	Proposed F6 LSP – Schedule of Modifications			
No	Section	Modification	Justification	
Genera	al			
1.	LSP Report throughout (e.g. Section 2.2.2.3, 2.2.2.4, 5.3)	Amend to include the relevant information as per the Mundijong District Structure Plan. Remove references throughout to the 'Mundijong-Whitby District Structure Plan 2011' and the 'Mundijong Precincts E1 & E2 Local Structure Plan'. Reference the approved Local and District Structure Plans throughout the LSP report.	outdated. The Mundijong District Structure Plan 2020 is not	
2.	Figure 7	Replace figure 7 with updated Mundijong District Structure Plan map.	To reflect the updated DSP map, as a result of modifications.	
3.	Section 3.6.1	Remove the below text: 'The structure plan comprises single lots at the R20 density along the southern and eastern boundaries, fronting to existing streets. This interface is entirely consistent with existing residential development'.	The base code of the LSP is to be modified to R25, with a strip of R20 fronting Adonis Street. Modifications are to be made as per modification 4.	
4.	Section 4.2	 Modify Section 4.2.2 to state the below: A base density code of R25 shall apply. Densities should apply for the following locational criteria: R30-35 densities should apply for lots adjacent to Public Open Space and lots at the end of street blocks. R20 densities should apply for lots fronting Adonis Street 	Additional of locational criteria for slightly higher residential densities abutting POS, remaining consistent with the Mundijong District Structure Plan, which identifies the site as 'Low (Suburban) R20-35'.	
5.	Various	Amend references to density throughout the report to reflect modification 4.	The LSP report is not consistent when discussing densities. For example, within Section 5.3 both a R25 and an R20 density is referenced. Amend throughout.	

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6.	Part 2 Section 3.5.2	Replace the term 'European Heritage' with 'Historic Heritage'.	As per DPLH recommended modification.		
7.	Part 1 Section 4.2.4	Modify Section 4.2.2 as below: Local Development Plans are to be prepared in accordance with Part 6 Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. LDPs should be prepared for matters including (but not limited to): Design interface of lots abutting Public Open Space Irregular lot shapes Lots at the end of street corners Crossover and garage locations for the retention of existing significant trees.	There is mature remanent vegetation within adjacent road reserves, such as Cockram Street, which is in good condition with ecological significance. Lots are proposed to take access of streets with existing vegetation. Therefore, it is recommended that LDPs address crossover and garage locations to minimise the risk of trees being removed to make way for crossovers at the building stage.		
8.	Structure Plan Map, Report, and Appendices throughout	 Modify the Local Structure Plan map as follows, to the satisfaction of the Shire of Serpentine Jarrahdale: Reconfiguration of Public Open Space and drainage as per recommended modifications Removal of Local Development Plan identifications Modification of densities as per recommended, demonstrating a base density of R25, with R20 densities for lots fronting Adonis Street. 	As per recommended modification 4 regarding residential densities. Local Development Plan boundaries are to be lot-specific, determined at the subdivision stage. The proposed configuration of POS provides limited usability for residents and is recommended to be modified. The POS areas proposed are small, triangular portions of land located mainly along Adams Street. These spaces appear impractical and lack usability for active recreation. Whilst it may be reasonable to have some element of POS which is constrained in function due to drainage, officers consider that the current design provides for a lack of uses and activities. On lots which have limited private open space available, distributing POS in a manner which results in limited functionality is not supported, and impacts the liveability of this future neighbourhood. It is recommended		

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			that the LSP map be redesigned to ensure a well-distributed parkland which provides for a range of uses and activities.	
9.	Part 2 Section 5	Insert a section addressing crime and security, in accordance with the principles of crime prevention through environmental design (CPTED) and Liveable Neighbourhoods.	To address crime and security, accounting for increased dwelling numbers and population.	
Enviro	nment			
10.	Part 1 Section 4	Add a sub-section into Section 4 stating the below: 4.1.4 Fauna Management A Fauna Management Plan shall be required as a condition of subdivision, to be undertaken prior to subdivision works and during clearing activities to protect the local fauna on site.	To address fauna identified on site and the surrounding road reserves. Environmental Assessment found high-quality foraging habitat for Black Cockatoo species on site. Adams Street contains a number of large trees which are feeding habitats for Black Cockatoo species, and Cockram Street has significant remnant native vegetation which belongs to a critically endangered threatened ecological community. Potential black cockatoo nesting trees have also been identified on site.	
11.	Part 2 Section 3.4	Insert the below text into Section 3.4: The upgrade of Cockram Street requires a further survey of vegetation regarding TECs as per the Environmental Assessment and Management Strategy.	As per DBCA recommended modification. The Environmental Assessment outlined that further surveying would be required to confirm if the vegetation represents this TEC (Section 2.3.5) Given that Cockram St will need be upgraded to provide access to the Structure Plan area, it is recommended that further surveying be undertaken to guide the planning of the road upgrade.	
12.	Part 1 Section 4	Add a new sub-section into Section 4 stating the below: Tree Retention The design of road reserves and upgrades should accommodate the retention of existing trees of significance within road medians or verges.	There are significant, large trees present within the subject site and adjacent road reserves, which should be retained where possible. The Environmental Assessment Management Strategy identifies remnant vegetation within adjacent road reserves, such as Cockram Street, which is in good condition with ecological significance. However, the	

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		 Infrastructure should not be placed within the determined root zones of the existing trees of significance. Urban Water Management Plans should accommodate for the retention of existing trees. 	LSP does not proposed any commitment or provisions to retain trees within road reserves. The design of these roads should prioritise the retention of existing trees.	
		Fill should not be placed within the determined root zones of the existing trees of significance.		
		The design of Public Open Space should preserve natural features and retain trees of significance.		
13.	Part 2 Section 3.4.1	Insert the below within Section 3.4.1: The southeastern portion of the subject site is located within an Environmentally Sensitive Area. Any proposed clearing of native vegetation associated with subdivision or development should be undertaken in accordance with the Environmental Protection Act 1986 (EP Act) and Environmental Protection (Clearing of Native Vegetation) Regulations 2004 and should be discussed with the Department of Water and Environmental Regulation.	The Cockram Street road reserve and the southeastern portion of the LSP site is identified as an Environmentally Sensitive Area.	
14.	Part 2 Section 3.1.4	Insert the below within Section 3.1.4: Potential contamination should be considered at the subdivision and development stages in regard to existing structures and land uses, such as asbestos. Disturbance of environmentally sensitive areas during earthworks should take into consideration such contamination and providing validation of such areas before subdivision.	Section 3.1.4 states that the structure plan area is not listed as a contaminated site on the DWER database. However, there are contamination matters associated with current land uses which may need to be considered at subdivision or development stages, such as asbestos.	
15.	Street Tree Masterplan	 Amend the Street Tree Masterplan as follows: Replace Eucalyptus victrix with a more suitable species, such as Eucalyptus torquata or Corymbia ficifolia. 	The landscape plan shows use of <i>Eucalyptus victrix</i> as a street tree, which while attractive has been found to be unsuitable for the area as it bends too much in the strong winds. This species should be replaced with one more suited to the locality. <i>Melaleuca quinquenervia</i> is also	

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		Replace <i>Melaleuca quinquenervia</i> with <i>Melaleuca preissiana</i> , for planting within basins.	proposed, however this is not a local species and has weedy potential.	
16.	Servicing Report	Servicing report to reference that under boring works for the installation of services may be required to protect significant trees within verge.	To protect significant trees.	
Movem	ent Network			
17.	Section 5.4.1	Remove the below: 'It is noted that the structure plan area does not rely on Adams Street being constructed (with no lots fronting Adams Street)'.	Adams Street should be constructed as a requirement of subdivision. The DSP identifies Adams Street as connecting to Mundijong Road, with Adonis Street being converted to a cul-de-sac in the future. Therefore, Adams Street is identified as accommodating higher volumes of traffic and must be constructed in association with this LSP. A provision has been recommended within Part 1 of the LSP for necessary Adams Street widening and construction. If this requirement is not added within the LSP report, the necessary land for Adams Street widening (5m either side) will not be provided.	
18.	Section 4.1.2, Section 5.4.1 and throughout	 Modify Section 4.1.2 as below: 4.1.2 Movement Network At the subdivision stage, road infrastructure requirements are as follows: Richardson Street to be widened and upgraded to a Neighbourhood Connector A standard. The road reserve for Richardson Street must be suitably widened, in order to protect the trees within the verge. Cockram Street to be widened and upgraded to a Neighbourhood Connector A standard. Adonis Street to be upgraded to a Local Road standard. 	Part 1 of the LSP currently does not prescribe road widening or upgrades, only stating that the structure plan proposes 'local roads'. Local roads are acceptable for the internal access streets, however, the site is bordered by Cockram Street, Adonis Street, Richardson Street, and Adams Street, which require road upgrades to service the increased population as a result of the LSP. The Mundijong District Structure Plan Transport Impact Assessment 2025 prescribes a road hierarchy for these roads. Therefore, the LSP and TIA should be updated to reference these road classifications. These requirements should be included within Part 1 of the LSP to ensure that these requirements are imposed through subdivision.	

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		Adams Street to be widened and constructed to an Integrator B standard. Adams Street is to be designed in accordance with State Operational Policy 2.4, including but not limited to a pedestrian path on both sides of the road reserve and on street parking.	Street, in lieu of a strip of public open space that will be incapable of performing an acceptable active or passive recreation purpose. In order to protect the existing street trees in this part of the subject land, it is recommended that	
		• Internal roads to be constructed to an Access Street standard, with a 1m reduction in road reserve widths adjacent to POS.	the road reserve for Richardson Street be suitably widened, in order to protect the trees within the verge.	
		Further widening above the requirements of Liveable Neighbourhoods may be required to Cockram Street, Richardson Street, Adonis Street, and Adams Street to retain existing significant trees and their root zones.		
		Modify any applicable sections throughout to align with this modification, such as Section 5.4.1.		
19.	TIA	Modify cross sections to demonstrate 2.5m widths for parking bays.	As per the Shire's standard drawings.	
20.	TIA	Modify the TIA to demonstrate the road requirements as per recommended modifications.	As per the Mundijong District Structure Plan Transport Impact Assessment 2025, and Shire recommended modifications.	
21.	TIA	Modify the TIA to include the below regarding pedestrian/cycle networks:	As per Department of Transport comments, and modification 24.	
		Add an analysis of existing pedestrian/cycle networks, including connections to new facilities within 800m		
		 Add a figure and provisions demonstrating pedestrian and cycle path requirements, as recommended by the Shire of Serpentine Jarrahdale. 		
		Add a safe walk/cycle to school assessment per the TIA Guidelines Volume 2.		

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22.	TIA	Add future trip generation for 2041 and 2051.	Details on future vehicle trip generation required.		
23.	TIA	Update to reflect the Department of Transport's Long Term Cycle Network plans.	As per Department of Transport comments.		
24.	Part 1 Section 4.1.2	Insert the below within Sections 4.1.2. Subdivisions are required to construct footpaths on both sides of all internal roads. Subdivisions are required to construct extensions of the existing footpath network for the full adjoining frontages of the structure plan area. Paths are required to be constructed in alignment with the requirements of State Operational Policy 2.4 where applicable.	The subject site is located within close proximity to existing and proposed schools, and the future Mundijong District Centre. Therefore, walkability and connectivity of pedestrian and cycle infrastructure is a significant consideration. The TIA includes information on pedestrian and cycle infrastructure. However, there is limited references within the LSP report, nor the integration of the site with its surrounding developments and existing land uses. Modifications are recommended to the LSP report to include provisions for footpaths on both sides of roads. Department of Transport comments recommend that as the subject site is located within the 800m walkable catchment of the Mundijong train station and District Centre to the East and a Primary School Site to the West, all internal roads should provide footpaths on both sides of the road, per Liveable Neighbourhoods.		
25.	Part 2 Section 5.4.5	Modify Section 5.4.2 to align with modifications recommended by the Shire of Serpentine Jarrahdale regarding pedestrian and cycle facilities.	As per above.		
Public	Public Open Space				
26.	Local Structure Plan Map	Delete the Public Open Space fronting Richardson Street.	Further road widening is recommended for Richardson Street, in lieu of a strip of public open space that will be incapable of performing an acceptable active or passive recreation purpose. In order to protect the existing street trees in this part of the subject land, it is recommended that		

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			the road reserve for Richardson Street be suitably widened, in order to protect the trees within the verge.	
27.	Local Structure Plan Map	Reconfigure the Public Open Space in consultation with the Shire of Serpentine Jarrahdale, to improve the functionality and the usability for active recreation of Public Open Space, as suggested in the below image subject to detailed design.	The proposed configuration of POS provides limited usability for residents and is recommended to be modified. The POS areas proposed are small, triangular portions of land located mainly along Adams Street. These spaces appear impractical and lack usability for active recreation. Whilst it may be reasonable to have some element of POS which is constrained in function due to drainage, officers consider that the current design provides for a lack of uses and activities. On lots which have limited private open space available, distributing POS in a manner which results in limited functionality is not supported, and impacts the liveability of this future neighbourhood. It is recommended that the LSP map be redesigned to ensure a well-distributed parkland which provides for a range of uses and activities	
28.	Figure 5 POS Schedule and Various LWMS and LSP Report	Modify the POS Schedule to the satisfaction of the Shire of Serpentine Jarrahdale, accounting for restricted open space, deductions for the 1:1 year stormwater event, and the 20% AEP. Amend discussion throughout the LSP report and LWMS to reflect the revised POS Schedule.	The POS Schedule states that there are no deductions from the gross subdivisible area of 10.78ha, and that therefore 1.07ha of POS is required to fulfil the 10% Liveable Neighbourhoods requirement. However, the POS Schedule does not account for deductions and unrestricted POS. The schedule currently states 1.38ha of POS, consisting entirely	

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			of unrestricted POS, with no unrestricted POS. This is not accurate, as the LWMS includes bioretention areas within the POS. Accounting for deductions for the 1:1 stormwater event is standard practice in Liveable Neighbourhoods. The POS Schedule must be updated to be in alignment with Liveable Neighbourhoods, to accurately demonstrate whether the requirements are met.
29.	Executive Summary	Modify Table (i) to amend the amount of POS, in accordance with modification 26.	To reflect a revised POS Schedule in accordance with Liveable Neighbourhoods and other recommended modifications.
30.	LWMS	Insert a plan demonstrating the impact of the 1:1 year area and 20% AEP events on Public Open Space.	To demonstrate the impact of 1:1 and 20% AEP areas on the proposed POS.
31.	Landscape Masterplan	Update the Landscape Masterplan to align with recommended modifications, and the below, to the satisfaction of the Shire of Serpentine Jarrahdale and Department of Water and Environmental Regulation.	
		Revise to align with the modified LWMS.	
		Demonstrate the first flush (15mm or 1 year event) area as a planted area, not a turfed basin.	
		Align with an updated POS schedule identifying area above the 1 year to the 5 year (20%AEP) as restricted POS.	
		Update landscape plans to show vegetation retention within POS and road reserves.	

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32.	LWMS	Modify the LWMS to the satisfaction of Department Water and Environmental Regulation, Water Corporation, and the Shire of Serpentine Jarrahdale.	As per DWER recommended modifications.	
33.	LWMS	Modify the LWMS to address the requirements for a DN450 and DN300 gravity sewer, to the satisfaction of Water Corporation.	As per Water Corporation comments.	
34.	LWMS	Modify the LWMS to align with, and to reference, the Mundijong District Structure Plan District Water Management Strategy 2025.	To align with the revised DWMS for the Mundijong District Structure Plan area. The peak discharge must be consistent with the DWMS.	
35.	LWMS Section 7.1 and LSP Report	Remove references to subsoil drains within private lots throughout.	The Shire and DWER do not support the provision of subsoil drains within private property. Subsoils should only be provided within road reserves or POS.	
36.	LWMS Section 4.6	Modify the LWMS to demonstrate all outlets as having a free- draining outlet with 150mm separation to groundwater levels (including subsoils, with no bubble pits).	Lots are required to be free draining to ensure that there is no standing water within public open spaces and that the emptying times for drainage does not exceed 96hours, in accordance with Better Urban Water Management and Department of Water's Stormwater Management Manual for Western Australia, to prevent mosquito breeding habitats	
37.	LWMS Section 6.1.3.2	Modify the LWMS to state a 1:4 grade for roadside swales.	Roadside swales with 1:3 banks are too steep in a road reserve. The IPWEA Guidelines specify 1:4 for roadside swales.	
38.	LWMS Appendix E	Modify the Modelling Assumption Report to remove the assumption of lots above 200m² holding the 1% AEP.	It is not typical for residential lots to hold the 1% AEP, this is not supported by the Shire.	
39.	LWMS Section 6.1.3.3.	Modify the LWMS to demonstrate a biofiltration area maximum depth of 300mm and a slope of 1:3.	The LWMS states a maximum 500mm depth for bioretention areas, with side slopes of 1:3. This is too large and too steep. Depths should be maximum 300mm, with 1:4 slopes. This is in accordance with DWER recommendations. No slopes in POS should be 1:3 as	

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			these are difficult to maintain vegetation growth and safety of exiting drainage basins. Slopes of 1:4 are acceptable but must be planted.	
40.	LWMS Table E1 and throughout	Modify the LWMS to demonstrate the invert level of flood storage areas to be 500mm above MGL, instead of 300mm.	LWMS proposes invert levels of 300mm for FSAs. This is not standard practice, and DWER and Shire officers recommend modifying this to 500mm above the 1% AEP Top water level instead of 300mm.	
41.	LWMS Section 9.2	Modify the post development monitoring to include groundwater levels and subsoils, and inflows, and further consideration for contingency plan and trigger values.	The LWMS states that post development monitoring will only occur for 2 years. Monitoring must be undertaken until 6 months after the last lot has been sold, once the full development and drainage catchment are in place, to determine if the drainage is operating as intended.	
			The LWMS states that the monitoring bores and responsibilities are handed over with the POS landscape completions, which is not supported by the Shire.	
			The monitoring should also include the groundwater levels and subsoils, which are critical to controlling groundwater.	
			The LWMS states than monitoring of surface water quality following development will only monitor outflows. Inflows should be monitored as well, in order to determine whether the development is affecting surface water quality.	
42.	Section 3.5.2	Modify the LWMS to demonstrate groundwater irrigation requirements for POS, to the satisfaction of DWER and the Shire of Serpentine Jarrahdale.	The LWMS has not demonstrated a secure groundwater supply for POS irrigation, only identifying existing groundwater licenses. DWER have highlighted that the LWMS should be revised to confirm the area of POS requiring irrigation, the groundwater requirements, and whether these exceed current licenses.	
			Include:	
			Exact area of irrigated POS	

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			The available groundwater irrigation licenses, and any additional groundwater supply which may be required.
			State that a water availability and bore strategy will be required, prior to subdivision approval.
			Show groundwater monitoring data as an appendix.
43.	LWMS Appendix B	Add the Landscape Plan into Appendix B of the LWMS.	Appendix B Landscape Plan is omitted.
44.	LWMS	Insert figures and further details on the following:	Further details, clarification and figures are required
		Existing surface water levels	regarding catchment areas, and pre and post development flows, as per DWER and Shire recommended modifications.
		Catchment areas	
		Pre-development and post-development flow rates (including Effective Impervious area)	
		Consideration of surrounding areas, the existing drainage swale along Adonis St, and the discharge outlet from Cockram St.	
		Demonstrate that the post development flow rate is consistent with the DWMS and/or consistent to predevelopment flow rate up to 1% AEP.	
		 Insert a figure showing the predevelopment flow rate and post development flow rate leaving the site for 1 EY, 20% AEP, and 1% AEP events. 	
45.	LWMS	Include reference to the Shire of Serpentine Jarrahdale's standard drawings (STD-D11) for rain gardens within road reserves.	As per Shire of Serpentine Jarrahdale's standard drawings.
46.	LWMS	Provide cross sections of bioretention basins and flood storage areas demonstrating invert levels such as the base level, top	Further detail required for basins and FSAs regarding rainfall events and groundwater levels. The requested

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		water levels for the small, minor and major rainfall events (15mm, 20% AEP event, and 1% AEP Event), maximum groundwater levels, subsoil discharge outlet demonstrating free outfall, filter media, design of inlets and outlets, depths of amended soils, and how the subsoils integrate with proposed stormwater infrastructure.	information is necessary to ensure that when assessing the Urban Water Management Plan at subdivision stage, the required drainage infrastructure is appropriately designed and key levels are predetermined. This avoids discrepancies in stormwater management design.		
47.	LWMS	Provide plans demonstrating the size of all drainage systems and invert levels, including the invert level of the downstream swale.	Understanding the size and invert levels of all drainage infrastructure is critical for assessing the capacity and functionality of the proposed system. It ensures that stormwater is effectively conveyed and managed within the development and that downstream infrastructure can accommodate the anticipated flows.		
48.	LWMS	Provide plans demonstrating invert levels of subsoil drains and the Final earthworks level.	Levels to be provided to confirm that the appropriate separation from controlled groundwater level to the final level is achieved.		
49.	LWMS	Provide cross section showing groundwater mounding demonstrating a sand pad with a minimum 500mm above the 50% AEP phreatic line, and soakwells with a 500mm clearance to 50% AEP.	Levels to be provided to confirm that the appropriate separation from controlled groundwater level to the final level is achieved.		
50.	LWMS	Modify all pipe crossings to be perpendicular to the road alignments.	Pipe crossings are required to be perpendicular to roads to minimize the stress on the pipe. A non-perpendicular crossing creates a longer section of pipe exposed to the forces of traffic and ground movement leading to increase strain and higher risk of failure.		
51.	LWMS	Include updated landscape concept plans within the body of the LWMS.	As per recommended modifications to the Landscape Concept Plan		

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52.	ВМР	Modify the Bushfire Management Plan to the satisfaction of the Shire of Serpentine Jarrahdale and the Department of Fire and Emergency Services.	As per DFES modifications.		
53.	Part 2 Section 2.2.2.2 and 3.3	Replace 'State Planning Policy 3.7 Planning in Bushfire Prone Areas' and 'Guidelines for Planning in Bushfire Prone Areas' with 'State Planning Policy 3.7 Bushfire' and 'Planning for Bushfire Guidelines'.	To reflect the most updated version of SPP3.7, introduced in September 2024.		
54.	Part 1 Section 4.3.1	Add the below statement into Section 4.3.1: 'Bushfire Management Plans are to be prepared at the subdivision stage, in accordance with State Planning Policy 3.7 Bushfire'.	To add a requirement for BMPs to be prepared at future subdivision stages, which are specific to the proposed layout of the subdivision, as per SPP 3.7.		
55.	ВМР	Modify the BMP to account for the retention of existing trees within road reserves and public open space, and the intended landscaping treatment of public open space, and if found to be required, modify vegetation classifications and associated Bushfire Attack Levels accordingly.	The BMP classifies all POS as a low threat level. However, the POS are proposed to contain drainage basins, of which will be planted. Therefore, it must be demonstrated that these basins can be planted and maintained to this level. Road reserves are also classified as a 'non-vegetated area'. However, there are significant trees along road verges which should be retained. The BMP has not accommodated for the retention of any trees within road reserves. It is recommended that the BMP be modified to account for vegetation retention, and demonstrate that these areas can achieve a low-threat outcome. If this cannot be achieved, classifications and BALs should be modified accordingly.		