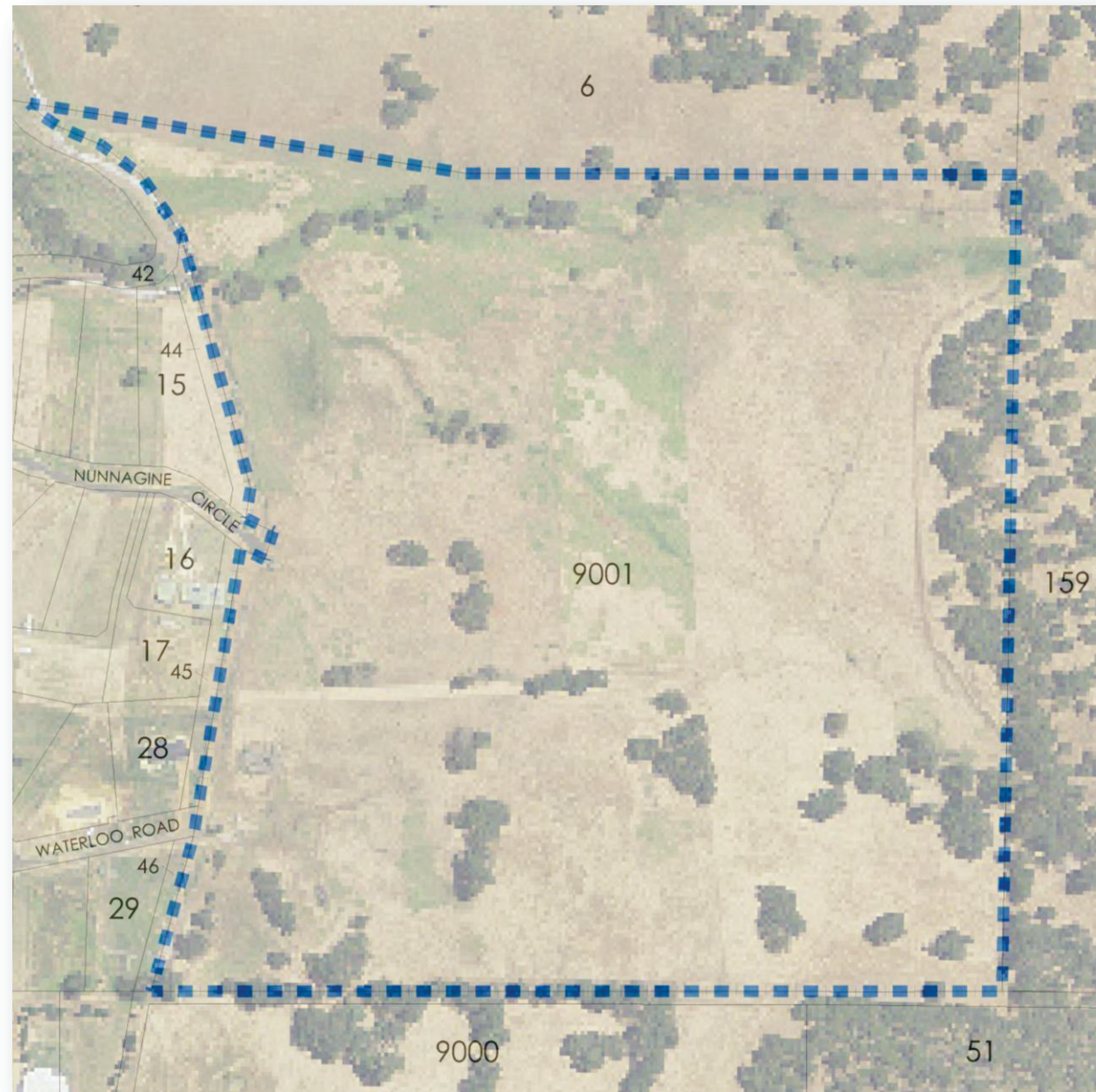


Town Planning

Engineering

Project Management



Heritage Hills Local Structure Plan

Shire of Harvey

June 2016



T 08 9721 4777 | F 08 9721 4666

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Appendix 1 Heritage Hills Local Structure Plan

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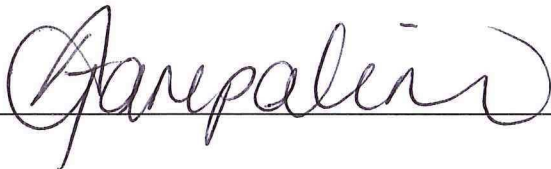
This structure plan is prepared under the provisions of the Shire of Harvey
Town Planning Scheme No.1

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
ON: 18 July 2016

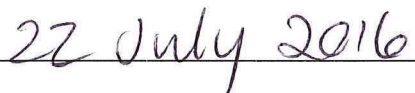
Signed for and on behalf of the Western Australian Planning Commission



_____ 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



_____ Date

Date of Expiry: 18 July 2026

Executive Summary

The land the subject of this structure plan is described as Lot 9001 Nunnagine Circle, Roelands. Lot 9001 adjoins the existing Roelands urban area to the north-east. The land is situated approximately 20km east of the Bunbury Central Business District (refer to **Figure 1** – Location Plan).

Figure 1
Location Map



Source: Google Maps (www.maps.google.com.au)

The Heritage Hills Local Structure Plan has been prepared by *MPM Development Consultants*, on behalf of Roelands Development Pty Ltd, and has been formulated using the *Structure Plan Framework* in response to the Planning and Development (Local Planning Schemes) Regulations 2015. The Structure Plan is to be read in conjunction with the Shire of Harvey Town Planning Scheme No.1 Amendment 109.

As per the Ministerial Decision of 28th April 2016, the Western Australian Planning Commission resolves to endorse the Structure Plan for Lot 9001 Nunnagine Circle, Roelands, subject to the Structure Plan being modified in accordance with a schedule of modifications as provided by the Western Australian Planning Commission .

Table 1
Structure Plan Summary Table

Item	Data
Total area covered by the Structure Plan	31.501ha
Area of Special Residential Lots	
3000-4000	15
4000-5000	7
5000 plus	10
Total Est Lot Yield	32

Part One – Implementation

1.1 Structure Plan Area

The boundaries of the structure plan area include that portion of the Local Government district of the Shire of Harvey as shown on **Figure 2** – Heritage Hills Local Structure Plan Area.

The structure plan area is contained within the inner edge of the broken line shown on the structure plan map. The subject lot included in the structure plan and the approximate lot area is included in **Table 2** below.

The Structure Plan (refer to **Figure 3**) proposes 32 Special Residential lots and provides for an interim buffer to the nearby quarry.

Table 2
Lot Details

Lot Number	Ownership	Certificate of Title	Lot Area
9001 (Plan 70343)	Roelands Development Pty Ltd	2776/582	31.501ha

Source: landgate.wa.gov.au

Figure 2
Heritage Hills Local Structure Plan Area

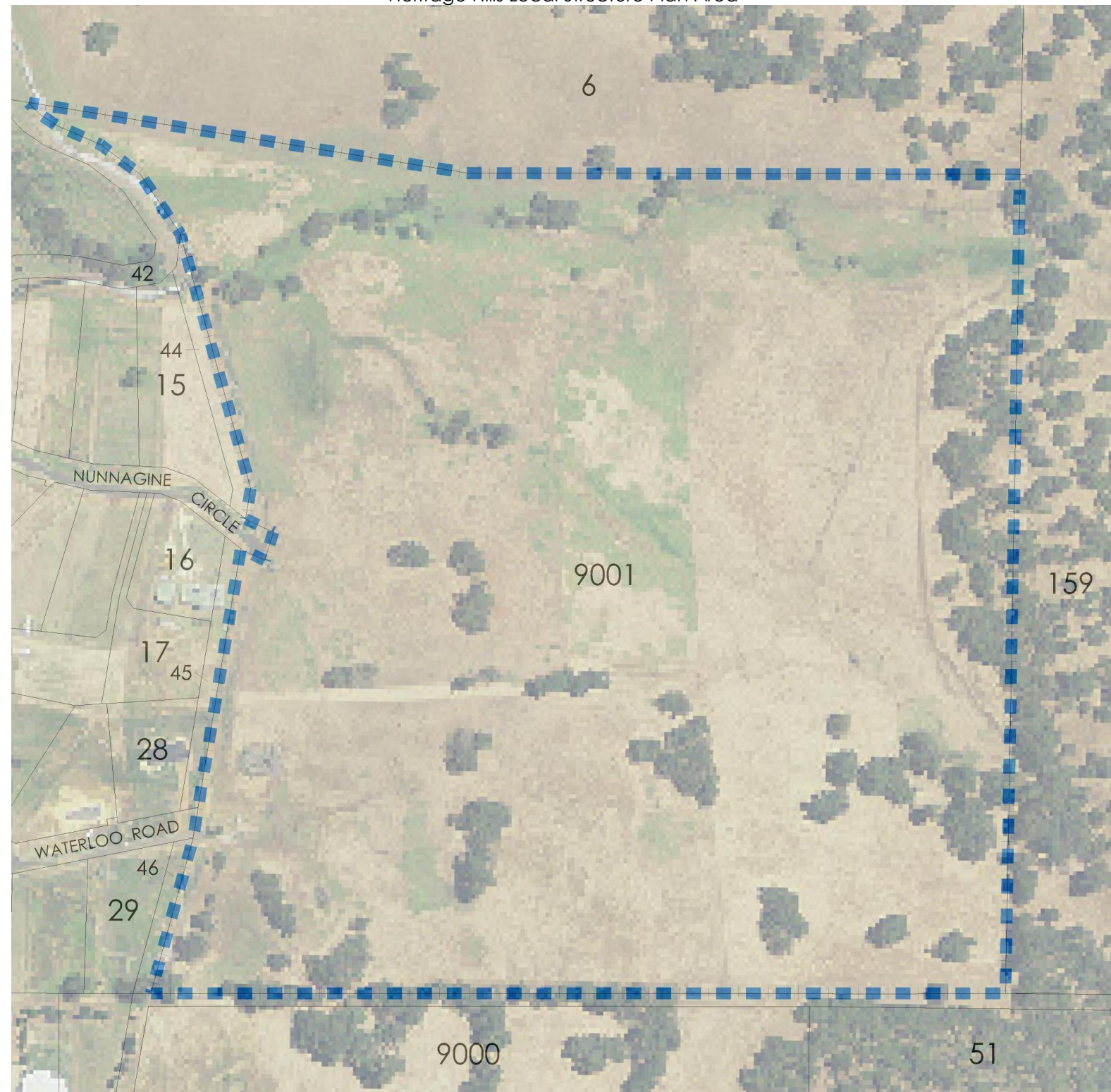
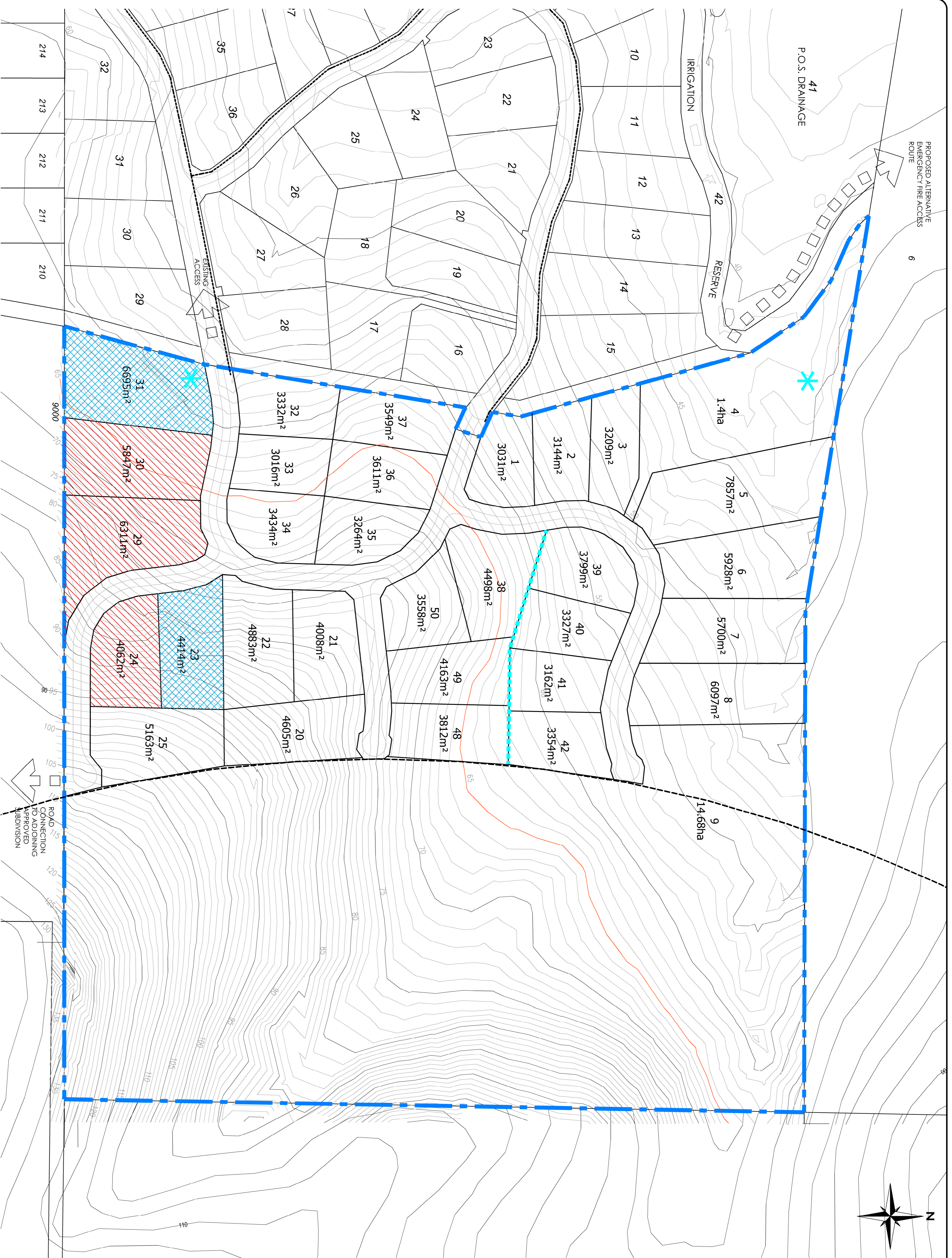


Figure 3
Heritage Hills Local Structure Plan



PROPOSED ALTERNATIVE
EMERGENCY FIRE ACCESS
ROUTE

6

P.O.S. DRAINAGE
41

IRRIGATION
RESERVE

1.4ha

7857m²

5928m²

5700m²

6097m²

14.68ha

9

42

3354m²

41

3162m²

40

3327m²

39

3799m²

38

4498m²

3

3209m²

2

3144m²

1

3031m²

16

36

3611m²

17

37

3549m²

32

3332m²

33

3016m²

34

3434m²

35

3264m²

21

4008m²

22

4883m²

23

4414m²

24

4062m²

25

5163m²

29

6311m²

30

5847m²

31

6695m²

20

4605m²

21

4008m²

22

4605m²

23

3812m²

48

3812m²

49

4163m²

50

3558m²

18

3611m²

19

3209m²

20

3031m²

21

3144m²

22

3549m²

23

4498m²

24

4062m²

25

5163m²

26

4008m²

27

4883m²

28

4414m²

29

4062m²

30

5847m²

31

6695m²

32

3332m²

33

3016m²

34

3434m²

35

3264m²

36

3611m²

37

3549m²

38

4498m²

39

3799m²

40

3327m²

41

3162m²

42

3354m²

43

3209m²

44

3144m²

45

3031m²

46

3611m²

47

3264m²

48

4008m²

49

4883m²

50

3558m²

10

3209m²

11

3144m²

12

3031m²

13

3611m²

14

3264m²

15

4008m²

16

4883m²

17

4414m²

18

4062m²

19

5163m²

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3332m²

36

3016m²

37

3434m²

38

3264m²

39

4008m²

40

4883m²

41

4414m²

42

4062m²

43

5163m²

44

6311m²

45

5847m²

46

6695m²

47

3332m²

48

3016m²

49

3434m²

50

3264m²

10

3209m²

11

3144m²

12

3031m²

13

3611m²

14

3264m²

15

4008m²

16

4883m²

17

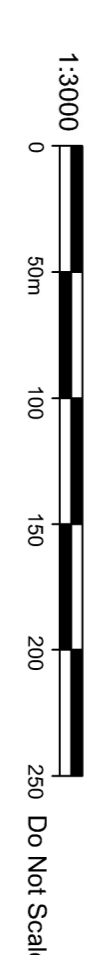
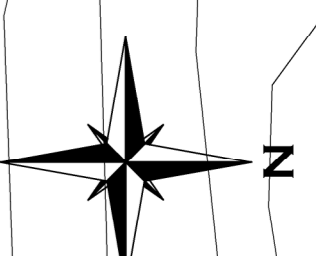
4414m²

18

4062m²

19

5163m²



Legend

- - - Subject Land
- * 34
4873m²
Proposed Lot Description
and Area
- * Possible Drainage Boats
- * Potential Drainage Corridor (Easement)
- Interim Quarry Buffer Boundary
- BAL Rating 12.5
- BAL Rating 19

FIRE MANAGEMENT PLAN

Additional requirements and provisors relating to the land are specified in Schedule 3 of the Scheme text

BOUNDARY SETBACKS

Setbacks shall be in accordance with the Zoning and Development Standards Table unless otherwise shown on the Subdivision Guide Plan

STRUCTURE PLAN



development consultants
107 Beach Road
PO Box 2035
BUNBURY WA 6231
Website: www.mpmc.com.au
Telephone: (08)97 214777
Facsimile: (08)97 214666
Email: reception@mpmc.com.au

Client: CHAFFEY HOLDINGS PTY LTD
Project: LOT 7 WATERLOO ROAD
ROELANDS - STAGE 2

Drawing Number: 10-81-01
Original Size: A3
Revision C

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Rev	Description	Date
A	ISSUED FOR APPROVAL	
B	MINOR AMENDMENTS	
C	MINOR AMENDMENTS	MAY 2016

1.2 Operation Date

In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, this structure plan shall come into operation on the date it is approved by the Western Australian Planning Commission.

The Structure Plan shall be required to be approved by the Western Australian Planning Commission (WAPC) prior to the approval of any application for subdivision and/or planning approval, and such approvals shall comply with the relevant approved Structure Plan.

1.3 Staging

The proposed development represents the final stage (subject to the removal of the interim quarry buffer) of the Heritage Hills Estate, therefore it is not considered necessary to include a staging plan.

1.4 Subdivision and Development Requirements

The subject land is within the Special Residential zone of the Shire of Harvey Town Planning Scheme No.1.

1.4.1 Land Use Permissibility

The Structure Plan will be used by the Shire of Harvey and the Western Australian Planning Commission respectively, as a guide for the assessment of Applications for Planning Approval under the Scheme and of Applications for Approval to Subdivide Land under the provisions of Part 10 of the Planning and Development Act 2005. The subdivision of land within the structure plan area shall require further assessment and any approvals shall be conditioned with respect to the development control of issues of local and regional importance, additional infrastructure requirements to support the scale and nature of proposed development, and more detailed local planning considerations.

The deemed provisions of the Regulations will override any operational scheme provisions that seek to give a structure plan the force and effect of a scheme.

1.4.2 Residential Density Target

Residential Density target is not applicable due to the 'Special Residential' zoning of the land.

1.4.3 Public Open Space

The provision of Public Open Space for the entire development was dealt with in stage one. The entire POS provision for the development was ceded as part of stage one of subdivision and development. The land remains as Unallocated Crown Land. No

further Public Open Space will be ceded as part of Stage 2 development.

Part Two – Explanatory Section

1.0 Planning Background

1.1 Introduction & Purpose

The purpose of the Structure Plan is to provide for the orderly and proper planning of the Roelands urban area in accordance with the State Planning Framework and the Shire of Harvey Local Planning Policy Framework.

The intent of this Structure Plan is to guide the subdivision, development and infrastructure servicing of the Heritage Hills Local Structure Plan Area.

A Ministerial decision documented on the 28th April 2016 stated:

“ Pursuant to clause 87(2) of the Planning and Development Act 2005 (the Act), the Minister for Planning has noted the submission supporting the amendment, dismissed those opposing the amendment and requires Council to modify the amendment documents in accordance with the attached schedule of modifications before final approval is given.

Upon approval of the Amendment, the Western Australian Planning Commission resolves to endorse the Structure Plan for Lots 9001 Nunnagine Circle, Roelands, subject to the Structure Plan being modified on accordance with the attached schedule of modifications...”

The required modifications to Shire of Harvey Town Planning Scheme No.1 Amendment 109 have been undertaken and returned as required.

The subject modified Structure Plan is returned to the Western Australian Planning Commission, accompanied by Form 5E for processing and approval.

1.2 Land Description

1.2.1 Location

The land the subject of this structure plan is described as Lot 9001 Nunnagine Circle, Roelands. Lot 9001 adjoins the existing Roelands urban area to the north-east. The land is situated approximately 20km east of the Bunbury Central Business District (refer to **Figure 2** – Location Plan).

1.2.2 Area & Land Use

The structure plan area comprises a total of 31.501 hectares and has historically supported rural land use activities (primarily grazing).

Much of the subject land, due to its previous rural use, is generally cleared with some intermittent trees. **Figure 4** (Aerial Photograph) depicts the predominantly cleared nature of the land.

1.2.3 Legal Description & Ownership

The legal description and ownership details of the subject lot is summarised in **Table 3** and copies of the Certificates of Title are provided in **Appendix 2**.

Table 3
Land Ownership

Lot Number	Ownership	Certificate of Title	Lot Area
9001 (Plan 70343)	Roelands Development Pty Ltd	2776/582	31.501ha

Figure 4
Cadastral Boundaries & Aerial Overlay



Source: www.landgate.wa.gov.au

1.3 Planning Framework

Refer to Shire of Harvey Town Planning Scheme No.1 Amendment 109 for Planning Framework and supporting information.

2.0 Site Conditions & Environment

Refer to Shire of Harvey Town Planning Scheme No.1 Amendment 109 for supporting information.

3.0 Land Use & Subdivision Requirements

Refer to Shire of Harvey Town Planning Scheme No.1 Amendment 109 section 5.0 for supporting information.

Modification 14 as per the Schedule of Modifications required to Shire of Harvey Town Planning Scheme No.1 Amendment 109 states:

"14. Replacing the Structure Plan with that submitted by the applicant during the assessment process (Drawing number 10-81-01 Rev B)"

The submitted Structure Plan is consistent with Drawing number 10-81-01 Rev B in that it provides for the 1000m quarry buffer. It has subsequently been referred to as 10-81-01 Rev C.

Table 6
Technical Appendices Index

Appendix No.	Document Title	Nature of Document	Referral/approval agency	Summary of doc modifications
1	Heritage Hills Local Structure Plan			
2	Certificate of Title			
3				
4				
5				
6				
7				
8				

WESTERN



AUSTRALIA

REGISTER NUMBER 9001/DP70343	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2776** FOLIO **582**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9001 ON DEPOSITED PLAN 70343

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ROELANDS DEVELOPMENT PTY LTD OF POST OFFICE BOX 7161, EATON
(T M025184) REGISTERED 21 AUGUST 2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP70343 [SHEET 1,2,3].
PREVIOUS TITLE: 1185-877.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF HARVEY.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L558199
NOTE 2: J683202 SECTION 138D TLA APPLIES TO CAVEAT J630779
NOTE 3: L457472 SECTION 138D TLA APPLIES TO CAVEAT L230924.
NOTE 4: L457473 SECTION 138D TLA APPLIES TO CAVEAT L391117.
NOTE 5: L457474 SECTION 138D TLA APPLIES TO CAVEAT L230925.