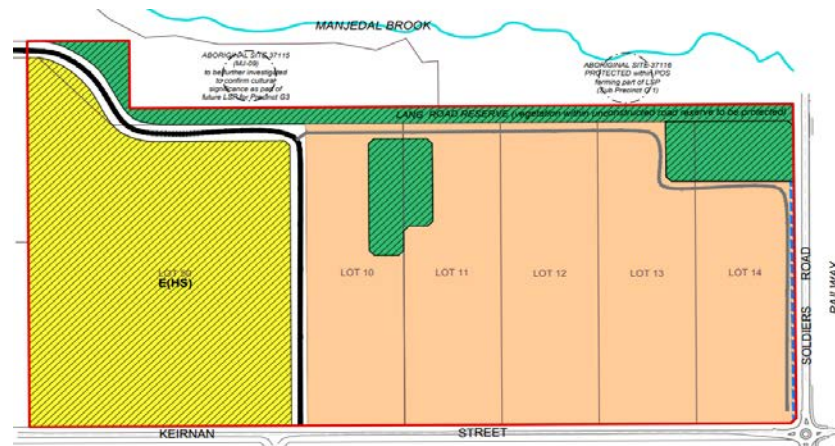


Keirnan Street, Mundijong – Sub-Precinct G2 – Local Structure Plan – Schedule of Modifications			
No.	Section	Modification	Justification
1	Various	Amend the LSP to exclude Lot 101 Lang Road, Mundijong from the Sub-Precinct G2 LSP area.	The inclusion of a portion of Lot 101 Lang Road, Mundijong within the Sub-Precinct G2 boundary was to ensure the protection of the Manjedal Brook and the Aboriginal Site. Further information has raised some uncertainty regarding the heritage status of the ‘scarred tree’ associated with the Aboriginal Site 37115. Given this uncertainty, and the objection received by the landowner of Lot 101 Lang Road, Mundijong to the LSP identifying the entire portion of this property within the LSP area as POS, it is recommend that Lot 101 Lang Road, Mundijong be excluded from the LSP area.
2	Various	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 in accordance with the below:	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 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.



		<p>LEGEND</p> <p>ZONES</p> <p>Residential R20-R30</p> <p>RESERVES</p> <p>Public Open Space</p> <p>Public Purposes Denoted as: E(HS): Educational, High School</p> <p>OTHER</p> <p>Structure Plan boundary</p> <p>Access Street B (wider street)</p> <p>Key Access Street D</p> <p>Restricted Vehicle Access (no vehicle access to Solders Road from internal street network)</p>	
3	Various	Amend the LSP to remove references to the district open space.	The Shire 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.
4	Various	Amend the LSP to identify the 'Access Street B' adjacent to the school site as a 'Neighbourhood Connector B'.	Element 8 of Liveable Neighbourhoods recommends that secondary schools should be located adjacent to Neighbourhood Connectors. The greater road width will allow for on-street parking, buses and increased pedestrian and vehicular traffic.
5	Various	Amend the LSP to identify a 'Neighbourhood Connector B' along the eastern boundary of Lot 50 Keirnan Street, Mundijong.	To ensure the wider street that can accommodate on-street parking and buses is adjacent to the proposed high school site, which is recommended to only be located within Lot 50 Keirnan Street, Mundijong.
6	Various	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.	To remove the proposed cul-de-sac from the key road network, which should be avoided in bushfire prone areas under Element 3 – Acceptable Solution A3.3 of the State Planning Policy 3.7 Guidelines. To improve the connectivity of the road network.
7	Part 1 – Section 7.1	Amend the sub-title from 'Conditions of Subdivision Approval' to 'Subdivision Requirements and Conditions'.	To specify that information may be required prior to subdivision approval.
		Amend to delete the following text: <i>'The Council shall recommend to the Western Australian</i>	

		<p><i>Planning Commission that a condition be imposed on the granting of subdivision approval for each of the individual stages of development of the LSP to respond to the following as identified by the Structure Plan:</i></p> <p>Amend to include the following text:</p> <p><i>'The Local Government shall recommend to the Western Australian Planning Commission that information be provided and/or conditions be imposed for each of the individual stages of development of the LSP to respond to the following as identified by the Structure Plan at subdivision stage.'</i></p>	
8	Part 2 – Section 5.3 and associated technical appendices	Amend to include a new area of public open space that provides 0.7154ha of unrestricted public open space to be identified to the north west of the LSP area over Lots 10 and 11 Keirnan Street, Mundijong.	As Lot 101 Lang Road, Mundijong contained a significant proportion of the POS contribution for the LSP, excluding this land from the LSP area will result in a shortfall of POS being provided within the LSP. As such, an additional 0.7154ha of unrestricted POS will need to be provided within the revised LSP area to meet the 10% (2.05ha) POS requirement specified by Liveable Neighbourhoods.
9	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.	A 450mm diameter gravity collector sewer is planned to be constructed generally along the alignment of Lang Road. The LSP 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. If the Lang Road reserve is not available to accommodate the future sewer, an alternate alignment should be discussed.
10	Local Water Management	Amend the Local Water Management Strategy to the satisfaction of the Department of Water and Environmental Regulation and	To address the comments raised by the Department of Water and Environmental

	Strategy	the Shire of Serpentine Jarrahdale.	Regulation and the Shire on the Local Water Management Strategy.
11	Transport Impact Assessment	Amend to include traffic management measures for the uncontrolled four way intersection other than a threshold treatment, to the satisfaction of the Shire of Serpentine Jarrahdale.	Under the Main Roads WA Local Area Traffic Management Guidelines, a threshold treatment is not the appropriate measure to apply to a uncontrolled four way intersection.