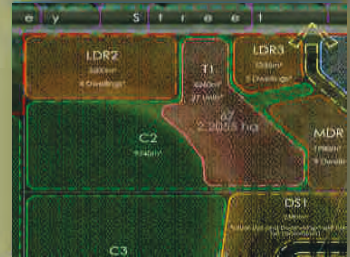


Lot 67
Warren Road
Nannup



Structure Plan Report

Detailed Structure Plan A

Section 16 of the Planning and Development Act 2005

For: J & L Ogden

Martin Richards.
Town Planning + Urban Design

2016

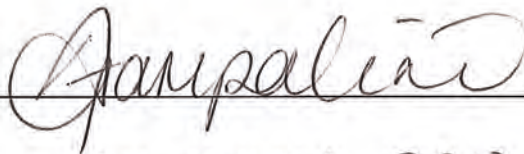
This structure plan is prepared under the provisions of the Shire of Nannup Local Planning Scheme No.3

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 29 March 2017

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:



Witness

29 March 2017

Date

Date of Expiry: 29 March 2027

Table of Amendments

Amendment No.	Summary of the Amendment	Amendment type	Date Approved by WAPC



Table of Density Plans

Density Plan No.	Area of plan application	Date endorsed by WAPC



Executive Summary

Location

The Detailed Structure Plan area is located on the north eastern corner of Warren Road and Kearney Street in the town site of Nannup.

Proposed Land Use

Proposed land uses advocated by the Detailed Structure Plan are low and medium density residential, tourist and mixed use.

Association with Approved Structure Plans

The Detailed Structure Plan represents an evolution of the broad planning framework and land use distribution of the Higgins Swamp Structure Plan adopted by the Shire of Nannup on 28 June 2012.



Summary Table

Item	Data	Structure Plan Ref (Part 2 - section no.)
Total area covered by the structure plan	2.2055 hectares	3.1
Area of each land use proposed:	Hectares Lot Yield	
• Residential	0.7330 15	6.4.1-.2
• Tourist	0.4450 1	6.4.3
• Mixed Use	0.3485 1	6.4.5
• Conservation	0.5185 0	6.4.4
Total estimated lot yield	17	6.4
Estimated number of dwellings	15	
Estimated residential site density	6.8 dwellings per hectare (total site area)	
Estimated Population	40 persons	
Number of high schools	nil	
Number of primary schools	nil	
Estimated commercial floor space	1000m ²	6.4.5
Estimated area and percentage of public open space given over to:		
• Regional open space	nil	
• District open space	nil	
• Neighbourhood parks	nil	
• Local parks	nil	
Estimated percentage of natural area	23%	

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Part 1: Implementation

1.0 The Detailed Structure Plan Area

The Detailed Structure Plan includes all of, and only, Lot 67 Warren Road, Nannup.

2.0 Operation

The date the Detailed Structure Plan takes effect is the date the Detailed Structure Plan is approved by the Western Australian Planning Commission (refer Endorsements page).

3.0 Staging

Given the diversity of uses proposed by the Detailed Structure Plan, it is envisaged that the Detailed Structure Plan area will be subdivided and/or developed in stages, corresponding with market conditions and demand for the various elements.

The first stage will be to create individual lots (likely survey strata) for the 4 recently constructed single storey detached dwellings in the north west portion of the property. It is intended that this subdivision will be implemented immediately following the adoption of the Detailed Structure Plan.

The timing of further stages will be dependent upon market conditions.

3.1 Residential Elements

Other than the requirement for standard statutory approvals, including approval of this structure plan and subdivision approvals, there are no servicing or other impediments to the implementation of the residential elements of the Detailed Structure Plan.



3.2 Tourist Element

An amendment to the Shire of Nannup Local Planning Scheme No. 3 will be required to enable Council to approve any tourist accommodation proposals, other than for “Bed and Breakfast Accommodation”.

There are no known physical impediments to the development of this element for tourism purposes.

3.3 Mixed Use Element

An amendment to the Shire of Nannup Local Planning Scheme No. 3 will be required to enable Council to approve mixed uses such as a restaurant, shop, short stay accommodation, office and consulting rooms.

There are no statutory (other than relevant standard approvals and licenses) or physical impediments to the development of the mixed use element for single dwelling, bed & breakfast accommodation, grouped dwelling, home business, home occupation and/or home office purposes.

4.0 Subdivision and Development Requirements

The subdivision and development of the land within the Detailed Structure Plan area is to be generally in accordance with the Structure Plan(s) that apply to the land.

The Detailed Structure Plan (Appendix A) demonstrates the intended subdivision configuration, although further, likely strata subdivision is likely for the Mixed Use element.

4.1 Statutory Requirements

The existing zoning of the Detailed Structure Plan area facilitates the development of the Detailed Structure Plan area for residential purposes (refer Section 4.1). The implementation of tourist and mixed use (that is not residential) development in the relevant precincts identified by the Higgins Swamp Structure Plan, and refined by the Detailed Structure Plan,



will require the appropriate uses to be introduced into the Shire's Local Planning Scheme via an amendment.

Schedule 4 of the Shire of Nannup Local Planning Scheme No. 3 applies the following Conditions/Special Provisions to the zoning of the Detailed Structure Plan area (SU5);

1. Prior to any subdivision or further residential development of the Detailed Structure Plan area, a Structure Plan is to be prepared for the approval of the local government (and Commission if for subdivision). The Structure Plan is to address, but not be limited to, the following:

- *Proposed method of effluent disposal and its impact upon the environmental values of Higgins Swamp;*
- *Development and effluent disposal (if not sewerage) to the water body; and*
- *Extent of earthworks (eg.: fill) required to accommodate proposed development.*

Further, the approved Higgins Swamp Structure Plan requires that a Structure Plan be adopted by the Shire and the Western Australian Planning Commission prior to subdivision being supported (Provision 1d. of the Higgins Swamp Structure Plan).

The approval of this the Detailed Structure Plan will satisfy these requirements and enable the consideration and approval of the subdivision of the residential elements of the Detailed Structure Plan.

The Detailed Structure Plan area is not contained within any 'Special Control Areas' or other areas within the Scheme which would impede or have any material effect on the development or subdivision of the land.

The adoption of this Detailed Structure Plan will represent a precursor to the subdivision of the residential elements and the rezoning and development of the tourist and mixed use elements.



4.2 Integration with Adjoining Land Holdings

The Higgins Swamp Structure Plan (refer Section 4.4, Appendices B and G) effectively provides for the integration of the 4 (four) land holdings contained within this approved structure plan area.

The Detailed Structure Plan faithfully adopts the land use pattern and access network of the Higgins Swamp Structure Plan, facilitating the orderly and proper planning and development of the adjoining land holdings.

4.3 Protection of Environmental and Heritage Features

The Detailed Structure Plan area contains no environmental or heritage features of significance (refer Section 5.0 and Append E).

The low lying area in the south western portion of the Detailed Structure Plan area is completely degraded and has been classified by Land Assessment WA (Martin Wells) as a "multi use" wetland. The Detailed Structure Plan recognises that this area may serve a drainage function to future development and is retained on the Detailed Structure Plan in its current state.

The Shire of Nannup has confirmed, through its adoption of the Higgins Swamp Structure Plan, that it does not require the low lying area to be ceded to it as Public Open Space (refer also Section 4.4).

In accordance with the requirements of the Higgins Swamp Structure Plan, the low lying area occurring within the Detailed Structure Plan area is to be contained within a single lot (the tourist lot) which will facilitate the drainage depression's appropriate maintenance and management.

The Detailed Structure Plan suggests an indicative 5 metre landscape border along the edge of the drainage depression to provide a physical and visual separation between the low lying area and future tourist accommodation development.



Any other requirements for the management and maintenance of the low lying area are expected to be specified and implemented as part of the development application process.

4.4 Public Open Space

Provision 1c. of the approved Higgins Swamp Structure Plan requires that the standard Public Open Space requirement be provided by way of a cash-in-lieu contribution (refer also Section 6.5). The Detailed Structure Plan reflects this requirement (Provision 5f.) This contribution will be required as a condition of subdivision.

The contribution amount will be determined in accordance with Western Australian Planning Commission Policy No. DC 2.3, which requires that 10% of the gross subdivisible area be given up free of cost by the subdivider as a reserve for recreation. In determining the gross subdivisible area the Commission will generally deduct any land which is surveyed for non-residential uses.

Any residential elements incorporated in the future development of the Mixed Use precinct (proposed Lot 17) may also attract a public open space contribution requirement, the nature of which will be determined in accordance with the scale and type of development at the subdivision stage.

4.5 Structure Plan Provisions

The following Provisions are incorporated on the Detailed Structure Plan.

1. Residential Development

- a. All residential development is to comply with the R Code of the WA Residential Design Codes as specified in the Key.
- b. Unless otherwise approved by the Shire, all stormwater runoff is to be contained on-site.
- c. Dwellings on proposed Lots 6 & 7 and 15 & 16 are to be constructed so as to adequately address Warren Road and Kearney Street.

2. Conservation Area (C2 – Lot 5)

- a. Setbacks to development and conservation measures are to be adequately addressed as part of any development application. As an indication, a 5 metre wide landscape area may be established with locally endemic species from



the edge of the wetland boundary generally as shown on the Detailed Structure Plan A as part of the development of Lot 5.

3. Mixed Use Development (Lot 17)

- a. Subject to securing the appropriate zoning, development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Local Planning Scheme No. 3.
- b. The extension of the existing Dual Use Path on Kearney Street as shown on the Detailed Structure Plan will be required as a condition of development.

4. Tourism Development (Lot 5)

- a. Development of Lot 5 shall comply with either a Local Development Plan as adopted by the Shire of Nannup or by providing appropriate justification and detail in any development application as directed by the Shire of Nannup. The Local Development Plan and/or development application, where applicable, is to address, inter alia, the nature, density, general configuration (including elements) and scale of the development, servicing arrangements, stormwater management, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, and any other reasonable requirements of the Shire.

5. General

- a. Direct vehicular access to or from Warren Road and Kearney Street, other than as generally shown on the Structure Plan will not be supported by the Shire or Main Roads Western Australia.
- b. Depending on the scale of any development, Structure Plan or other proposal, the Shire may require the preparation, approval and implementation of building and design guidelines prior to, or as a condition of, approval.
- c. Development applications shall be required to address those matters as considered relevant by the Shire, and may include servicing arrangements, stormwater management, infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp and access arrangements.
- d. A Water Management Plan is to be prepared in consultation with the Department of Parks and Wildlife and implemented as a condition of subdivision and/or development, or prior to the creation of new vacant titles for residential or tourism land uses.
- e. A Wetland Management Plan is to be prepared and implemented in consultation with, and to the satisfaction of, the Department of Parks and Wildlife.
- f. Public open space shall be provided in the form of a cash-in-lieu contribution.
- g. All development is to be connected to a reticulated sewer service.
- h. A corner truncation to Kearney Street and Warren Road is required to the satisfaction of Main Roads WA.
- i. Land for road widening is to be set aside for future acquisition by Main Roads WA.



5.0 Local Development Plans

The development of proposed Lot 5 of the Detailed Structure Plan may require the prior preparation of a Local Development Plan (Provision 4a. of the Detailed Structure Plan).

6.0 Other Requirements

6.1 Developer Contributions

It is anticipated that developer contributions will be levied by the Shire of Nannup for any group residential, commercial and tourist development and/or subdivision within the Detailed Structure Plan area once a developer contributions schedule is included in the Shire's Local Planning Scheme and a Developer Contributions Plan has been approved.

The Shire's Local Planning Policy LPP 020 – Developer and Subdivider Contributions enables Council to seek contributions in the form of land, infrastructure works, monetary payment or agreed in-kind contributions from developers and/or subdividers for the provision, extension or improvement of infrastructure, services or facilities.

However, as the Detailed Structure Plan Area is not currently within a Development Contribution Plan area under the Scheme, only those items Specified in Appendix 1 of State Planning Policy 3.6 are applicable for developer contributions. These include public open space, roads and public utilities.

It is anticipated that developer contribution amounts will be calculated and levied as conditions of development or subdivision.



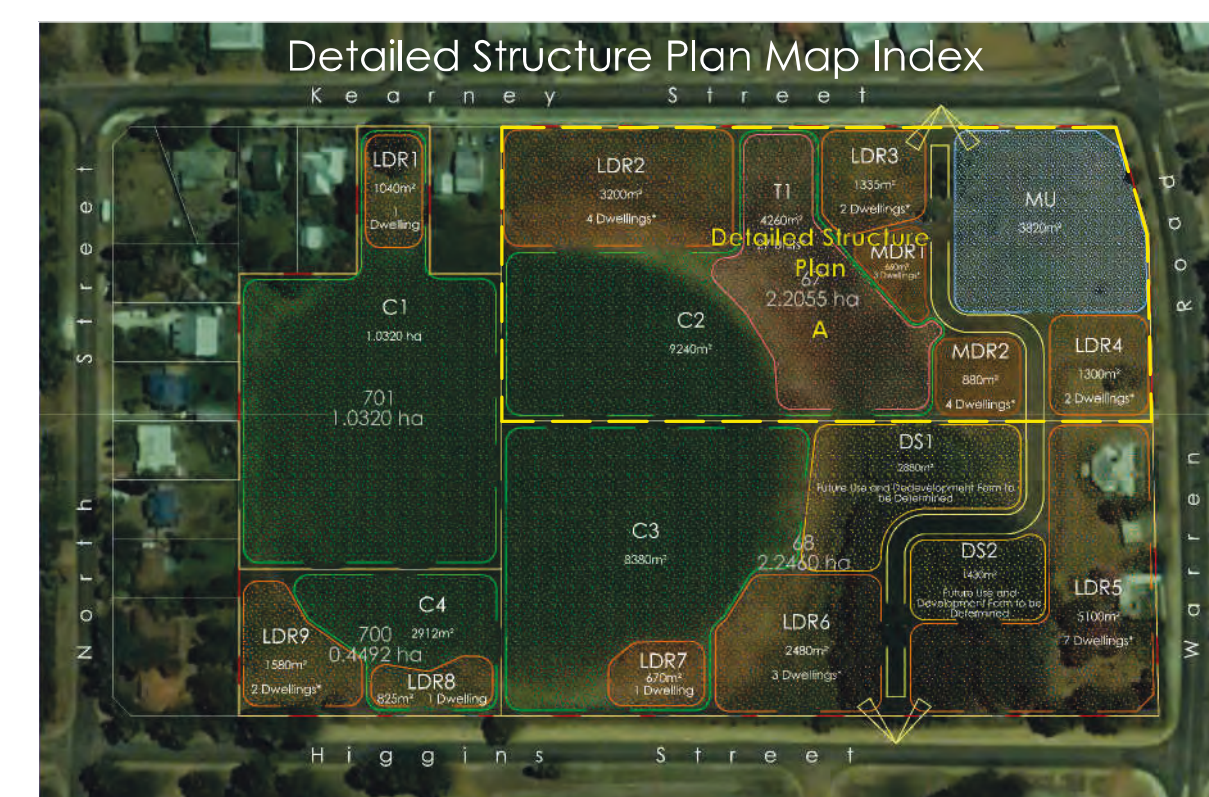
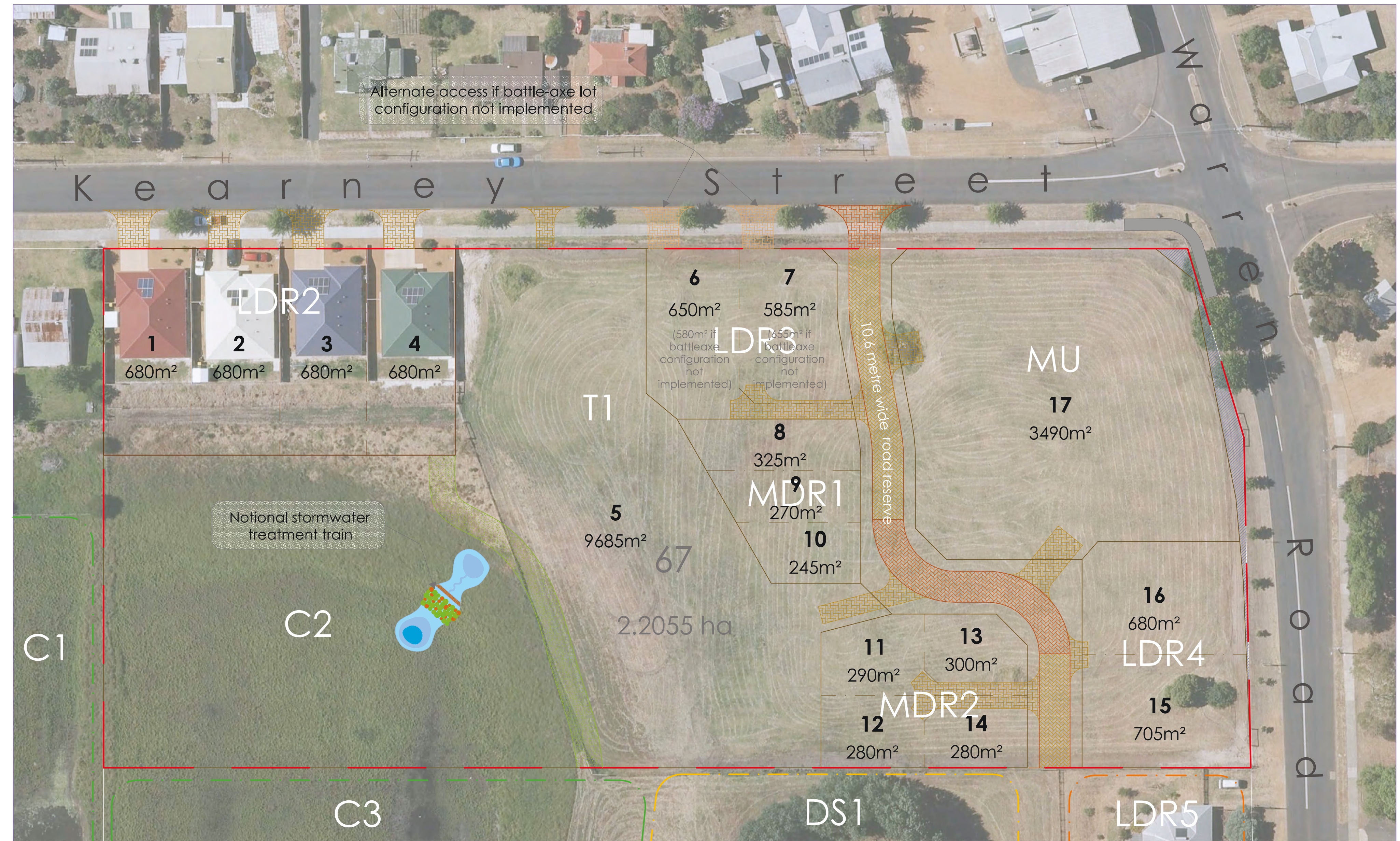
7.0 Additional Information

Additional Information	Approval Stage	Consultation Required



Provisions:

1. **Residential Development**
 - a. All residential development is to comply with the R Code of the WA Residential Design Codes as specified in the Key.
 - b. Unless otherwise approved by the Shire, all stormwater runoff is to be contained on-site.
 - c. Dwellings on proposed Lots 6 & 7 and 15 & 16 are to be constructed so as to adequately address Warren Road and Kearney Street.
2. **Conservation Area (C2 – Lot 5)**
 - a. Setbacks to development and conservation measures are to be adequately addressed as part of any development application. As an indication, a 5 metre wide landscape area may be established with locally endemic species from the edge of the wetland boundary generally as shown on the Detailed Structure Plan A as part of the development of Lot 5.
3. **Mixed Use Development (Lot 17)**
 - a. Subject to securing the appropriate zoning, development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Local Planning Scheme No. 3.
 - b. The extension of the existing Dual Use Path on Kearney Street as shown on the Detailed Structure Plan will be required as a condition of development.
4. **Tourism Development (Lot 5)**
 - a. Development of Lot 5 shall comply with either a Local Development Plan as adopted by the Shire of Nannup or by providing appropriate justification and detail in any development application as directed by the Shire of Nannup. The Local Development Plan and/or development application where applicable, is to address, inter alia, the nature, density, general configuration (including elements) and scale of the development, servicing arrangements, stormwater management, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, and any other reasonable requirements of the Shire.
5. **General**
 - a. Direct vehicular access to or from Warren Road and Kearney Street, other than as generally shown on the Structure Plan will not be supported by the Shire or Main Roads Western Australia.
 - b. Depending on the scale of any development, Structure Plan or other proposal, the Shire may require the preparation, approval and implementation of building and design guidelines prior to, or as a condition of, approval.
 - c. Development applications shall be required to address those matters as considered relevant by the Shire, and may include servicing arrangements, stormwater management infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp and access arrangements.
 - d. A Water Management Plan is to be prepared in consultation with the Department of Parks and Wildlife and implemented as a condition of subdivision and/or development, or prior to the creation of new vacant titles for residential or tourism land uses.
 - e. A Wetland Management Plan is to be prepared and implemented in consultation with, and to the satisfaction of, the Department of Parks and Wildlife.
 - f. Public open space shall be provided in the form of a cash-in-lieu contribution.
 - g. All development is to be connected to a reticulated sewer service.
 - h. A corner truncation to Kearney Street and Warren Road is required to the satisfaction of Main Roads WA.
 - i. Land for road widening is to be set aside for future acquisition by Main Roads WA.



Key:

Precincts (as per the adopted Higgins Swamp Structure Plan):	Structure Plan Area	
Low Density Residential (R15)	LDR1	
Medium Density Residential (R40 max)	MDR1	
Tourism	T1	
Mixed Use	MU	
Conservation	C1	
Development Site	DS1	

Vehicular Access	
Lot Numbers and Areas	11 260m ²
Landscape Area	
Internal Access Way (4.5m Reserve, 6m Carriageway)	
Dual Use Path (required)	
MRWA Road Widening	

Endorsements

WAPC
Endorsed by the Western Australian Planning Commission.

Higgin's Swamp

Detailed Structure Plan A

Local Planning Scheme No. 3

Lot 67 Warren Road, Nannup

Client: Mr and Mrs J and L Ogden
 Design: Martin Richards
 Drawn: MR
 Drawing No.: O001/DSP/D/01/I
 Date: September 2015

All areas and dimensions are subject to survey. This plan is subject to change without notice. Impact Urban Design, its employees or agents, accept no responsibility for any damages, financial injury or any other liability to any party either directly or indirectly as a result of any omission, error or information contained on this plan.

Revision	Description	Date
A	PDF Version	28/12/14
B	Lot 14, 7 enlarged landscape areas	18/01/16
C	Taxi Entry	18/01/16
D	Shire Requirements (email 20/01/16)	21/01/16
E	Shire Requirements (email 10/02/16)	10/02/16
F	MSL Contribution Area (layer 2) and	24/02/16
G	Revised DSP to 'A'	
H	Provision of drainage	
I	Inclusive recharge basin, Warren Road road widening, WAPC Modifications	31/03/16 23/11/16

ABN: 69 142 676 030

Part Two: Explanatory Report

The Detailed Structure Plan area is contained in the "Higgins Swamp Structure Plan" area comprising Lot 701 Kearney Street, Lots 67 and 68 Warren Road and Lot 700 Higgins Street, Nannup ('the Detailed Structure Plan area'). This area comprises the SU 5 zone pursuant to the Shire of Nannup Local Planning Scheme No. 3.

The Higgins Swamp Structure Plan was adopted by the Shire of Nannup in 2012. The Higgins Swamp Structure Plan identifies that the Detailed Structure Plan area can be developed and subdivided for a range of residential, tourist and commercial purposes. The subdivision of the Detailed Structure Plan area for residential purposes, however, requires the preparation and endorsement of a further the Detailed Structure Plan(s) (Provision 1d. of the Higgins Swamp Structure Plan).

The adoption of the Higgins Swamp Structure Plan enabled the Council's approval of 4 single storey dwellings to be constructed in the north western portion of the Detailed Structure Plan Area. These dwellings were completed and occupied in 2013.

1.0 Location

The Detailed Structure Plan Area is located immediately to the south of the Nannup Town Centre, on the south western corner of Kearney Street and Warren Road (Appendix C - Figure 1).

2.0 Land Use

Land use of the general area is predominantly low density residential (single dwellings). The existing dwelling stock ranges from relatively old timber framed workers' cottages to comparatively modern project homes.



Immediately to the north of the Detailed Structure Plan area, fronting Warren Road, a number of commercial activities are interspersed with residential development, including a service station on the north western corner of Kearney Street and Warren Road.

As the land either side of Warren Road to the north of the Detailed Structure Plan area is zoned 'Town Centre' pursuant to the Shire's Local Planning Scheme No. 3, it is anticipated that over time the predominant land use along Warren Road to the north of the Detailed Structure Plan area will be commercial.

Commercial development (the existing town centre) predominates on Warren Road/Vasse Highway north of Adam Street, approximately 330 metres north of the Detailed Structure Plan area.

The Forest Products Commission operates from a site immediately to the east of the Detailed Structure Plan area, on the south eastern corner of Kearney Street and Warren Road.

The Marinko Tomas Bicentennial Park is situated immediately to the south of Higgins Street. This recreational facility comprises a military monument to the park's namesake, a recreation and community centre, a skate park, outdoor basketball courts, picnic tables, benches and shelters, a children's playground, a toilet block and playing fields.

The Detailed Structure Plan area itself is underutilised. Other than four dwellings fronting Kearney Street there are no significant improvements present.

The low lying area is considered to be a "multi use wetland" and is not put to any productive use. This area has previously cleared of native vegetation and is periodically slashed. There are no intensive or broadacre agricultural pursuits, or any other productive activities currently undertaken on the Detailed Structure Plan area (Appendix D - Figure 2).



3.0 Land Description

3.1 Technical Description

The Detailed Structure Plan area comprises a single land holding; viz,

- Lot 67 Warren Road: 2.2055 ha

The total site area is 2.2055 hectares, with frontages to Kearney Street of approximately 210 metres and Warren Road of 102 metres.

3.2 Physical Description (refer also Section 5.0)

The Detailed Structure Plan area is characterised by a portion of a relatively large drainage depression in the south western area of the Detailed Structure Plan area known as 'Higgins Swamp'. The low lying area is seasonally inundated and has been colonised by introduced grass species. The previous agricultural use of the swamp has resulted in the clearing of all native riparian vegetation and consequently it currently has very limited ecological value. Accordingly, it has been classified as a "multi use wetland" by Land Assessment Pty Ltd (Martin Wells) (Appendix E).

The balance of the Detailed Structure Plan area has been similarly cleared and pastured. Four modern single storey dwelling have recently been constructed adjacent Kearney Street in the north western portion of the property.

Generally, the land rises gently from the edges of the swamp at around 70 metres AHD towards the south eastern corner of the Detailed Structure Plan area at around 75 metres over approximately 150 metres (1:30 slope).



4.0 Statutory Framework

4.1 Zoning and Reservations

The Detailed Structure Plan area is zoned 'Special Use' pursuant to the Shire of Nannup Local Planning Scheme No. 3 ('the Scheme') and is included in Schedule 4 – Special Use Zones of the Scheme as SU5 (Appendix F - Figure 3).

The Special Use zoning of the Detailed Structure Plan area requires its development and land use to be compliant with the specific provisions applicable to it as specified in Schedule 4 of the Scheme (Clause 4.7 of the Scheme).

The 'Special Uses' that can be considered for SU5, pursuant to Schedule 4 of the Scheme are;

- Single Dwelling
- Bed & Breakfast Accommodation
- Grouped Dwelling
- Home Business
- Home Occupation
- Home Office

Schedule 4 of the Scheme applies the following Conditions/Special Provisions to SU5;

1. Prior to any subdivision or further residential development of the Detailed Structure Plan area, a Structure Plan is to be prepared for the approval of the local government (and Commission if for subdivision). The Structure Plan is to address, but not be limited to, the following:

- *Proposed method of effluent disposal and its impact upon the environmental values of Higgins Swamp;*
- *Development and effluent disposal (if not sewerage) to the water body; and*
- *Extent of earthworks (eg: fill) required to accommodate proposed development.*



The Detailed Structure Plan area is not contained within any 'Special Control Areas' or other areas within the Scheme which would impede or have any material effect on the development or subdivision of the land.

4.2 Shire of Nannup Local Planning Strategy (2007)

The Shire of Nannup Local Planning Strategy was adopted in December 2007 and was prepared primarily to inform the preparation of the Shire's then proposed Local Planning Scheme No. 3.

The Strategy includes the Detailed Structure Plan area in 'Policy Area No. 1 – Townsite', for which the Strategy's recommendation is that urban consolidation be encouraged within this policy area subject to issues of effluent disposal and flooding being addressed where relevant.

4.3 Liveable Neighbourhoods – Western Australian Planning Commission Jan. 2009 Update 02

Liveable Neighbourhoods states that for structure plans, the primary measure of compliance is achieving the objectives and requirements of Element 1 – community design. Given the broad, general nature of the Structure Plan, it is considered that compliance with Element 1's objectives is relevant at this juncture, with the demonstration of compliance with the 'Requirements' of Element 1 being appropriate at the more detailed planning stages.

4.3.1 Element 1 – Community Design – Objectives

The objectives of Element 1 are;

- 01 To facilitate a sustainable approach to urban development by minimising non-renewable energy use and car dependence. Encouraging greater local self-containment of neighbourhoods and towns and protecting key natural and cultural assets.*



Comment: The Detailed Structure Plan area is within easy walking distance of the Nannup Town Centre (approximately 400 metres from the corner of Warren Road and Kearney Street to the Post Office).

The Detailed Structure Plan also provides for the protection, management and potential enhancement of the low lying area.

02 To provide safe convenient and attractive neighbourhoods and towns that meet the diverse and changing needs of the community and offer a wide choice of housing, leisure, local, employment opportunity and associated community and commercial facilities.

Comment: The Detailed Structure Plan provides the opportunity for low (R15) and medium density (R40) housing types, tourist accommodation and mixed use development.

03 To develop a coherent urban system of compact walkable neighbourhoods which cluster to form towns with relatively intense, mixed-use town centres that are capable of catalysing a broad range of employment and social opportunities.

Comment: The Detailed Structure Plan area forms part of the Nannup townsite's urban structure, and will consolidate the townsite by providing for a range of uses and activities including employment opportunities in the Tourism and Mixed Use precincts.

04 To ensure a site-responsive approach to urban development that supports and enhances the context in which it is located, strengthens local character and identity, integrates with its context and promotes a sense of community.

Comment: As per the adopted Higgins Swamp Structure Plan, the Detailed Structure Plan recognises its locational context and provides for housing densities reflective of both the existing adjoining urban form and its location close to the town centre.



In particular, residential densities on Kearney Street and Warren Road are lower (R15) in recognition of the existing urban form on the opposite sides of these thoroughfares, whilst internally densities are significantly higher (R40) in recognition of the Detailed Structure Plan area's proximity to the town centre and potential commercial use of the mixed use precinct (MU).

05 To provide a movement network which has a highly-interconnected street network that clearly distinguishes between arterial routes and local streets, establishes good internal and external access for residents, maximises safety, encourages walking and cycling, supports public transport and minimises the impact of through traffic.

Comment: As per the adopted Higgins Swamp Structure Plan, the development elements of the Detailed Structure Plan rely primarily on the existing road network. This will be complimented by an internal movement system linking the internal elements between Kearney and Higgins Streets. The design of this internal access arrangement will ensure efficient and convenient vehicular and pedestrian access that meets the objectives of safety and minimises through traffic.

06 To provide a network of well-distributed parks and recreation areas that offer a variety of safe, appropriate and attractive public open spaces.

Comment: The Higgins Road Structure Plan establishes that the POS contribution is to be satisfied by a cash in lieu contribution (Refer also Section 5.5).

07 To ensure that the design of neighbourhoods takes into account environmental constraints including soil erosion, flooding and bushfire risk, and protects areas of natural or cultural significance.

Comment: The Higgins Swamp Structure Plan recognises the low lying area as an environmental constraint and contains it in 4 Conservation Precincts. Given the gentle topography of the Detailed Structure Plan Area soil erosion is not considered a significant risk. As the Detailed Structure Plan area is located in an urban area, is sparsely vegetated and has access to reticulated water, bush fire risk is considered negligible.



08 To ensure that new urban areas incorporate best-practice urban water management techniques relating to stormwater quality and quantity, water conservation and re-use, ecosystem health, economic management and public health.

Comment: The provisions of the Detailed Structure Plan require all matters in relation to stormwater management to be addressed at the more detailed planning stages, including the requirement for a Urban Water Management Plan as part of the subdivision process.

09 To balance provision of a sustainable and efficient urban structure with protection and enhancement of environmental attributes.

Comment: The Higgins Swamp Structure Plan recognises those portions of the Detailed Structure Plan area which are potentially capable of being developed and those which should be precluded from urban development. Those areas to be protected are included in Conservation precincts, the management and potential enhancement of which are provided for in the Detailed Structure Plan provisions.

10 To structure urban areas to enable public transport systems to provide a viable alternative to private cars.

Comment: There are very limited public transport opportunities available in Nannup. In any event, the Detailed Structure Plan area relies primarily on the existing road network, which provides excellent access opportunities, including any future public transport initiatives, to the town centre and its community and commercial infrastructure.

11 To equitably provide public utilities in a timely, cost-efficient and effective manner.

Comment: The development of the Detailed Structure Plan area will rely on the extension of nearby public utilities already in place (refer Section 5.6).



4.3.2 Element 1 – Community Design - Requirements

The Liveable Neighbourhoods 'Requirements' are typically applicable to regional and district level structure plans. These Requirements predominantly assume broad scale structure planning and advocate the establishment of interconnected neighbourhoods, the latter generally defined as areas within 400 metres walking distance of a neighbourhood centre.

Given that it is entirely within 400 metres of the Nannup town centre, it is evident that the Detailed Structure Plan area forms part of an existing neighbourhood, the road structure, open space provision and public and private infrastructure of which is already well established.

Many of the 'Requirements' of Element 1 are therefore considered already satisfied, or irrelevant. Those of relevance have, in the main, been addressed in the preceding section of this report.

4.4 Higgins Swamp Structure Plan

The Higgins Swamp Structure Plan (Appendices B and G - Figure 4) was adopted by the Shire of Nannup on 28 June, 2012 and broadly classifies the Detailed Structure Plan area into development precincts, these being for residential, tourism, mixed use (commercial and/or residential) and conservation purposes.

The Higgins Swamp Structure Plan also provides for an "indicative access system", being an internal movement corridor enabling vehicular and pedestrian access to the internal areas of the Detailed Structure Plan area and establishing an integrating link to Lot 68 to the south.

The Higgins Swamp Structure Plan also provided a suite of provisions, addressing those matters to be considered in the future planning, subdivision and/or development of the structure plan area. Those of relevance to the Detailed Structure Plan are highlighted in bold type below;



1. Residential and Development Site Precincts

- a. **Unless as otherwise provided for in an approved Structure Plan, all residential development is to comply with the R Code of the WA Residential Design Codes as specified in the Key.**
- b. All residential development is to be connected to a reticulated sewer service.
- c. **Unless as otherwise provided for in an approved Structure Plan, public open space shall be provided in the form of a cash-in-lieu contribution.**
- d. **Subdivision will not be supported unless a Structure Plan has been adopted by the Shire of Nannup & the Western Australian Planning Commission. Where applicable, the Structure Plan is to address, inter alia, servicing arrangements, stormwater management, infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, road and pavement widths, lot sizes and configuration and any other reasonable requirements of the Shire and/or WAPC.**

2. Conservation Precincts

- a. **Conservation Precincts are to be retained as single (parent) lots. Subject to appropriate management statements being incorporated, strata title subdivision may be considered by Council.**

3. Mixed Use Precinct

- a. Development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Local Planning Scheme No. 3.



4. Tourism Precinct

- a. Development of the Tourism Precinct shall comply with a Development Guide Plan as adopted by the Shire of Nannup. The Development Guide Plan, where applicable, is to address, inter alia, the nature, density, general configuration (including elements) and scale of the development, servicing arrangements, stormwater management, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, and any other reasonable requirements of the Shire.

5. General

- a. **Other than the existing crossover on Lot 68 plus a crossover to serve the dwelling on Lot 68 direct vehicular access from Warren Road will not be supported by the Shire.**
- b. Depending on the scale of any development, Structure Plan or other proposal, the Shire may require the preparation, approval and implementation of building and design guidelines prior to, or as a condition of, approval.
- c. Development applications shall be required to address those matters as considered relevant by Council, and may include servicing arrangements, stormwater management, infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp and access arrangements.
- d. An Urban Water Management Plan is to be prepared and implemented at the subdivision stage prior to the creation of new titles.



5.0 Site Conditions and Constraints

In June 2015, Land Assessment WA (Martin Wells) prepared an environmental assessment for the Higgins Swamp Structure Plan area (Appendix E).

The purpose of the assessment is to provide information on the environmental conditions to assist Council in its consideration of future development applications within the structure plan area.

The assessment addresses the structure plan area's physical setting, environmental values and wetland management requirements.

5.1 Biodiversity and Natural Asset Areas

The Structure Plan area (Higgins Swamp in particular) is considered to have very limited current environmental value due to;

- very little on-site natural biodiversity
- very limited range of habitat
- no current demonstrable recreational opportunities
- currently low aesthetic value (including as a utility for visitors / tourism) and
- no available evidence of cultural or historic value apart from a municipal inventory listing of the southern-most dwelling within Lot 68 Warren Road (outside of the swamp) as being constructed as a hardware and blacksmith shop (c1912) and being referred to as the place of 'Eileen Higgin's House and Swamp

5.2 Landform and Soils

The structure plan area encompasses portions of two soil-landscape subsystems, Darradup, and Wishart (gentle slopes phase), as mapped by the Department of Agriculture and Food (DAFWA). They are described as follows;



DP: Darradup subsystem: *River channels, flood plain and raised alluvial terraces on alluvium over sedimentary rocks in the Donnybrook Sunkland along the Blackwood River downstream from Nannup. Brown deep sands and some wet soils.*

WS2: Wishart (gentle slopes phase): *Smooth lateritic slopes on deeply weathered mantle and colluvium over gneiss and granite in the Darling Scarp (foothills) between Harvey and Nannup. Duplex sandy gravel, Loamy gravel, Deep sandy gravel and Shallow gravel soils.*

The Detailed Structure Plan area comprises, from east to west, the land units Gentle Gravel Slopes (GGS), Loamy Footslopes (LFS), Wet Footslopes (WFS), Wet Flats (WF) and Swamp (SW).

In terms of land capability for seweraged residential use the above land units rate as follows;

Land Unit	Description	Land Capability (for seweraged residential use)
GGS	Gentle Gravel Slopes	High
LFS	Loamy Footslopes	High
WFS	Wet	Fair
WF	Wet Flats	Very Low
SW	Swamp	Very Low

5.3 Hydrology

Nannup is located within the Lower Blackwood catchment, although the Structure Plan area outside of the 1 in 100 year ARI floodplain.

The Higgins Swamp Structure Plan area is characterised by a relatively large drainage depression in the western central portion. This low lying area;

- is seasonally inundated

- is not currently mapped or assigned a management category within wetland databases held by the (now) Department of Parks and Wildlife.
- has not been identified as part of the systematic overview of environmental values of the wetlands, rivers and estuaries of the Busselton-Walpole Region conducted by the (former) Water and Rivers Commission in 1997.

5.4 Flora and Fauna

The Detailed Structure Plan area occurs within the Bridgetown Complex where the native vegetation ranges from an open forest of jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) with some forest blackbutt (*E. patens*) to a low open forest of flooded gum (*E. rudis*) and *Melaleuca raphiophylla* on the valley floors.

The previous agricultural use of the land has resulted in the clearing of all native vegetation.

Much of the remaining 'dryland' terrain within the Higgins Swamp Structure Plan area is under pasture of introduced grass species, apart from the remnants of a stand of introduced poplar trees (*Populus alba*) within the south eastern portion (part of Lot 68 Warren Road).

The field reconnaissance survey of the Higgins Swamp Structure Plan area showed extensive weed infestation within the swamp (land units SW and WF) and margins of the adjacent higher terrain (land unit WFS).

An appropriate vegetation condition rating for the whole area in accordance with the bushland scale of Keighery (1994) is 'Completely Degraded' (defined as - *Vegetation structure is no longer intact and the area is completely or almost completely without native flora*).

A number of sites within a 5 km search radius of the subject land have provided records for a total of 262 flora and fauna species (mainly within State Forest and Reserves). There are no threatened ecological communities.



5.5 Bushfire Hazard

As the Detailed Structure Plan area is located in an urban area, has very gentle slopes is sparsely vegetated and has access to reticulated water, bush fire risk is considered negligible.

Further, the Detailed Structure Plan area is not within a 'Bushfire Prone' area as mapped by the Department of Fire and Emergency Services.

5.6 Heritage

5.6.1 *Municipal Inventory (1986)*

Eileen Higgin's House and swamp; circa 1912 is listed in the Shire's Heritage Inventory at 3.6.7. and is described as being a homestead built as a hardware and blacksmith shop for George Higgins after he sold the Nannup Hotel to T. Gorman.

The historic theme is described as "Demographic settlement and mobility with it having local social history significance.

The Inventory recommends that the management arrangements be assessed in more detail when considering a development application.

This listing is identified on Lot 68 Warren Road. There are no listings for the Detailed Structure Plan area).

5.6.2 *Aboriginal Sites*

According to the Department of Indigenous Affairs' online Aboriginal Heritage Inquiry System, there are no registered Aboriginal Sites on the Detailed Structure Plan area (Appendix H).



6.0 Detailed Structure Plan A

Detailed Structure Plans approved by the Western Australian Planning Commission will be required prior to subdivision approval for residential purposes in Special Use Zone 5. Such structure plans will apply to the area on the basis of land tenure.

6.1 Purpose

The purpose of the Detailed Structure Plan ("Detailed Structure Plan A") (Appendix A) is to provide detail as to the subdivision opportunities of the Detailed Structure Plan area, evolving from the Higgins Swamp Structure Plan, which broadly identifies appropriate land uses over the Detailed Structure Plan area.

The primary purpose of Detailed Structure Plan A is to facilitate the subdivision of the residential components identified for the Detailed Structure Plan area by the Higgins Swamp Structure Plan, and in particular, the creation of 4 survey strata lots to accommodate the 4 dwellings recently constructed in the north western portion of Lot 67.

The Detailed Structure Plan maintains the development direction established by the Higgins Swamp Structure Plan and addresses the requirements of that structure plan and relevant Scheme provisions.

6.2 Structure Plan Area

Detailed Structure Plan A applies to all of Lot 67, Warren Road, Nannup.

6.3 Parameters

In accordance with the Conditions/Special Provisions specified in Schedule 4 of the Scheme as applicable to SU5, Detailed Structure Plan A is to specifically address the following;

- Proposed method of effluent disposal and its impact upon the environmental values of Higgins Swamp;
- Development and effluent disposal (if not sewerage) to the water body; and



- Extent of earthworks (e.g.: fill) required to accommodate proposed development.

It should be noted that the above matters were addressed by the Higgins Swamp Structure Plan.

The Detailed Structure Plan provides additional detail in regard to subdivision opportunities arising from the allocation of land uses, suggested densities of residential development, provision for internal linkages and identification of conservation precincts (for the low lying area) as set out by the Higgins Swamp Structure Plan.

The Detailed Structure Plan itself does not give rise to any right (or approval) to develop or subdivide the subject land.

6.4 Elements

The Detailed Structure Plan essentially comprises the following elements;

- Low density residential lots (R15)
- Medium density residential lots (R40)
- A tourism and conservation lot
- A mixed use lot
- An internal access system
- A suite of provisions

6.4.1 Low Density Residential Lots (Lots 1 to 4, 6, 7, 15 and 16 – LDR2, LDR3 and LDR4)

A total of 8 low density residential lots are provided for by the Detailed Structure Plan. The lot sizes range from 585m² to 680m², in accordance with the density requirements of the Higgins Swamp Structure Plan (R15).

As directed by the Higgins Swamp Structure Plan, the larger lots are located on the peripheries of the Detailed Structure Plan area, to reflect the existing urban form on the opposite sides of Kearney and Warren Roads.



4 of the R15 lots (Lots 1 to 4) also accommodate the four single storey detached dwellings recently constructed in the north western portion of the Structure Plan area.

The Detailed Structure Plan allows for proposed Lots 6 and 7 to be accessed from the internal laneway, facilitating a degree of visual integration (by differentiating these lots from the standard residential form with crossovers and garages/carports to the front) with the future development of the Tourist and Mixed Use lots on either side, and to ensure better use, and integrate with the internal road and the mixed use area. However, crossovers from Kearney Street may ultimately be appropriate, and the Detailed Structure plan facilitates this accordingly.

Vehicular access to Lots 15 and 16 will be via the internal road. This will be enforced by Provision 5a. of the Detailed Structure Plan, which precludes direct vehicular access to Warren Road.

6.4.2 Medium Density Residential Lots (Lots 8 to 14 – MDR1 and MDR2)

In accordance with the Higgins Swamp Structure Plan, a total of 7 lots ranging in size from 245m² to 325m² are provided for in the central portion of the Detailed Structure Plan area.

All of the medium density lots will be accessed via the internal road.

6.4.3 Tourism Lot (Lot 5 – T1)

A Tourism Lot of approximately 9685m² (shown as 'T1' on the Higgins Swamp Structure Plan) is included to provide the opportunity for a tourism accommodation or resort development of up to 27 units and complementary central facilities. Subject to detailed design it is anticipated that this lot will be developed to a maximum residential density the equivalent of R60 (one accommodation unit per 160m²).

The Tourism Lot will be accessed from Kearney Street and the internal access way, possibly as a one-way system. It includes the Conservation Precinct "C2" of the Higgins Swamp Structure Plan and is expected to encourage the appropriate management of the low lying area.



Other than for “Bed and Breakfast” use, the development of this precinct for tourist accommodation purposes is not specifically provided for by the Shire's Local Planning Scheme No. 3. Accordingly, an amendment to the Scheme to introduce appropriate use classes into Schedule 4 will be necessary to facilitate the development of the precinct for tourist accommodation purposes.

Provision 4a. of Detailed Structure Plan A provides for requirements such as the nature and density of development, servicing arrangements, stormwater management and access arrangements to be addressed as part of a Local Development Plan or development application.

6.4.4 Conservation Area (Lot 5 - C2)

Detailed Structure Plan A includes one of the 4 Conservation Precincts identified by the Higgins Swamp Structure Plan.

As per the recommendations of the Higgins Swamp Structure Plan, is intended that the Conservation Precincts occurring within the Detailed Structure Plan area be associated with the tourism development opportunity and, together with this development opportunity, remain in private ownership as a single lot (Lot 5).

The requirements for setbacks to the conservation area on Lot 5 are addressed by Provision 2a. of Detailed Structure Plan A. Indicatively, the Detailed Structure Plan provides for a 5 metre wide landscape area to provide visual and physical separation between the low lying area and the future tourism development.

Management requirements of the low lying area C2 will be assessed and determined as part of the consideration of any rezoning or development proposals for (proposed) Lot 5.

6.4.5 Mixed Use Lot (Lot 17 - MU)

Consistent with the Higgins Swamp Structure Plan, Detailed Structure Plan A provides for a mixed use precinct on the corner of Kearney Street and Warren Road. This precinct is



approximately 3,490m² in area and will be developed in accordance with the Shire's Local Planning Scheme provisions relevant to the 'Mixed Use' zone.

At present, the Shire is not enabled to consider commercial uses consistent with the Mixed Use zone and an amendment to Local Planning Scheme No. 3 to introduce Mixed Uses into Schedule 4 will be necessary to facilitate the development of the Mixed Use site for these purposes.

Once appropriately zoned, the Mixed Use lot will provide the opportunity for the establishment of uses and activity complementary to the residential and tourist land uses provided for in the Detailed Structure Plan area. These may include;

- Restaurant
- Shop
- Accommodation (permanent and short stay)
- Office
- Consulting rooms.

6.4.6 Internal Access Link

The Higgins Swamp Structure Plan nominates a notional access arrangement, providing the opportunity for an internal link between Kearney Street and Higgins Street.

This link will provide for movement between the various elements proposed by the Detailed Structure Plan(s), provide access to those lots fronting Warren Road (given that no additional direct vehicular access is to be permitted from Warren Road) and enable access and services to the internal elements of the Detailed Structure Plan area.

The internal link is proposed to be a public road forming an intimate "laneway access" with a nominal reserve width of 10.6 metres and a carriageway width of 6 metres.

Specific road surface treatments, lighting etc. will be resolved at the subdivision stage.



6.5 Public Open Space

The Commission's normal requirement in residential areas is that, where practicable, 10 percent of the gross subdivisible area be given up free of cost by the subdivider and vested in the Crown under the provisions of Section 152 of the *Planning and Development Act, 2005* (as amended) as a Reserve for Recreation. In determining the gross subdivisible area the Commission deducts any land which is surveyed for schools, major regional roads, public utility sites, municipal use sites, or, at its discretion, any other non-residential use site (Western Australian Planning Commission Policy DC 2.3).

The Marinko Tomas Bicentennial Park is located immediately to the south of the Detailed Structure Plan area. It comprises approximately 19 hectares of land Reserved for Recreation pursuant to the Shire's Local Planning Scheme No. 3 and has been developed to include a military monument to the park's namesake, a recreation and community centre, a skate park, outdoor basketball courts, picnic tables, benches and shelters, a children's playground, a toilet block and playing fields.

Other nearby areas available for recreational pursuits include a Reserve for Recreation adjacent the Blackwood River at the end of Kearney Street, immediately to the west of the Detailed Structure Plan area.

The imposition of a 10% public open space requirement on the residential and 'Development Site' precincts of the Higgins Swamp Structure Plan area would result in the physical provision of approximately 2,000m² of land for recreational purposes. It is likely that such provision would take the form of small parcels scattered across the Structure Plan Area.

Approximately 2.4 hectares (38.7%) of the Higgins Swamp Structure Plan area will remain in the Conservation Precincts as open space, albeit in private ownership.

Accordingly, it is considered that the provision of a small area of public open space, broken up into even smaller, less usable parcels, will provide little recreational benefit, or provide significant amenity, particularly given the comprehensive recreational facilities already established nearby and that the Conservation Precincts will provide considerable relief to the built form.



It is therefore considered appropriate that the 10% public open space provision required as part of the subdivision of land for residential purposes be satisfied by way of a 'cash in lieu' contribution in accordance with Section 153 of the Planning and Development Act 2005 and the Western Australian Planning Commission Development Control Policy 2.3.

6.6 Servicing

The development of the Detailed Structure Plan area will require the extension of essential civil infrastructure such as reticulated water, sewer, power and telecommunications infrastructure.

6.6.1 Reticulated Water

Existing Water Corporation reticulated water mains are located in the road reserves of Kearney Street, Warren Road and North Street (Appendix I – Figure 5).

Extensions of this infrastructure will be required to service the residential, tourist and commercial elements of Detailed Structure Plan A, as part of either the subdivision or development application/approval process.

Reticulated water has already been extended to the 4 single storey detached dwellings in the north western portion of the Detailed Structure Plan area.

6.6.2 Reticulated Sewer and Earthworks (Fill)

The Water Corporation owns and maintains a reticulated sewer service within the road reserves of Kearney Street, Warren Road and North Street (Appendix I – Figure 5).

The existing Water Corporation infrastructure in Kearney Street will be extended to the development areas within the Detailed Structure Plan area, primarily via the internal access way. The low density residential lots fronting Kearney Street and the Tourist Site (Lot 5) will be serviced via direct connections from the sewer infrastructure in Kearney Street, as shown in Appendix I – Figure 5.



To enable this service's connection to the development areas, imported fill to a level of approximately 72m AHD (0.8 to 1.5 metres) will be necessary on portions of the Detailed Structure Plan area (Appendix I - Figure 5 and Appendix J – Figure 6).

The existing dwellings on proposed Lots 1 to 4 have been connected to the existing reticulated sewer service in Kearney Street (shared service).

6.6.3 Power

The Detailed Structure Plan area is currently provided with an overhead power supply, located on the opposite sides of Kearney Street and Warren Road.

Approvals for subdivision will likely require that all power lines be installed underground.

6.6.4 Telecommunications

Any development or subdivision within the Detailed Structure Plan area will require the installation of telecommunications infrastructure.

Provided that Nannup is within the NBN footprint at the time of any proposal, current Federal legislation will require the installation of conduits and related infrastructure in readiness for the NBN roll out.

Existing telecommunications infrastructure in the area includes copper line and mobile phone access.

6.6.5 Drainage

The current environmental values for Higgins Swamp are very limited, and the potential for any enhancement of those values is likely to be linked to its possible role as a re-contoured and rehabilitated drainage recharge.

Specific drainage requirements will be determined in response to applications for subdivision or development. It is anticipated, however, that stormwater runoff from the internal access way will be directed to the Shire's external comprehensive district drainage system in Kearney Street.



Stormwater runoff from the development areas, particularly those on the higher, better drained slopes (refer Section 5.2) will generally be contained and discharged on site via soakwells.

In the event that soil types and the nature and density of development preclude on site infiltration, a portion of the low lying area will be recontoured and rehabilitated to act as a recharge basin with overflows being directed to existing downstream drainage infrastructure.

Options for stormwater discharge into the low lying area range from a simple gross pollutant trap to a more extensive stormwater treatment train established as a reconstructed wetland system (Figure 6 of Appendix E).

Subdivision will likely require the preparation of an Urban Water Management Plan as a condition of approval.

6.7 Provisions

Detailed Structure Plan A includes a suite of provisions intended to broadly guide the formulation and assessment of more detailed planning applications, including more the Detailed Structure Plans for the approval of the Shire of Nannup and the Western Australian Planning Commission prior to subdivision.

The provisions are largely self-explanatory and include;

1. Residential Development

- a. All residential development is to comply with the R Code of the WA Residential Design Codes as specified in the Key.
- b. Unless otherwise approved by the Shire, all stormwater runoff is to be contained on-site.
- c. Dwellings on proposed Lots 6 & 7 and 15 & 16 are to be constructed so as to adequately address Warren Road and Kearney Street.



2. Conservation Area (C2 – Lot 5)

- a. Setbacks to development and conservation measures are to be adequately addressed as part of any development application. As an indication, a 5 metre wide landscape area may be established with locally endemic species from the edge of the wetland boundary generally as shown on the Detailed Structure Plan A as part of the development of Lot 5.

3. Mixed Use Development (Lot 17)

- a. Subject to securing the appropriate zoning, development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Local Planning Scheme No. 3.
- b. The extension of the existing Dual Use Path on Kearney Street as shown on the Detailed Structure Plan will be required as a condition of development.

4. Tourism Development (Lot 5)

- a. Development of Lot 5 shall comply with either a Local Development Plan as adopted by the Shire of Nannup or by providing appropriate justification and detail in any development application as directed by the Shire of Nannup. The Local Development Plan and/or development application, where applicable, is to address, inter alia, the nature, density, general configuration (including elements) and scale of the development, servicing arrangements, stormwater management, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, and any other reasonable requirements of the Shire.

5. General

- a. Direct vehicular access to or from Warren Road and Kearney Street, other than as generally shown on the Structure Plan will not be supported by the Shire or Main Roads Western Australia.
- b. Depending on the scale of any development, Structure Plan or other proposal, the Shire may require the preparation, approval and implementation of building and design guidelines prior to, or as a condition of, approval.
- c. Development applications shall be required to address those matters as considered relevant by the Shire, and may include servicing arrangements, stormwater management, infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp and access arrangements.



- d. A Water Management Plan is to be prepared in consultation with the Department of Parks and Wildlife and implemented as a condition of subdivision and/or development, or prior to the creation of new vacant titles for residential or tourism land uses.
- e. A Wetland Management Plan is to be prepared and implemented in consultation with, and to the satisfaction of, the Department of Parks and Wildlife.
- f. Public open space shall be provided in the form of a cash-in-lieu contribution.
- g. All development is to be connected to a reticulated sewer service.
- h. A corner truncation to Kearney Street and Warren Road is required to the satisfaction of Main Roads WA.
- i. Land for road widening is to be set aside for future acquisition by Main Roads WA.



Appendices

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Appendix A

Detailed Structure Plan A

Structure Plan Map



Provisions:

1. Residential Development

- a. All residential development is to comply with the R Code of the WA Residential Design Codes as specified in the Key.
- b. Unless otherwise approved by the Shire, all stormwater runoff is to be contained on-site.
- c. Dwellings on proposed Lots 6 & 7 and 15 & 16 are to be constructed so as to adequately address Warren Road and Kearney Street.

2. Conservation Area (C2 – Lot 5)

- a. Setbacks to development and conservation measures are to be adequately addressed as part of any development application. As an indication, a 5 metre wide landscape area may be established with locally endemic species from the edge of the wetland boundary generally as shown on the Detailed Structure Plan A as part of the development of Lot 5.

3. Mixed Use Development (Lot 17)

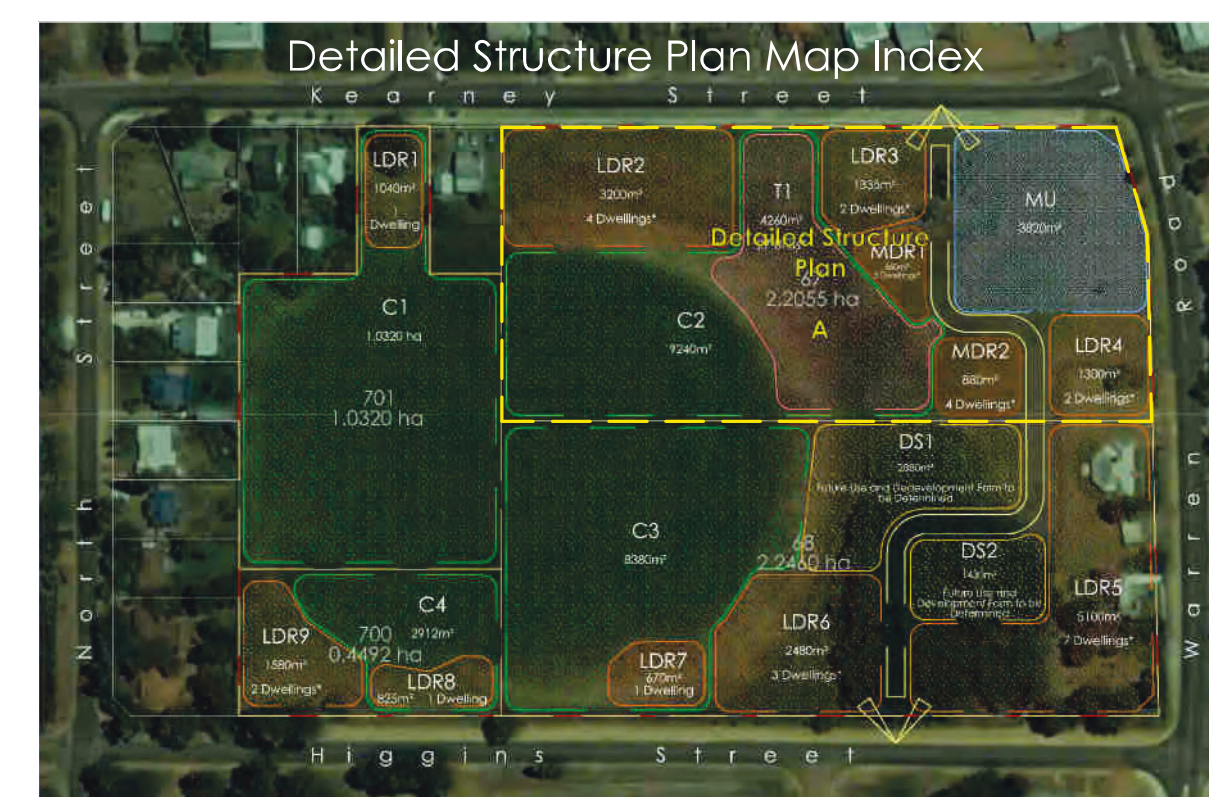
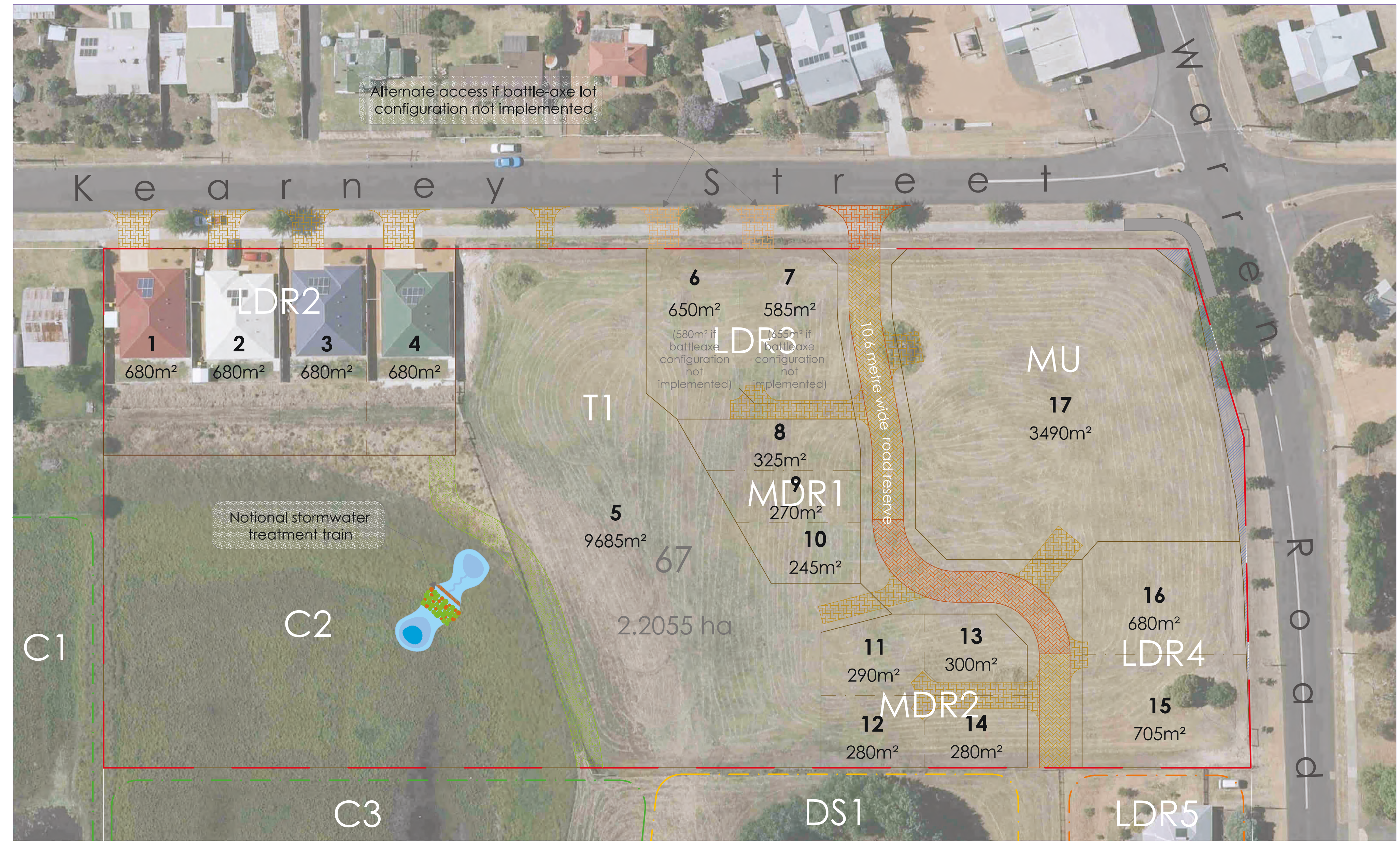
- a. Subject to securing the appropriate zoning, development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Local Planning Scheme No. 3.
- b. The extension of the existing Dual Use Path on Kearney Street as shown on the Detailed Structure Plan will be required as a condition of development.

4. Tourism Development (Lot 5)

- a. Development of Lot 5 shall comply with either a Local Development Plan as adopted by the Shire of Nannup or by providing appropriate justification and detail in any development application as directed by the Shire of Nannup. The Local Development Plan and/or development application where applicable, is to address, inter alia, the nature, density, general configuration (including elements) and scale of the development, servicing arrangements, stormwater management, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, and any other reasonable requirements of the Shire.

5. General

- a. Direct vehicular access to or from Warren Road and Kearney Street, other than as generally shown on the Structure Plan will not be supported by the Shire or Main Roads Western Australia.
- b. Depending on the scale of any development, Structure Plan or other proposal, the Shire may require the preparation, approval and implementation of building and design guidelines prior to, or as a condition of, approval.
- c. Development applications shall be required to address those matters as considered relevant by the Shire, and may include servicing arrangements, stormwater management infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp and access arrangements.
- d. A Water Management Plan is to be prepared in consultation with the Department of Parks and Wildlife and implemented as a condition of subdivision and/or development, or prior to the creation of new vacant titles for residential or tourism land uses.
- e. A Wetland Management Plan is to be prepared and implemented in consultation with, and to the satisfaction of, the Department of Parks and Wildlife.
- f. Public open space shall be provided in the form of a cash-in-lieu contribution.
- g. All development is to be connected to a reticulated sewer service.
- h. A corner truncation to Kearney Street and Warren Road is required to the satisfaction of Main Roads WA.
- i. Land for road widening is to be set aside for future acquisition by Main Roads WA.



Key:

Precincts (as per the adopted Higgins Swamp Structure Plan):		Structure Plan Area	
Low Density Residential (R15)	LDR1	Vehicular Access	
Medium Density Residential (R40 max)	MDR1	Lot Numbers and Areas	11 260m ²
Tourism	T1	Landscape Area	
Mixed Use	MU	Internal Access Way (4.5m Reserve, 6m Carriageway)	
Conservation	C1	Dual Use Path (required)	
Development Site	DS1	MRWA Road Widening	

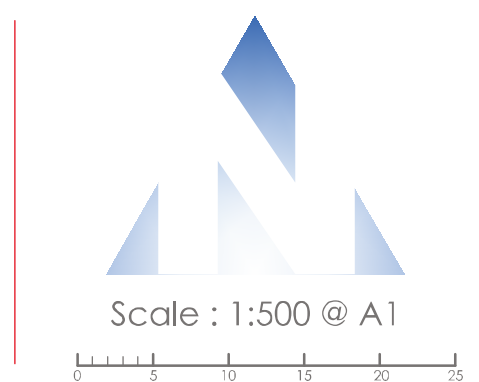
Endorsements

WAPC
Endorsed by the Western Australian Planning Commission.

Higgin's Swamp

Detailed Structure Plan A
Local Planning Scheme No. 3

Lot 67 Warren Road, Nannup



Client: Mr and Mrs J and L Ogden
 Design: Martin Richards
 Drawn: MR
 Drawing No.: O001/DSP/D/01/I
 Date: September 2015

All areas and dimensions are subject to survey. This plan is subject to change without notice. Impact Urban Design, its employees or agents, accept no responsibility for any damages, financial injury or any other liability to any party either directly or indirectly as a result of any omission, error or information contained on this plan.

Revision	Description	Date
A	PDF Version	28/12/14
B	Lot 14, 7 enlarged landscape areas	18/01/16
C	Taxi Easement	21/01/16
D	Shire Requirements (email 20/01/16)	10/02/16
E	Shire Requirements (email 10/02/16)	24/02/16
F	MS Contrib Buffer Area (layer 2) and	
G	Revised DSP to 'A'	
H	Provision of drainage	
I	Inclusive recharge basin, Warren Road road widening, WAPC Modifications	31/03/16 23/11/16



Appendix B

Higgins Swamp Structure Plan

Report



Higgins Swamp
Warren Road
Nannup



Structure Plan Report

For: J & L Ogden

Martin Richards.
Town Planning + Urban Design

2012

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Glossary

The Site	Lot 701 Kearney Street, Lot 67 Warren Road, Lot 68 Warren Road and Lot 700 Higgins Street.
The Structure Plan	The structure plan the subject of this report, namely the Higgins Swamp Structure Plan.
The Scheme	Shire of Nannup Local Planning Scheme No. 3.
AHD	Australian Height Datum.
The Strategy	Shire of Nannup Local Planning Strategy.
LDR	Low density residential.
MDR	Medium density residential.



1.0 Introduction

Martin Richards Town Planning and Project Management and Impact Urban Design have been appointed by the owners of Lot 67, Warren Road, Nannup to prepare a Structure Plan for the area known as 'Higgins Swamp' on Warren Road in Nannup.

The Structure Plan area comprises Lot 701 Kearney Street, Lots 67 and 68 Warren Road and Lot 700 Higgins Street, Nannup ('the Site'). This area comprises the SU 5 zone pursuant to the Shire of Nannup Local Planning Scheme No. 3.

The owners of Lot 67 have made a development application to the Shire of Nannup for the construction of 4 houses on Kearney Street. However, the Scheme provisions relating to the SU 5 zone require that Council first adopt a structure plan prior to the granting of planning consent for any further development.

Accordingly, the primary purpose of the Structure Plan is to facilitate the Shire's approval of the Development Application currently before the Council.

The Structure Plan addresses the requirements of the relevant Scheme provisions and broadly allocates land uses complementary to the surrounding area. In particular, the Structure Plan sets out the requirements for further analysis and the process(es) that will be required to implement the land uses advocated.



2.0 Location and Land Use

2.1 Location

The Site is located immediately to the south of the Nannup Town Centre, generally bound by Kearney Street to the north, Warren Road to the east, Higgins Street to the south and the rear boundaries of the lots fronting North Street to the west (Figure 1).

2.2 Land Use

Land use of the area is predominantly low density residential (single dwellings). The existing dwelling stock ranges from relatively old timber framed workers cottages to comparatively modern project homes.

Immediately to the north of the Site, fronting Warren Road a number of commercial activities are interspersed with residential development, including a service station on the corner of Kearney Street and Warren Road.

As the land either side of Warren Road to the north of the Site is zoned 'Town Centre' pursuant to the Shire's Local Planning Scheme No. 3, it is anticipated that over time the predominant land use along Warren Road to the north of the site will be commercial.

Commercial development (the existing town centre) predominates on Warren Road/Vasse Highway north of Adam Street, approximately 330 metres north of the Site.

The Forest Products Commission operates from a site immediately to the east of the site, on the south eastern corner of Kearney Street and Warren Road.

The Marinko Tomas Bicentennial Park is situated immediately to the south of Higgins Street. This recreational facility comprises a military monument to the park's namesake, a



recreation and community centre, a skate park, outdoor basketball courts, picnic tables, benches and shelters, a children's playground, a toilet block and playing fields.

The Site itself is underutilised. Other than two dwelling fronting Warren Road on Lot 68, there are no significant improvements present. There also are no intensive or broadacre agricultural pursuits, or any other productive activities currently undertaken on the Site (Figure 2).



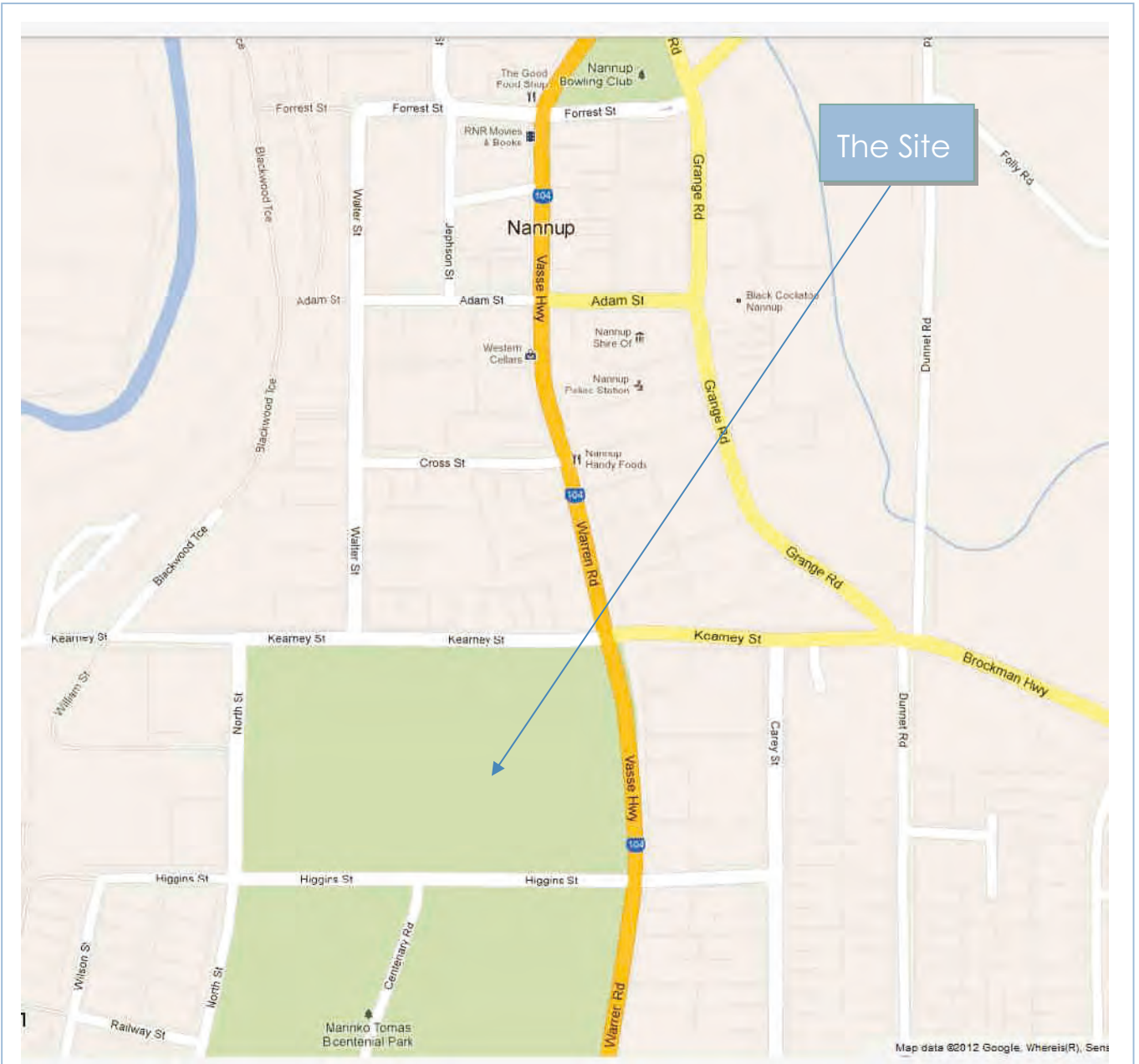


Figure 1

Higgins Swamp
Warren Road
Nannup

Location





Figure 2

Higgins Swamp
Warren Road
Nannup

Land Use



3.0 Land Description

3.1 Technical Description

The Site comprises four land holdings; viz,

- Lot 701 Kearney Street: 1.0320 ha
- Lot 67 Warren Road: 2.2055 ha
- Lot 68 Warren Road: 2.2460 ha
- Lot 700 Higgins Street: 0.4492 ha

The total site area is 5.9327, with frontages to Kearney Street of approximately 234.8 metres, Warren Road of 202.7 metres and Higgins Street of 224.4 metres.

3.2 Physical Description

The Site is characterised by a relatively large drainage depression in the western central portion of the Site known as 'Higgins Swamp'. The swamp is seasonally inundated and has been colonised by introduced grass species. The previous agricultural use of the swamp has resulted in the clearing of all native riparian vegetation and consequently it currently has very limited ecological value.

The balance of the Site has been similarly cleared and pastured. However, a large stand of introduced trees is situated on Lot 68. This stand of trees, which is thought to be a species of Poplar by the Department of Agriculture and Food, has little to no understorey, appears to provide very limited, if any, habitat for native fauna and is considered to be of no ecological value.



Generally the land rises gently from the edges of the swamp at around 70 metres AHD towards the south eastern corner of the Site at around 79 metres over approximately 130 metres (1:16 slope).



4.0 Statutory Framework

4.1 Shire of Nannup Local Planning Scheme No. 3

The Site is zoned 'Special Use' pursuant to the Shire of Nannup Local Planning Scheme No. 3 ('the Scheme') and is included in Schedule 4 – Special Use Zones of the Scheme as SU 5.

The Special Use zoning of the Site requires its development and land use to be compliant with the specific provisions applicable to it as specified in Schedule 4 of the Scheme (Clause 4.7 of the Scheme).

The 'Special Uses' that can be considered for SU5, pursuant to Schedule 4 of the Scheme are;

- Single Dwelling
- Bed & Breakfast Accommodation
- Grouped Dwelling
- Home Business
- Home Occupation
- Home Office

Schedule 4 of the Scheme applies the following Conditions/Special Provisions to SU5;

1. Prior to any subdivision or further residential development of the site, a Structure Plan is to be prepared for the approval of the local government (and Commission if for subdivision). The Structure Plan is to address, but not be limited to, the following:

- *Proposed method of effluent disposal and its impact upon the environmental values of Higgins Swamp;*
- *Development and effluent disposal (if not sewerage) to the water body; and*



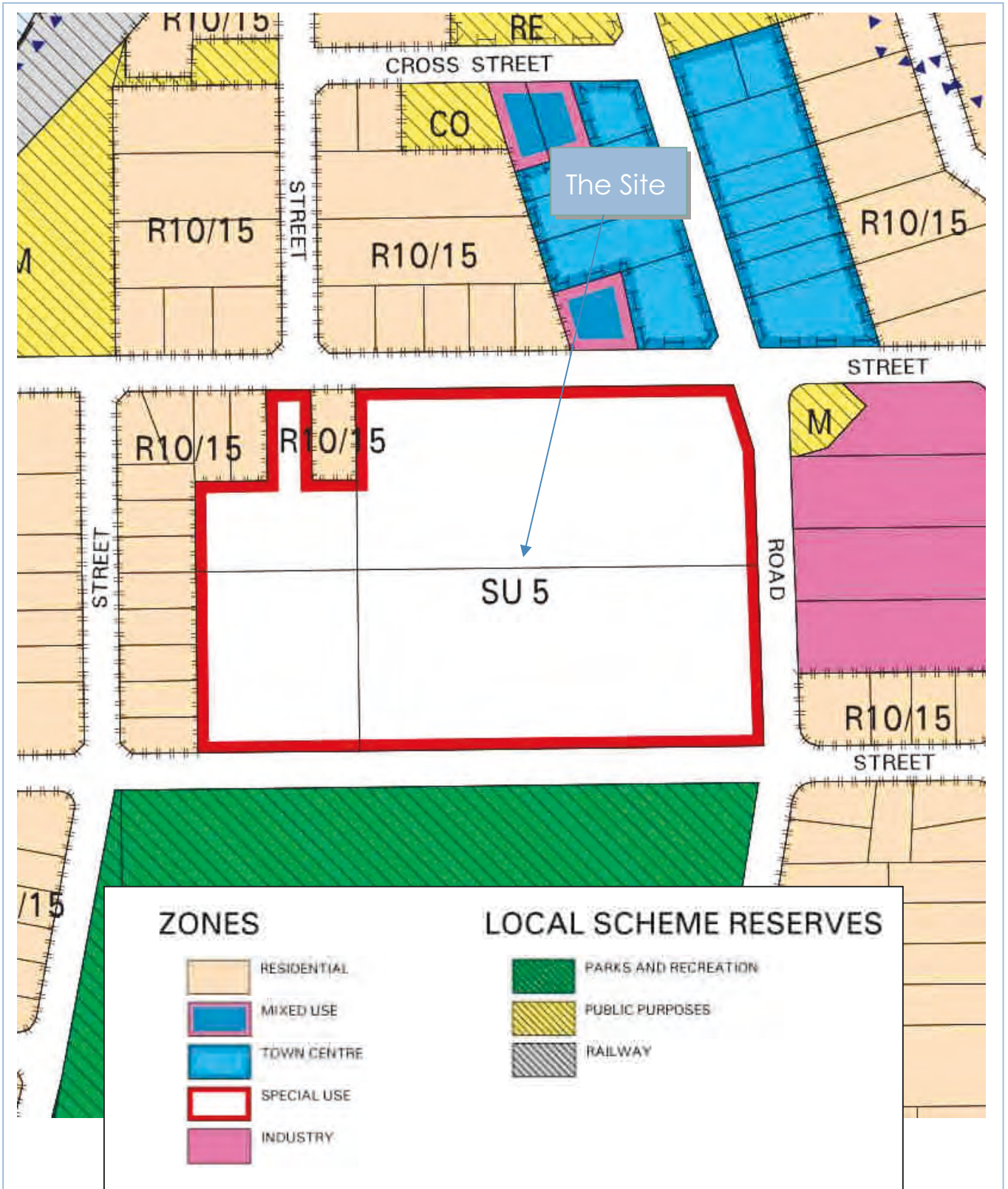


Figure 3

Higgins Swamp
Warren Road
Nannup

Zoning

Local Planning Scheme No. 3



- *Extent of earthworks (eg: fill) required to accommodate proposed development.*

The Site is not contained within any 'Special Control Areas' or other areas within the Scheme which would impede or have any material effect on the development of the land.

4.2 Shire of Nannup Local Planning Strategy (2007)

The Shire of Nannup Local Planning Strategy was adopted in December 2007 and was prepared primarily to inform the preparation of the Shire's then proposed Local Planning Scheme No. 3.

The Strategy includes the Site in 'Policy Area No. 1 – Townsite', for which the Strategy's recommendation is that urban consolidation be encouraged within this policy area subject to issues of effluent disposal and flooding being addressed where relevant.

4.3 Liveable Neighbourhoods – Western Australian Planning Commission Jan. 2009 Update 02

Liveable Neighbourhoods states that for structure plans, the primary measure of compliance is achieving the objectives and requirements of Element 1 – community design. Given the broad, general nature of the Structure Plan, it is considered that compliance with Element 1's objectives is relevant at this juncture, with the demonstration of compliance with the 'Requirements' of Element 1 being appropriate at the more detailed planning stages.



4.3.1 Element 1 – Community Design – Objectives

The objectives of Element 1 are;

01 To facilitate a sustainable approach to urban development by minimising non-renewable energy use and car dependence. Encouraging greater local self-containment of neighbourhoods and towns and protecting key natural and cultural assets.

Comment: The Structure Plan area is within easy walking distance of the Nannup Town Centre (approximately 400 metres from the corner of Warren Road and Kearney Street to the Post Office). Only LDR7, LDR8 and LDR9 (approximately 4 dwellings) will be greater than 800 metres distant, by road, to the town centre.

The Structure Plan provides for the protection, management and potential enhancement of the low lying area.

02 To provide safe convenient and attractive neighbourhoods and towns that meet the diverse and changing needs of the community and offer a wide choice of housing, leisure, local, employment opportunity and associated community and commercial facilities.

Comment: The Structure Plan provides the opportunity for low and medium density housing types, tourist accommodation and mixed use development.

03 To develop a coherent urban system of compact walkable neighbourhoods which cluster to form towns with relatively intense, mixed-use town centres that are capable of catalysing a broad range of employment and social opportunities.

Comment: The Structure Plan area forms part of the Nannup townsite's urban structure, and will consolidate the townsite by providing for a range of uses and



activities including employment opportunities in the Tourism and Mixed Use precincts (and possibly the Development Site precincts).

04 To ensure a site-responsive approach to urban development that supports and enhances the context in which it is located, strengthens local character and identity, integrates with its context and promotes a sense of community.

Comment: The Structure Plan recognises its locational context and provides for housing densities reflective of both the existing adjoining urban form and its location close to the town centre.

05 To provide a movement network which has a highly-interconnected street network that clearly distinguishes between arterial routes and local streets, establishes good internal and external access for residents, maximises safety, encourages walking and cycling, supports public transport and minimises the impact of through traffic.

Comment: The Structure Plan relies primarily on the existing road network. This will be complimented by an internal movement system linking the internal elements between Kearney and Higgins Streets. The design of this internal access arrangement, as part of the more detailed planning required by the provisions of the Structure Plan, will ensure efficient and convenient vehicular and/or pedestrian access that meets the objectives of safety and minimises through traffic.

06 To provide a network of well-distributed parks and recreation areas that offer a variety of safe, appropriate and attractive public open spaces.

Comment: Refer Section 5.5

07 To ensure that the design of neighbourhoods takes into account environmental constraints including soil erosion, flooding and bushfire risk, and protects areas of natural or cultural significance.



Comment: The Structure Plan recognises the low lying area as an environmental constraint and contains it in 4 Conservation Precincts. Given the gentle topography of the Structure Plan Area soil erosion is not considered a significant risk. As the Structure Plan area is located in an urban area, is sparsely vegetated and has access to reticulated water, bush fire risk is considered negligible.

08 To ensure that new urban areas incorporate best-practice urban water management techniques relating to stormwater quality and quantity, water conservation and re-use, ecosystem health, economic management and public health.

Comment: The provisions of the Structure Plan require all matters in relation to stormwater management to be addressed at the more detailed planning stages, including the requirement for a Urban Water Management Plan as part of the subdivision process.

09 To balance provision of a sustainable and efficient urban structure with protection and enhancement of environmental attributes.

Comment: The Structure Plan recognises those portions of the Site which are potentially capable of being developed and those which should be precluded from urban development. Those areas to be protected are included in Conservation precincts, the management and potential enhancement of which are provided for in the Structure Plan provisions.

10 To structure urban areas to enable public transport systems to provide a viable alternative to private cars.

Comment: There are very limited public transport opportunities available in Nannup. In any event, the Structure Plan area relies primarily on the existing road network, which provides excellent access opportunities, including any



future public transport initiatives, to the town centre and its community and commercial infrastructure.

11 To equitably provide public utilities in a timely, cost-efficient and effective manner.

Comment: The development of the Structure Plan area will rely on the extension of nearby public utilities already in place (refer Section 5.6).

4.3.2 Element 1 – Community Design - Requirements

The Liveable Neighbourhoods 'Requirements' are typically applicable to regional and district level structure. The Requirements, largely, assume large scale structure planning and advocate the establishment of interconnected neighbourhoods, the latter broadly defined as areas within 400 metres walking distance of a neighbourhood centre.

Given that it is entirely within 400 metres of the Nannup town centre, it is considered that the Structure Plan area forms part of an existing neighbourhood, the road structure, open space provision and public and private infrastructure of which is already well established.

Many of the 'Requirements' of Element 1 are therefore considered already satisfied, or irrelevant. Those of relevance have, in the main, been addressed in the preceding section of this report.

It is also anticipated that compliance with Liveable Neighbourhoods will need to be demonstrated in greater detail as part of the more detailed planning requires by the Structure Plan's provisions.



4.4 Heritage

4.4.1 Municipal Inventory (1986)

Eileen Higgin's House and swamp; circa 1912 is listed in the Shire's Heritage Inventory at 3.6.7. and is described as being a homestead built as a hardware and blacksmith shop for George Higgins after he sold the Nannup Hotel to T. Gorman.

The historic theme is described as "Demographic settlement and mobility with it having local social history significance.

The Inventory recommends that the management arrangements be assessed in more detail when considering a development application.

This listing is identified on Lot 68 Warren Road.

4.4.2 Aboriginal Sites

According to the Department of Indigenous Affairs' online Aboriginal Heritage Inquiry System, there are no registered Aboriginal Sites on the Site (Appendix A).



5.0 The Structure Plan

5.1 Purpose

The purpose of the Structure Plan (Appendix B) is to broadly identify appropriate land uses over the Site, and in doing so facilitating the preparation, and Shire's (and in the case of Structure Plan and subdivision applications, the Western Australian Planning Commission's) consideration of more detailed proposals.

The Structure Plan is to be a precursor to more detailed structure plans, to be approved by the Shire of Nannup and the Western Australian Planning Commission, prior to subdivision.

5.2 Structure Plan Area

The Structure Plan applies to all those landholdings in the SU5 zone as specified in the Shire's Local Planning Scheme No 3; viz,

- Lot 701 Kearney Street:
- Lot 67 Warren Road:
- Lot 68 Warren Road:
- Lot 700 Higgins Street:

5.3 Parametres

In accordance with the Conditions/Special Provisions specified in Schedule 4 of the Scheme as applicable to SU5, the Structure Plan is to specifically address the following;



- Proposed method of effluent disposal and its impact upon the environmental values of Higgins Swamp;
- Development and effluent disposal (if not sewerage) to the water body; and
- Extent of earthworks (e.g.: fill) required to accommodate proposed development.

The Structure Plan also provides a broad allocation of land use, suggested density of residential development, provision for internal linkages, identifies conservation precincts for the swamp area and sets out the procedures necessary for the Council's and Western Australian Planning Commission's consideration of any application for planning consent, development or subdivision.

The Structure Plan itself does not give rise to any right (or approval) to develop or subdivide the subject land.

5.4 Elements

The Structure Plan essentially comprises the following elements ;

- Low density residential precincts
- Medium density residential precincts
- A tourism precinct
- A mixed use precinct
- Conservation precincts
- Development Site precincts
- An indicative internal access system
- A suite of provisions



5.4.1 Low Density Residential Precincts

The low density residential precincts, identified as 'LDR' on the Structure Plan, are positioned on the peripheries of the Site. The suggested residential density of these precincts is R15 (one dwelling per 666m²) which reflects the residential density, at least in terms of zoning, of the surrounding residential areas, maintaining the single residential character and streetscapes of the existing road network.

Whilst it is anticipated that dwellings developed within these precincts will ultimately be contained on individual freehold lots, this is not a prerequisite, nor is it a requirement that these precincts be subdivided from the parent lot prior to the Shire considering any appropriate applications for development.

Development applications for single or grouped dwellings can be considered by the Shire under the existing zoning of the Site.

5.4.2 Medium Density Residential Precincts

It is considered appropriate, given the Site's proximity to the town centre and its range of commercial and community facilities that the Structure Plan provide the opportunity for medium density residential development.

The residential areas within the Nannup Townsite are exclusively coded for low density residential development (R10/R15). There is therefore a lack of variety in housing choice and diversity within the town site, which could be partially addressed by the identification of areas suitable for higher residential densities within the Structure Plan area.

The areas nominated for medium density residential development are shown as 'MDR' on the Structure Plan. These precincts are located internally, enabling the continuation of the low density character of the surrounding areas on the periphery of the Site.



The maximum density considered appropriate is R40 (one dwelling per 220m²). Such development can be considered by Council under the existing provisions of the Scheme.

5.4.3 Tourism Precinct

A Tourism Precinct of approximately 4260m² (shown as 'T1' on the Structure Plan) is included on Lot 67 to provide the opportunity for a tourism accommodation or resort development of up to 27 units and complementary central facilities. Subject to detailed design it is anticipated that this precinct will be developed to a maximum residential density the equivalent of R60 (one accommodation unit per 160m²).

The Tourism Precinct will be accessed from Kearney Street and overlook the swamp. It will be contained within a Conservation Precinct/Lot ('C2') and is expected to encourage the appropriate rehabilitation and management of the low lying area.

The development of this precinct for tourist accommodation purposes is not specifically provided for by the Shire's Local Planning Scheme No. 3. Accordingly an amendment to the Scheme to introduce an appropriate use class into Schedule 4 may be necessary to facilitate the development of the precinct for tourist accommodation purposes.

5.4.4 Mixed Use Precinct

The Structure Plan provides for a mixed use precinct on the corner of Kearney Street and Warren Road. This precinct is approximately 3,280m² and will be developed in accordance with the Shire's Local Planning Scheme provisions relevant to the 'Mixed Use' zone.

At present, the Shire is not enabled to consider uses consistent with the Mixed Use zone and an amendment to the Scheme to introduce Mixed Uses into Schedule 4 may be necessary.



The Mixed Use precinct will provide the opportunity for the establishment of uses and activity complementary to the residential and tourist land uses envisaged for the Site. These may include;

- Restaurant
- Shop
- Accommodation (permanent and short stay)
- Office
- Consulting rooms.

5.4.5 Conservation Precincts

The Structure Plan provides for 4 Conservation Precincts, which contain the swamp area.

Each Conservation Precinct contains the portion of swamp area relative to each existing lot, together with a development opportunity/precinct, such as a single dwelling or tourism. It is intended that the Conservation Precincts and their associated development opportunity will remain in private ownership as single lots.

Development within the Conservation Precincts will be confined to those development precincts identified on the Structure Plan. Any improvements within the swamp area itself will be limited to those contributing to the maintenance or rehabilitation of the low lying area.

Management requirements of the low lying area will be assessed and determined as part of the consideration of any rezoning, development or subdivision proposals within the Structure Plan area.

5.4.6 Development Site Precincts

The Development Site Precincts are included in the Structure Plan to enable the investigation and consideration of a range of development scenarios. Whilst it is



envisaged that such development will be primarily residential in nature, this classification enables flexibility in the formulation of innovative design solutions and outcomes.

It is acknowledged that any uses proposed outside of those provided for under the SU5 zoning of the land will require an amendment to the Shire's Local Planning Scheme No. 3.

5.4.7 Internal Access Link

The Structure Plan nominates a notional access arrangement, providing the opportunity for an internal link between Kearney Street and Higgins Street. This link will provide for movement between the various elements proposed by the Structure Plan, provide access to those development precincts fronting Warren Road (given that no additional direct vehicular access is to be permitted from Warren Road) and enable access and services to the internal areas of the Site.

The form of this link will be determined by the nature of development proposed in the eastern portion of the Structure Plan area, and may take the form of an internal lane way, public road, common property with reciprocal rights of access easement and/or a pedestrian access way.

It should be noted that the nature of the Internal Access Link will determine its land requirements, which may influence on the scale (yield) of development of the adjoining precincts.

5.5 Public Open Space

The Commission's normal requirement in residential areas is that, where practicable, 10 percent of the gross subdivisible area be given up free of cost by the subdivider and vested in the Crown under the provisions of Section 152 of the *Planning and Development Act, 2005* (as amended) as a Reserve for Recreation. In determining the gross subdivisible area the Commission deducts any land which is surveyed for schools, major regional



roads, public utility sites, municipal use sites, or, at its discretion, any other non-residential use site (Western Australian Planning Commission Policy DC 2.3).

The Marinko Tomas Bicentennial Park is located immediately to the south of the Site. It comprises approximately 19 hectares of land Reserved for Recreation pursuant to the Shire's Local Planning Scheme No. 3 and has been developed to include a military monument to the park's namesake, a recreation and community centre, a skate park, outdoor basketball courts, picnic tables, benches and shelters, a children's playground, a toilet block and playing fields.

Other nearby areas available for recreational pursuits include a Reserve for Recreation adjacent the Blackwood River at the end of Kearney Street, immediately to the west of the Site.

The imposition of a 10% public open space requirement on the residential and 'Development Site' precincts would result in the physical provision of approximately 2,000m² of land for recreational purposes. It is likely that such provision would take the form of small parcels scattered across the Structure Plan Area.

Approximately 2.4 hectares (38.7%) of the Structure Plan area will remain in the Conservation Precincts as open space, albeit in private ownership.

Accordingly, it is considered that the provision of a small area of public open space, broken up into even smaller, less usable parcels, will provide little recreational benefit, or provide significant amenity, particularly given the comprehensive recreational facilities already established nearby and that the Conservation Precincts will provide considerable relief to the built form.

It is therefore considered appropriate that the 10% public open space provision required as part of the subdivision of land for residential purposes be satisfied by way of a 'cash in lieu' contribution in accordance with Section 153 of the Planning and Development Act 2005 and the Western Australian Planning Commission Development Control Policy 2.3.



5.6 Servicing

The development of the Site as advocated by the Structure Plan will require the extension of essential civil infrastructure such as reticulated water, sewer, power and telecommunications infrastructure.

It is beyond the scope of the Structure Plan to determine the capacity of these services to supply any development within the Structure Plan area, particularly given that the scale and nature of any future development is unknown. The capacity of the existing infrastructure to service the various development precincts will need to be determined as part of any application for rezoning, development or subdivision.

5.6.1 Reticulated Water

Existing Water Corporation reticulated water mains are located in the road reserves of Kearney Street, Warren Road and North Street, as shown on the Structure Plan.

Extensions of this infrastructure will be required to service the development precincts fronting and adjacent to Higgins Street, as well as the internal development precincts.

5.6.2 Reticulated Sewer and Earthworks (Fill)

The Water Corporation owns and maintains a reticulated sewer service within the road reserves of Kearney Street, Warren Road and North Street.

To enable this service's connection to the development precincts, imported fill to a level of approximately 72m AHD (0.8 to 1.5 metres) will be necessary on portions of the Site (Figure 4).

The extension of the existing sewer infrastructure in North Street will likely be required to service those development precincts fronting and adjacent to Higgins Street.



5.6.3 Power

The area is currently provided with an overhead power supply, located on the opposite sides of Kearney Street, Warren Road and North Street.

Those development precincts fronting and adjacent to Higgins Street will require the extension of the existing power system from either North Street or Warren Road.

Approvals for subdivision will likely require that all power lines be installed underground.

5.6.4 Telecommunications

Any development within the development precincts will require the installation of telecommunications infrastructure.

Provided that Nannup is within the NBN footprint at the time of any proposal, current Federal legislation will require the installation of conduits and related infrastructure in readiness for the NBN roll out.

Existing telecommunications infrastructure in the area includes copper line and mobile phone access.

5.6.5 Drainage

Specific drainage requirements will be determined in response to applications for subdivision or development. Subdivision approvals will likely require the preparation of Urban Water Management Plan.



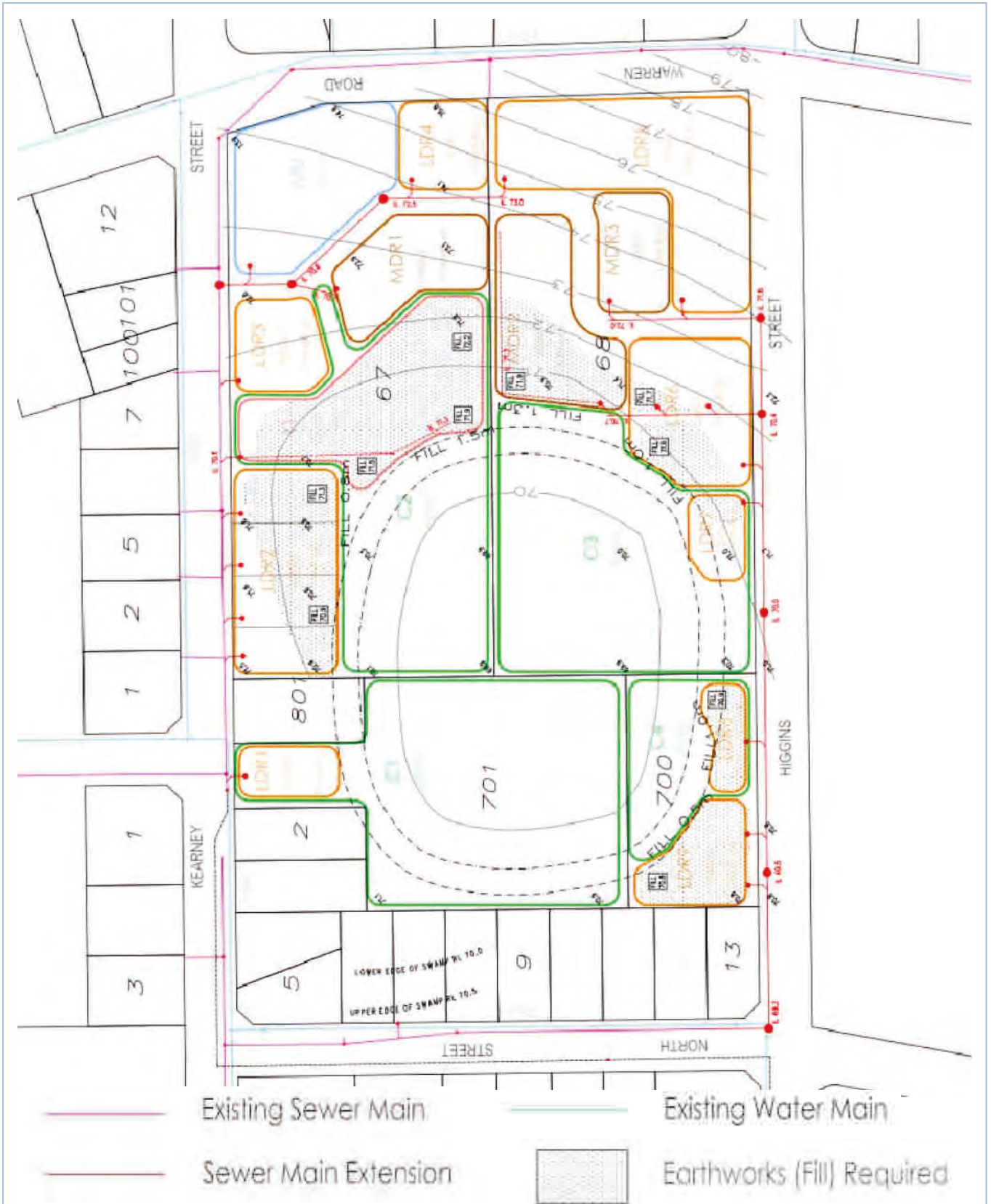


Figure 4

Higgins Swamp
Warren Road
Nannup

Sewer and Fill



It is possible that a portion of the low lying area will be recontoured and rehabilitated to act as a recharge basin with overflows being directed to existing downstream drainage infrastructure.

5.7 Provisions

The Structure Plan includes a suite of provisions intended to broadly guide the formulation and assessment of more detailed planning applications, including more detailed structure plans for the approval of the Shire of Nannup and the Western Australian Planning Commission prior to subdivision.

The provisions are largely self explanatory and include;

1. Residential and Development Site Precincts

- a) Unless as otherwise provided for in an approved Structure Plan, all residential development is to comply with the R Code of the WA Residential Design Codes as specified in the Key.
- b) All residential development is to be connected to a reticulated sewer service.
- c) Unless as otherwise provided for in an approved Structure Plan, public open space shall be provided in the form of a cash-in-lieu contribution.
- d) Subdivision will not be supported unless a Structure Plan has been adopted by the Shire of Nannup & Western Australian Planning Commission. Where applicable, the Structure Plan is to address, inter alia, servicing arrangements, stormwater management, infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, road and pavement



widths, lot sizes and configuration and any other reasonable requirements of the Shire and/or WAPC.

2. Conservation Precincts

- a) Conservation Precincts are to be retained as single (parent) lots. Subject to appropriate management statements being incorporated, strata title subdivision may be considered by Council.

3. Mixed Use Precinct

- a) Development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Local Planning Scheme No. 3.

4. Tourism Precinct

- a) Development of the Tourism Precinct shall comply with a Development Guide Plan as adopted by the Shire of Nannup. The Development Guide Plan, where applicable, is to address, inter alia, the nature, density, general configuration (including elements) and scale of the development, servicing arrangements, stormwater management, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp, access arrangements, and any other reasonable requirements of the Shire.

5. General

- a) Other than the existing crossover on Lot 68 plus a crossover to serve the dwelling on Lot 68, direct vehicular access from Warren Road will not be supported by the Shire.
- b) Depending on the scale of any development, Structure Plan or other proposal, the Shire may require the preparation, approval and implementation of building and design guidelines prior to, or as a condition of, approval.



- c) Development applications shall be required to address those matters as considered relevant by Council, and may include servicing arrangements, stormwater management, infrastructure (including foot and dual use paths) provision, fill levels and earthworks, environmental considerations, management arrangements for Higgins Swamp and access arrangements.

- d) An Urban Water Management Plan is to be prepared and implemented at the subdivision stage prior to the creation of new titles.



6.0 Conclusion

The Structure Plan for Higgins Swamp represents a precursor for more detailed planning initiatives. It broadly sets out the land uses and development scenarios considered generally suitable for the Site.

The preparation of the Structure Plan satisfies a Local Planning Scheme requirement, enabling Council to consider and approve appropriate planning initiatives, including housing development, and those uses currently provided for in Schedule 4 of the Scheme.

The Structure Plan does not itself give rise to any approval for any particular land use, subdivision or development. It simply forms a basis from which more detailed applications can be prepared and considered.

