed along the north-south (Access Street B) road separating the playing fields/high school site from the subdivision to facilitate safe and easy crossing of the road</i>”. The proposed location and capacity of the crossing facilities should be identify as they provide vital connection to the school location. • The Department would like to provide input when more information available for the proposed school. 	<p>development to be identified will be addressed by the Shire of SJ and the Department of Education as part of the detailed development plan for the co-located reserve, at the appropriate time in the future.</p>	<p>Detailed planning of the locations of the crossing facilities adjacent to the future high school site will occur at the future planning stages.</p>
DMIRS IN20/21203	6.	<p>PROPOSED LOCAL STRUCTURE PLAN – SUB-PRECINCT G2 – KEIRNAN STREET, MUNDIJONG</p> <p>Thank you for your letter dated 27 August 2020, inviting comment on the proposed Local Structure Plan (LSP) for Sub-Precinct G2 – Keirnan Street, Mundijong. It is noted the proposed LSP covers land located within Lots 10 – 14 and 50 Keirnan Street, and part Lot 101 Lang Road, Mundijong, confined to the Sub-Precinct G2.</p> <p>The Department of Mines, Industry Regulation and Safety (DMIRS) has determined this proposal raises no significant access concerns with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.</p> <p>As such, DMIRS lodges no objections to the above proposed LSP.</p>	Noted.	Noted.
Telstra	7.	Re: Proposed Local Structure Plan – Sub-Precinct G2 – Keirnan Street,	Noted.	Noted.

IN20/21431	<p>Mundijong Thank you for your communication dated 27/08/2020 in relation to the location specified above.</p> <p>The purpose of this letter is to notify you that Telstra's plant records indicate that there are Telstra assets located within the area of the proposal. We note that our plant records merely indicate the approximate location of the Telstra assets and may not be up to date. These records should not be relied upon by you as they may not depict a true and accurate reflection of the exact location of the assets.</p> <p>We suggest that you contact Dial Before You Dig for a detailed site plan (if you haven't already) and engage a Telstra Accredited Plant Locator (APL) to determine the exact location of the asset. To obtain a list of Telstra Accredited Plant Locators (APL) please phone 1100 or visit www.1100.com.au.</p> <p>Once the precise location of the Telstra assets has been established, you can either arrange for the Telstra assets to be relocated or re-align your proposal to ensure they are no longer impacted.</p> <p>Telstra's Asset Relocation team can be engaged to obtain a quote to relocate the assets from the location in question. The relocation of the assets are carried at the cost of the disturber. Please phone 1800 810 443 or email F1102490@team.telstra.com to arrange for an asset relocation.</p> <p>Alternatively, once your proposal has been re-aligned to eliminate any impact to Telstra's assets, please contact F0501488@team.telstra.com for a re-evaluation of your proposal so that Telstra can be assured that its assets will not be affected by your development.</p> <p>As these assets comprise an essential component of the Telstra network, we take this opportunity to highlight Telstra's rights and requirements to ensure that they are understood. The following is stated for your information:</p> <p>(1) As you may be aware, Telstra's existing facilities are grandfathered under the Telecommunications Act 1997 (Cth). Schedule 3 of the Telecommunications Act enables such facilities to legally occupy land in</p>	The identification of the Telstra assets will be determined as part of the subdivision approval stage.	
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<p>perpetuity for the duration of that facilities' use.</p> <p>(2) Part 1 of Schedule 3 of the Telecommunications Act 1997 (Cth) authorises a carrier to enter land and exercise any of the following powers</p> <ul style="list-style-type: none"> - inspect the land - install a facility - maintain a facility <p>In the case of installation and planned maintenance a notification will be afforded and such work will generally proceed during business hours. However, from time to time, certain activities need to be carried out without delay in order to protect the integrity of the network. Such activities may require access without notice and at any time of the day or night.</p> <p>(3) If you subdivide the land at any time in the future it may become necessary, in the opinion of Telstra to remove, or alter the position of a facility. In these circumstances the carrier may enter the land and do anything necessary or desirable for that purpose. Under clause 53 of Schedule 3 to the Telecommunications Act, the person who proposes to subdivide the land is liable to pay the carrier the reasonable cost of anything reasonably done by the carrier in this regard.</p> <p>(4) There is a requirement that all access to Telstra's network is facilitated by Telstra, via the normal channels available to all customers Australia wide. Tampering with, or interfering with telecommunications infrastructure or a facility owned or operated by a carrier (being Telstra) is an offence under the Criminal Code Act 1995 (Cth). Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred, by Telstra as a result of any such interference may be claimed against you. This means that you are not permitted to interfere with, repair or relocate Telstra's infrastructure, either personally or through a contractor without approval and authorisation from Telstra.</p> <p>(5) Individuals owe Telstra a duty of care that must be observed when working in the vicinity of Telstra's communication plant or assets. If</p>		
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		<p>Telstra's facilities are damaged as a result of any property development or any interference with such facilities, the person will be liable in tort (negligence) for any loss or damage (including consequential loss) suffered by Telstra and/or any member of the public. Telstra will not hesitate to take action to recover such loss or damage caused by such interference to Telstra's Network.</p> <p>Telstra would also appreciate due confirmation in the event that the applicant contemplates divesting its interest or control of this land, that the information contained here is passed on to the prospective owners.</p>		
Main Roads IN20/22025	8.	<p>Thank you for your correspondence, dated 27 August 2020, inviting Main Roads to comment on the proposed Local Structure Plan (LSP) for Sub-Precinct G2 – Kiernan Street, Mundijong. Main Roads has no objections to the proposed LSP.</p> <p>Main Roads requests that a copy of the City's final determination on this LSP is sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.</p>	Noted.	Noted.
Department of Education IN20/28580	9.	<p>Proposed Local Structure Plan - Sub-Precinct G2 - Keirnan Street, Mundijong</p> <p>Thank you for your letter dated 21 September 2020 providing the Department of Education (Department) with the opportunity to comment on the Shire of Serpentine Jarrahdale's (Shire) draft Local Structure Plan for Sub-Precinct G2 Keirnan Street, Mundijong (LSP). The Department has reviewed the relevant information in support of the proposal and wishes to provide the following comments.</p> <p>Secondary School Site</p> <p>The LSP projects approximately 230 dwellings will be delivered based on an estimated residential site density of 24 dwellings per hectare. These estimates are generally consistent with the target of 25 dwellings per hectare, as outlined within the draft Mundijong District Structure Plan (MDSP). The secondary school site identified within the LSP is also generally consistent with the location for a secondary school provided for under the existing Mundijong/Whitby District Structure plan (2010) and the draft MDSP. The Department therefore supports the</p>	Noted. The LSP Map and associated concept plan have been modified to respond to the Department of Education's advice and in accordance with the recommendations of the Shire's Administration.	Noted. Shire officers note the concerns with the proposed concept plan identifying one whole senior sized oval and a portion of a second senior sized oval within the Department's landholding and the constraints that this would create in developing the high school. Shire officers agree that the proposed concept plan would result in limited site

	<p>allocation of the secondary school site within the LSP. It is noted that the Department has already acquired the site.</p> <p>Co-location with Public Open Space</p> <p>The secondary school site owned by the Minister for Lands (Lot 50) is approximately 11.6 hectares and is proposed to be co-located with public open space to the east. The site is greater than the 10-hectare provision required under the Western Australian Planning Commission's Development Control Policy 2.4 - School Sites and draft Operational Policy 2.4 - Planning for School Sites. The larger site will be required to accommodate for the student yield projections based on the draft MDSP.</p> <p>The Department assumes that based the Concept Plan, the Shire is seeking to provide two district playing fields via a potential shared use arrangement with the adjoining school site. Generally, a standard public secondary school site requires only one senior sized playing field in a shared-use arrangement with a maximum of 2 hectares of overlapping area of playing field into the school site.</p> <p>The Concept Plan provided by the applicant for a co-located school site with two playing fields is therefore not supported by the Department. The developable footprint would be significantly reduced due to the siting of one whole senior sized oval and a portion of a second senior sized oval within the Department's landholding. In addition, the shape of the school site results in a number of constraints which include but are not limited to:</p> <ul style="list-style-type: none"> • limited site access; • inefficient school layout; and • possible reduced developable area based on the requirement for a greater setback to the northern and western boundaries where the Bushfire Attack Levels are higher. <p>The Department also notes that the proposed drainage layout as indicated within Appendix D of Annexure 12 (Engineering Servicing Report) relies heavily on the designated layout within the Concept Plan.</p>		<p>access, inefficient school layout and potentially reduced developable area due to Bushfire Attack Levels (BAL).</p> <p>Shire officers note that Lot 50 Keirnan Street, Mundijong, which has been designated as Public Purposes for a high school site and acquired by the Department of Education, is 11.6ha in size and therefore exceeds the 10ha requirement under the Western Australian Planning Commission's Development Control Policy 2.4 - School Sites and draft Operational Policy 2.4 - Planning for School Sites. Given Lot 50 Keirnan Street, Mundijong is of sufficient size, the Shire will work with the Department of Education to pursue a</p>
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	<p>Given the Department are unlikely to support the Concept Plan, the drainage plan will require amending.</p> <p>Notwithstanding this, the Department is open to considering a shared use arrangement on the school site, subject to the needs of the future secondary school being accommodated within any formal agreement.</p> <p>Potential options for discussion include:</p> <ul style="list-style-type: none"> • the Shire acquiring Lot 10 and constructing an oval across Lots 10 and 50 that could be used by the school and for public open space; or • the Shire acquiring part of Lot 10 and constructing any facilities it requires for the functioning of the public open space on the acquired portion of Lot 10 and for the oval to be wholly contained within the school site (Lot 50). <p>Prior to confirming whether a shared use agreement could be progressed, the Department would need to:</p> <ul style="list-style-type: none"> • finalise discussions with the Shire regarding the MDSP to confirm the residential dwellings that the secondary school would need to support; • determine if the Department needs to construct other education facilities on the site, such facilities for students with disabilities; and • undertake a due diligence to confirm there are no environmental constrains that would impact the Department being able to construct on part of the site. <p>In view of the above, the Department raises no objections to the proposed LSP, subject to an agreeable solution being reached between the Department and the Shire if a shared oval arrangement is to be progressed by the Shire.</p> <p>The Department has previously raised concerns in relation to the overall provision of public school sites within the wider MDSP Area. Eight public primary school sites and two public secondary sites have been identified within the MDSP, which is not considered sufficient to accommodate for</p>		<p>community access agreement to their future oval, delivered as part of the future high school development. As such, the Public Purposes designation shown on Lot 10 and 11 Keirnan Street, Mundijong is no longer required and Shire officers recommend that this designation be removed with the land instead identified as Residential R20-R30 and Public Open Space.</p> <p>Amend the LSP to remove the Public Purposes – Educational (High School) / Recreational designation of Lots 10 and 11 Keirnan Street, Mundijong and identify the land as Residential R20-R30 and Public Open Space.</p>
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		the 20 477 dwellings projected to be delivered through the draft MDSP. The Department looks forward to continuing to work with the Shire to review the MDSP to ensure there is sufficient primary and secondary schools in the MDSP.		
DPLH Heritage Services IN20/30064	10.	As there are no State Heritage Places within the proposed Structure Plan area, there is no objection to the proposed Plan.		Noted.
Business and Planning Consultants				
Harley Dykstra IN20/19799	11.	<p>Lot 10 (No. 310) Keirnan Street, Mundijong Nearest intersection: Keirnan Street – Baskerville Road, Mundijong The Shire of Serpentine Jarrahdale is currently advertising the proposed Local Structure Plan for Sub-Precinct G2, which is located within the Mundijong Townsite.</p> <p>In response to this document, Harley Dykstra would like to make a submission, on behalf of our clients Mr. Barry Mort and Mrs. Nina Mort who are the landowners of Lot 10 (No. 310) Keirnan Street Mundijong (the subject site), that objects to the designation of the subject site as “Public Purposes”, for development as “District Playing Fields”. Our client urges the Shire of Serpentine Jarrahdale to require the amendment of designation to “Residential R20 – R30”.</p> <p>This submission is prepared in addition to the recently submitted response to the advertised version of the Mundijong District Structure Plan and the Mundijong Urban Development Contribution Plan. Given that our objection to the proposed Local Structure Plan reflects the rationale to our response to the proposed District Structure Plan, we simply attach that document at Appendix A of this letter, for the Shire’s consideration.</p> <p>In summary, our Client would like to reiterate the following reasons for objection to the proposed designation of Lot 10 as “Public Purposes”:</p> <ul style="list-style-type: none"> The provision of District and Neighbourhood Open space is more than sufficient within the MundijongWhitby precinct even without the designation of Lot 10 Keirnan Street Mundijong as District Open Space as demonstrated in the attached; 	It should be noted that the inclusion of Lot 10 and its designation as a District Playing Field was required by the Shire’s Administration. DJMM is supportive of this submission to revise the LSP Map to include Lot 10 as forming part of the Residential Zone, for the reasons as stated by Harley Dykstra.	Noted. Shire officers note that Lot 50 Keirnan Street, Mundijong, which has been designated as Public Purposes for a high school site and acquired by the Department of Education, is 11.6ha in size and therefore exceeds the 10ha requirement under the Western Australian Planning Commission's Development Control Policy 2.4 - School Sites and draft Operational Policy 2.4 - Planning for School Sites. Given Lot 50 Keirnan Street, Mundijong is of sufficient size, the Shire

		<ul style="list-style-type: none"> • The Shire’s own public open space and community infrastructure strategy does not identify the need for this open space; and • The adjacent Lot 50 is more than capable of accommodating a High School, given it is more than 11 hectares in size. This confirms that it does not require additional oval/playing space, even if the aboriginal heritage site (identified in the Local Structure Plan report) requires retention. The Local Structure Plan report confirms that Lot 50 is of sufficient size. <p>In addition to the matters raised above and within the attached submission, we also note that the development of Lot 10 as a residential lot will not compromise the provision of Public Open Space given that it is currently deducted from the gross subdividable area, and isn’t therefore, contributing to the open space requirement. If required, addition local open space could be identified on this site.</p> <p>See attachment here</p>		<p>will work with the Department of Education to pursue a community access agreement to their future oval, delivered as part of the future high school development. As such, the Public Purposes designation shown on Lot 10 and 11 Keirnan Street, Mundijong is no longer required and Shire officers recommend that this designation be removed with the land instead identified as Residential R20-R30 and Public Open Space.</p> <p>Amend the LSP to remove the Public Purposes – Educational (High School) / Recreational designation of Lots 10 and 11 Keirnan Street, Mundijong and identify the land as Residential R20-R30 and Public Open Space.</p>
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Parcel Property IN20/21258	12.	Support proposed LSP	Noted.	Noted.
Neighbour				
Meimei Ye IN20/18515	13.	We strongly support this propose as it would great for the area all the community.	Noted.	Noted.
Shan Shan Ye IN20/18515	14.	We strongly support this proposal as it will beneficial the area and the council and the community.	Noted.	Noted.
B Caine IN20/21332	15.	<p>301 Keirnan Street, Mundijong</p> <p>SUBMISSION</p> <p>The effects on my property at 301 (Lot 41) Keirnan Street, as indicated on the plan as the entry/exit point (T-junction) on Lot 11 is directly opposite my house frontage. What provision will be made to protect my property against the severe rise in traffic noise, which will be considerably higher than at present, as well as light pollution from vehicles exiting the intersection the early morning and night? I strongly object to the position of the proposed exit/entry road directly opposite my house frontage. I cannot move my house, however the road can be re-positioned.</p> <p>The number of entry/exit points indicated on the plan are insufficient for a development with this number of vehicle movements as per the schedule attached to the plan. There is sufficient room for an outlet to be installed on Soldiers Road.</p> <p>What method will be provided to suppress dust mitigation during the earthworks' stage of the development, as well as soil stabilisation, once the earthworks is completed? Will it be fenced off during this stage? Dust suppression will still need to be employed during the subdivision road construction phase.</p> <p>Is the section of Keirnan Street between Soldiers Road/Patterson Road intersection and Baskerville Street going to be upgraded?</p>	<p>Noted.</p> <p>The detailed design of the subdivisional layout, including the location of the main entrance road, will take into consideration the location of the existing crossover to Lot 41 Keirnan Street. The final layout will ensure traffic safety is designed to the specifications and satisfaction of the Shire.</p> <p>The road layout illustrated on the LSP Map includes the higher order roads only. The detailed road design to be prepared at the subsequent subdivision stage will</p>	<p>Noted. The proposed wider access street identified opposite Lot 41 Keirnan Street, Mundijong is recommended to be moved adjacent to the eastern lot boundary of Lot 50 Keirnan Street, Mundijong.</p> <p>Access to Soldiers Road has not been identified to protect the significant vegetation within the road reserve.</p> <p>A Dust Management Plan will be required to be prepared at subdivision stage.</p> <p>Keirnan Street will be required to be upgraded to urban standard as a</p>

		<p>I consider that this development is inconsistent with the environment of Mundijong being a rural setting, and is an urban type development given the size of the blocks indicated on the plan. I believe this development is more suited to Byford than Mundijong.</p> <p>Is this proposed development going to be a walled enclave?</p>	<p>determine the need for additional entry/exit points. It should however be noted that there will be no road intersection proposed directly to Soldiers Road. The mature trees within the Soldiers Road reserve are protected in perpetuity, as the vegetation forms part of a designated Flora Road and Bush Forever site 350/365.</p> <p>A Dust Management Plan will be prepared, approved and implemented as part of the subdivision stage of the development, in consultation with the Shire.</p> <p>Keirnan Street will be required to be upgraded to urban standard, to meet the Shire's requirements.</p> <p>The development is</p>	<p>part of the subdivision.</p>
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			<p>consistent with the strategic plan as detailed in the endorsed Mundijong-Whitby District Structure Plan and the draft Mundijong District Structure Plan.</p> <p>The residential development will not be gated or walled. It is to be designed to seamlessly integrate with the surrounding local environs.</p>	
<p>S. Lang IN20/21336 IN20/21341 IN20/21343</p>	<p>16.</p>	<p>Eastern Portion of Lot 101, Cnr Lang Road & Taylor Road</p> <p>A correction in Comment 3, line 10 : should be Soldiers Rd , not Taylor Rd. And could you please add “unnecessary “ after repetitive on line 2, Comment 1.</p> <p>Comments:</p> <p>1. What an absolute crock of horseshit — 615 pages of mostly padded overlapping repetitive irrelevant gumph by all participants designed no doubt to extract higher fees . The sooner council limits each contributor to 3 pages maximum the better for all, including their consciences.</p> <p>2. I strongly resent DJMM p/l and their planning consultants allocating a tiny portion of their land as public open space and seeking to utilise my land, 3 times the size, as such to enhance the saleability of their blocks. My land is not available for this purpose, unconditionally. A suggestion: Immediately adjacent to the north of DJMM land is “LSP Sub</p>	<p>The Applicant is agreeable to removing the submitter’s land from the LSP, as requested.</p> <p>In response to each item listed under Mr Lang’s submission titled ‘Comments’:</p> <p>1. No response is provided to this first comment.</p> <p>2. The eastern portion of Lot 101 is currently included in the LSP at</p>	<p>Noted. Council supported a portion of Lot 101 Lang Road, Mundijong being included within the boundary of Sub-Precinct G2 to ensure the integration of planning and development across the precincts. The inclusion of this portion of land within the Sub-Precinct G2 boundary was to ensure the protection of the Manjedal Brook and the Aboriginal Site.</p>

	<p>Precinct G1, Aboriginal Site 37116 protected within Public Open Space” belonging to another developer. This leads over Manjedal Brook to the Conservation Wetlands including a genuine Aboriginal Heritage area surrounding the big and small swamps. Surely this large area is sufficient POS for residents of DJMM’s subdivision. And it is adjacent unlike my piece which abuts only at diagonally opposite points.</p> <p>3. Aboriginal Management Heritage Strategy Survey. The sole reason for proclaiming my subject land as an Aboriginal Heritage Site is the “Scarred Jarrah Tree, MJ109”, deemed as such by Thomson Cultural Heritage Management. No human hand was responsible for this scarring. It was done by Corellas (surely along with Galahs, Cockatoos and Parrots some of the most wontonly destructive members of the Avian Family) in the summer of 2010/11 following the abnormally dry (even for these times) winter of 2010. That was the year I had to sell all my cows and calves (they were trucked to a buyer in Sth Aust). It was also the only year in the 57 I’ve been here that the big swamp next to Taylor Rd completely dried up, the previous occasion according to older timers than me being the wartime drought years of 1944/45. Large numbers of Corellas and Galahs fled the dry inland and descended on the coastal plain - lots are still here. I was surprised to see a mob of Corellas ripping into this tree and tried to scare them off with rat-shot from the .22 rifle to no avail, they being as thick as bricks. I thought of nailing corrugated iron round the tree to stop complete ringbarking when they disappeared as quickly as they’d come. Mrs Thomson, who I never saw, should have come down and had a yarn. The tree’s regenerative process has in the last few years caused suckers to grow around the perimeter of the scar. This tree is a magnificent example of an isolated Jarrah. It has had cattle and sheep camping around it for donkeys years with no ill effects and is thriving. It does not need a “30 metre radius exclusion zone” for any reason.</p>	<p>the request of the Shire’s Administration. The Shire requested that it be included in order to ensure the protection of the ‘Aboriginal Heritage site’ on this particular portion of the land.</p> <p>We now respectfully seek the Shire’s reconsideration of its requirement to include portion of Lot 101 in the LSP. This request is put forward noting the comments provided below by the Aboriginal Heritage Consultant (Thomson Cultural Heritage Management (TCHM), in response to the information provided by Mr Lang which casts considerable doubt on the origin of the scarring of this particular tree being related to Aboriginal Heritage.</p> <p>3. The Applicant has</p>	<p>An Aboriginal Heritage Strategy was prepared to inform and accompany the LSP. In relation to the Aboriginal Site 37115, the Aboriginal Heritage Strategy contained the following recommendation: <i>‘It is recommended that the landowner preserve the scarred tree ID 37115 (MJ-09) in foreshore reserve along Manjedal Brook in accordance with the archaeological recommendations.’</i></p> <p>Shire Officers acknowledge the objection received from the landowner to the identification of the property as POS and the information that the ‘scarred tree’ identified as Aboriginal Site 37115 was the result of corellas and other birds. This objection was</p>
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	<p>As for a 30 metre fenced off area from the centre of the creek , there is already a 20 metre area each side of the creek required by the Water Commission to be fenced off making a 40 metre strip the length of the creek which when stock no longer graze it will become a nice old fire conduit with an East wind behind it.</p> <p>Incidentally the creek ain't what she used to be. I irrigated maize from it in summers of the mid and late 60s. In latter years it doesn't flow till May/June and will be dry by Oct / early Nov in a year like this.</p> <p>4. I'm still farming 154 ha with sheep and beef steers. Latterly another party has use of some land in exchange for contracting work for me but my Dorper sheep , being notorious "fencers" are run only on Lot 101 and some land north of the creek where expensive fences contain them . The subject area being high and dry is essential for grazing in winter when Dorpers are susceptible to feet problems on the wetter ground to the west. Frequent reference is made in the consultants report to all subject land as being "degraded". Unless this means something else in developers jargon it implies land is not farmed properly and has degenerated to unproductive weed infested wasteland.</p> <p>I won't comment on other areas but I take umbrage as it includes mine which is not the case. Weed spraying, fertilising and seeding is necessary to maintain good pasture and good pasture is necessary for good stock.</p> <p>5. Future Plans. I and my family are fully aware that development cannot be prevented as the population grows - people must have housing. Along with this, other community facilities are required and necessary. Schools and playing fields seem well catered for in this Shire, other facilities not so, or at least they are not mentioned in any planning maps I've seen so far. An opportunity therefore may present in future which will require all my freehold land, and definitely the portion included in this submission. I therefore respectfully decline the generous offer made by DJMM to participate in their subdivision.</p>	<p>provided a copy of the comments made by Mr Lang to Ethnoscience and Thomson Cultural Heritage Management for their consideration and formal reply.</p> <p>The response is provided below, which confirms the uncertainty as to the value of this tree:</p> <p><i>'It is entirely plausible that the scar could have been made by the birds as reported by Mr Sam Lang.</i></p> <p><i>The height of the scarring above the ground and the shape and nature of the scar is inconsistent with traditional scar trees. During the original identification and recording the Traditional Owners did comment that they considered the scarring to be unusual and therefore they</i></p>	<p>provided to the authors of the Aboriginal Heritage Strategy and the following response was provided:</p> <p><i>'It is entirely plausible that the scar could have been made by the birds... During the original identification and recording the Traditional Owners did comment that they considered the scarring to be unusual and therefore they attributed some cultural value to the tree, which then led to it being recorded and flagged as a 'potential' site.'</i></p> <p>This further information has raised some uncertainty regarding the heritage status of the 'scarred tree' associated with the Aboriginal Site. Given this uncertainty, and the objection received by the landowner of Lot 101 Lang Road,</p>
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			<p><i>attributed some cultural value to the tree, which then led to it being recorded and flagged as a 'potential' site.</i></p> <p><i>I think the risk of excluding Mr Lang's property from the LSP is therefore very low.</i></p> <p><i>In the future, should Mr Lang wish to progress development on his property, he can meet with the Elders to discuss the creation of the scar and have them reappraise the status of the tree.'</i></p> <p>In regard to the reference to the exclusion area around the tree, this 30m protection area is a temporary measure to ensure no damage to the root system during construction stage. It should not be interpreted as an area to be permanently fenced and therefore</p>	<p>Mundijong to the LSP identifying the entire portion of this property within the LSP area as POS, Officers recommend that Lot 101 Lang Road, Mundijong be excluded from the LSP area.</p> <p>Amend the LSP to exclude Lot 101 Lang Road, Mundijong from the Sub-Precinct G2 LSP area.</p>
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			<p>unable to be used for ongoing farming practices by Mr Lang until such time that the landowner seeks to redevelop this landholding.</p> <p>The Applicant notes and respects Mr Lang's in-depth knowledge surrounding the historic use of this landholding and the area more generally. In particular, the Applicant notes Mr Lang's advice that the Brook is not in pristine condition and is only seasonably inundated.</p> <p>4. The Applicant is aware of the current and historic farming use of this area and the property the subject of Mr Lang's submission.</p> <p>For the record, we advise Mr Lang through the Shire that the reference to 'degraded' is an environmental term</p>	
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			<p>and relates to the condition of the vegetation on the land.</p> <p>It does not in any way infer that the land has not been farmed to a high standard.</p> <p>The term 'degraded' refers to the absence of native vegetation on the land. The absence of native vegetation is mentioned in this environmental report as the land being 'degraded' of its native/original vegetation. This being the vegetation which grew on the land prior to it being utilised for bona fide agricultural purposes.</p> <p>It is understood that agricultural land is typically devoid of native vegetation as such practices require land to be cleared for farming use, such as the historical use of Mr</p>	
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			<p>Lang's land for the grazing of cattle.</p> <p>The purpose of the environmental report is to establish whether there is any part of the land which still contains native vegetation. If any part of the land is identified as containing such vegetation, the environmental report will also assess and determine whether that vegetation should be retained for ecological reasons.</p> <p>5. As noted previously, the Applicant is agreeable to the landowner's request for the eastern portion of Lot 101 to be removed from the LSP. The Applicant's original request for the boundaries of Sub-Precinct G2 to be redefined did not include this portion of Mr Lang's property. The Shire's</p>	
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			<p>Administration however recommended to Council that it be included because of the identification of the Aboriginal Heritage site and the need for it to be protected. The reasons for that position are detailed in the Council Agenda dated 14 October 2019.</p> <p>As the validity of the Aboriginal Heritage values assigned to the markings on this tree have now been brought into question; TCHM has confirmed the risk of excluding the eastern portion of Mr Lang's property from the LSP is considered to be 'low'; and Mr Lang has requested that his land not be included, we support the submitter's request to the Shire that it be removed from the LSP.</p>	
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