

Higgins Swamp
Warren Road
Nannup



Structure Plan Report

For: J & L Ogden

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Town Planning + Urban Design

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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.

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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).



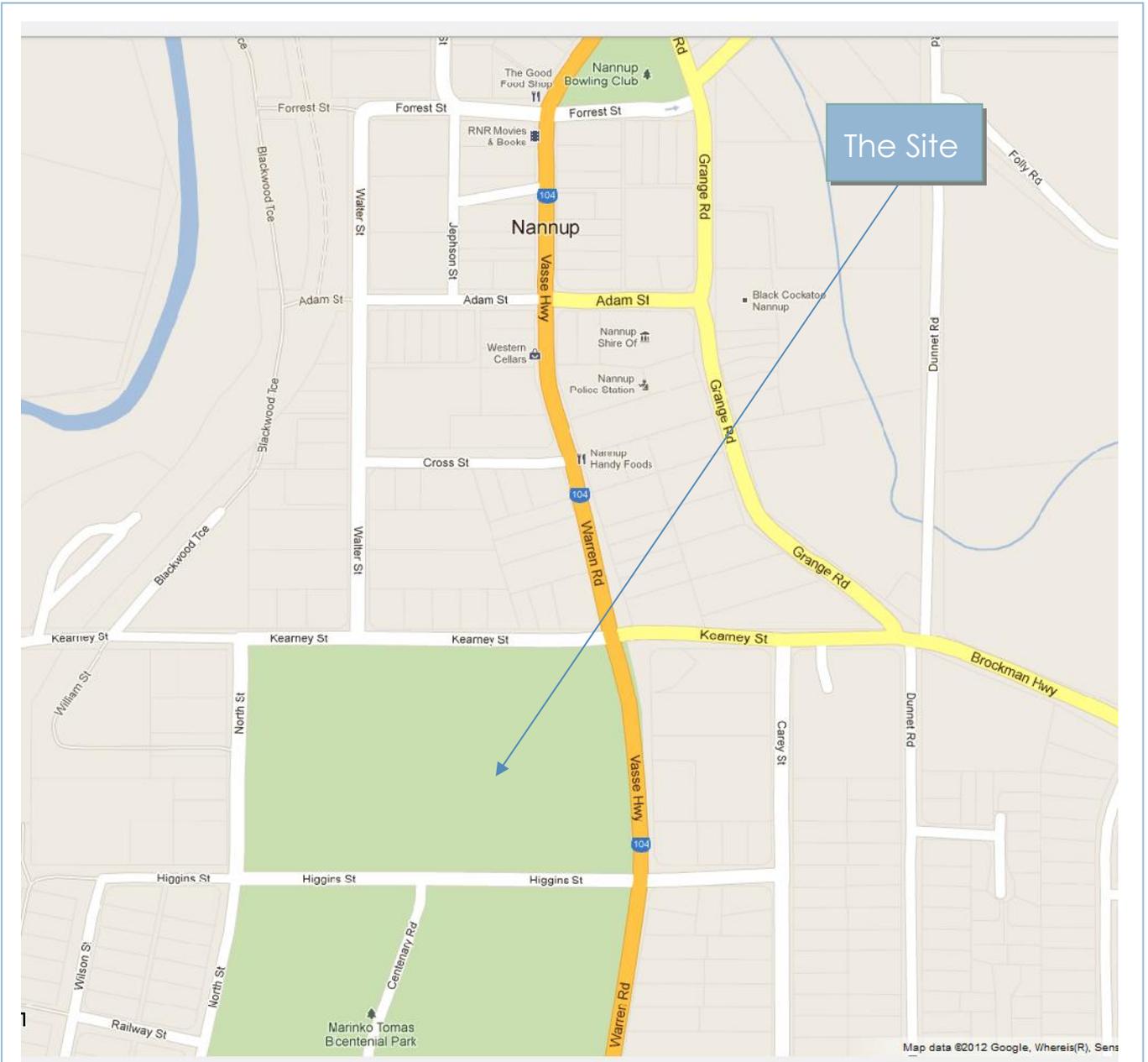


Figure 1

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*



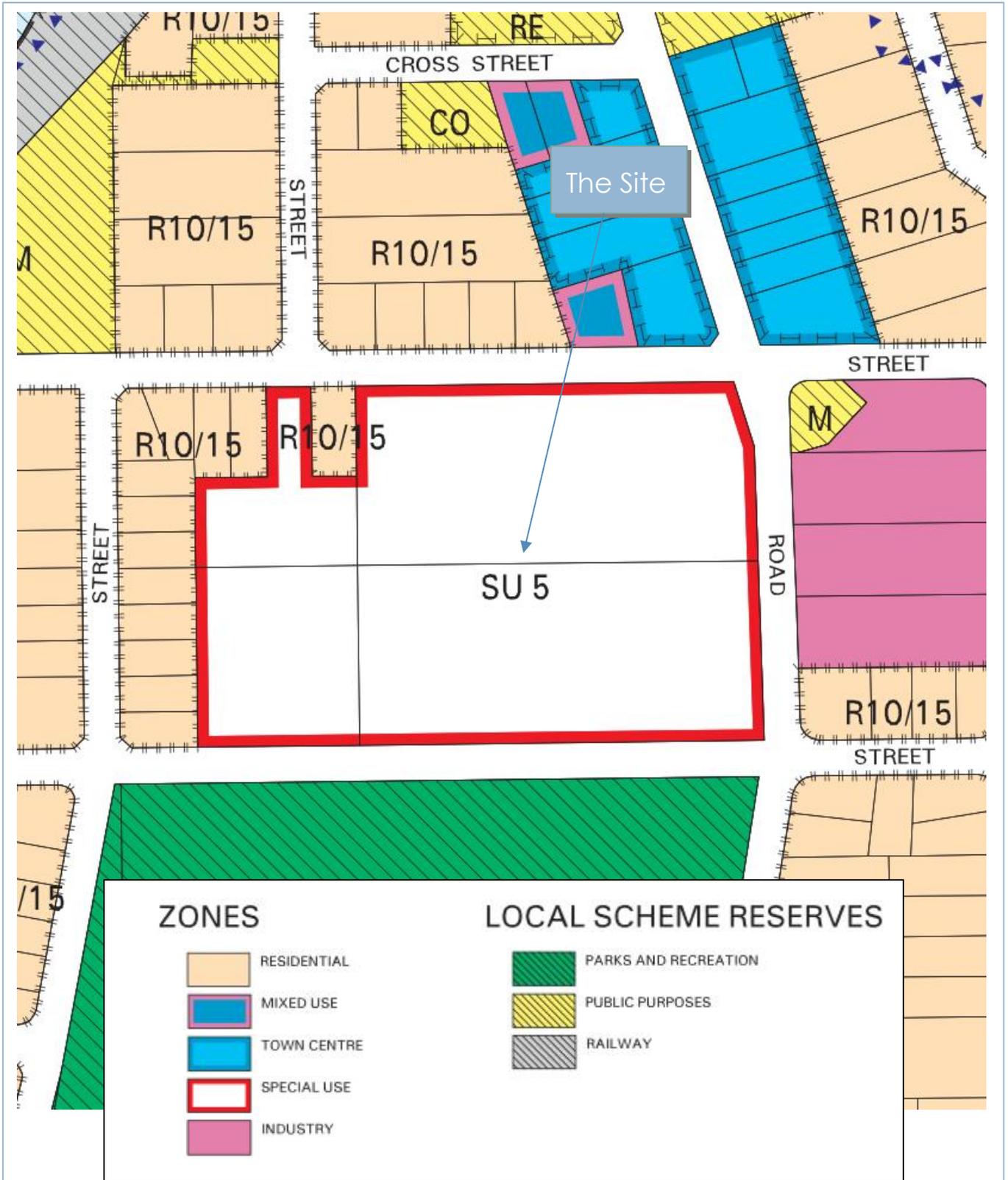


Figure 3

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 City'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. 5.

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 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.

5.5.2 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.



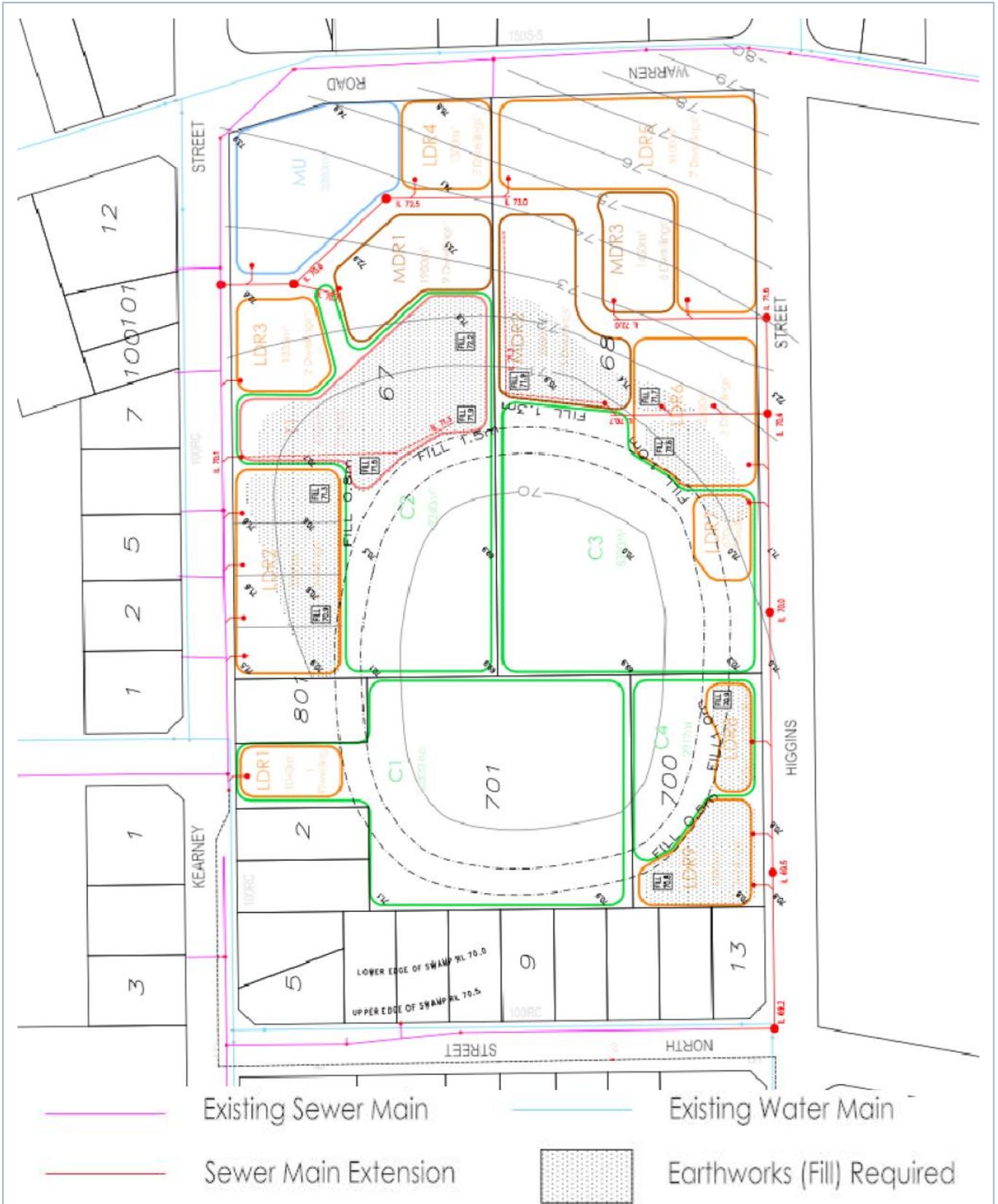


Figure 4

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 above.
- 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.



Appendix A

Aboriginal Heritage Inquiry System.

Search Results.





Search Criteria

0 sites in a search box. The box is formed by these diagonally opposed corner points:

MGA Zone 50	
Northing	Easting
6238872	385579
6239145	385986



Disclaimer

Aboriginal sites exist that are not recorded on the Register of Aboriginal Sites, and some registered sites may no longer exist. Consultation with Aboriginal communities is on-going to identify additional sites. The AHA protects all Aboriginal sites in Western Australia whether or not they are registered.

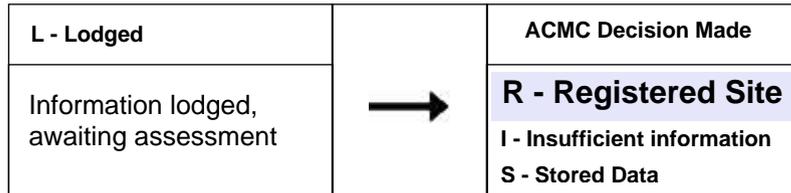
Copyright

Copyright in the information contained herein is and shall remain the property of the State of Western Australia. All rights reserved. This includes, but is not limited to, information from the Register of Aboriginal Sites established and maintained under the Aboriginal Heritage Act 1972 (AHA).

Legend

Restriction	Access	Coordinate Accuracy
N No restriction	C Closed	Accuracy is shown as a code in brackets following the site coordinates.
M Male access only	O Open	[Reliable] The spatial information recorded in the site file is deemed to be reliable, due to methods of capture.
F Female access	V Vulnerable	[Unreliable] The spatial information recorded in the site file is deemed to be unreliable due to errors of spatial data capture and/or quality of spatial information reported.

Status



Spatial Accuracy

Index coordinates are indicative locations and may not necessarily represent the centre of sites, especially for sites with an access code "closed" or "vulnerable". Map coordinates (Lat/Long) and (Easting/Northing) are based on the GDA 94 datum. The Easting / Northing map grid can be across one or more zones. The zone is indicated for each Easting on the map, i.e. '5000000:Z50' means Easting=5000000, Zone=50.

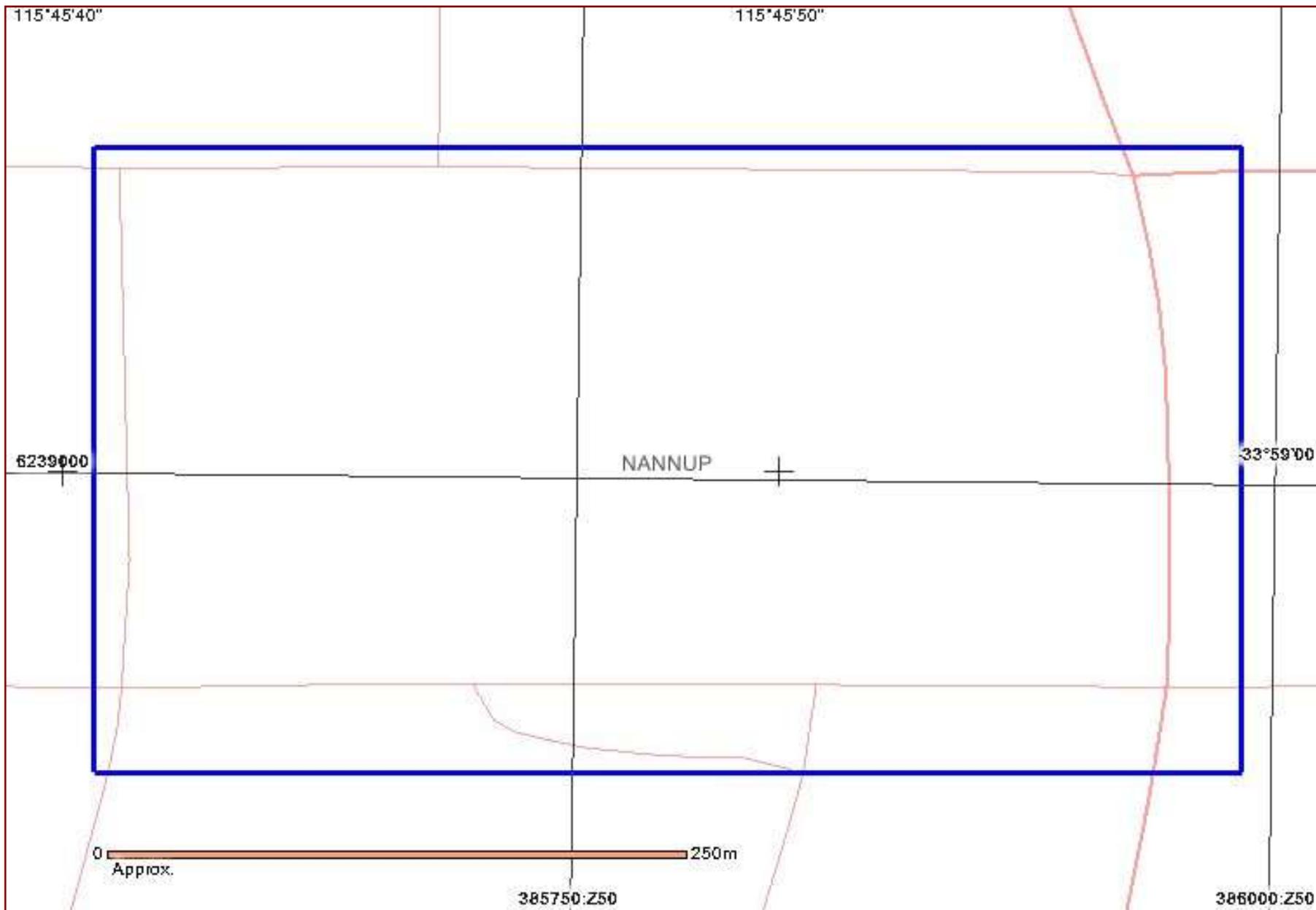
Sites Shown on Maps

Site boundaries may not appear on maps at low zoom levels



List of Registered Aboriginal Sites with Map

No results



Legend

Selected Heritage Sites

- Registered Sites
- Town
- Map Area
- Search Area

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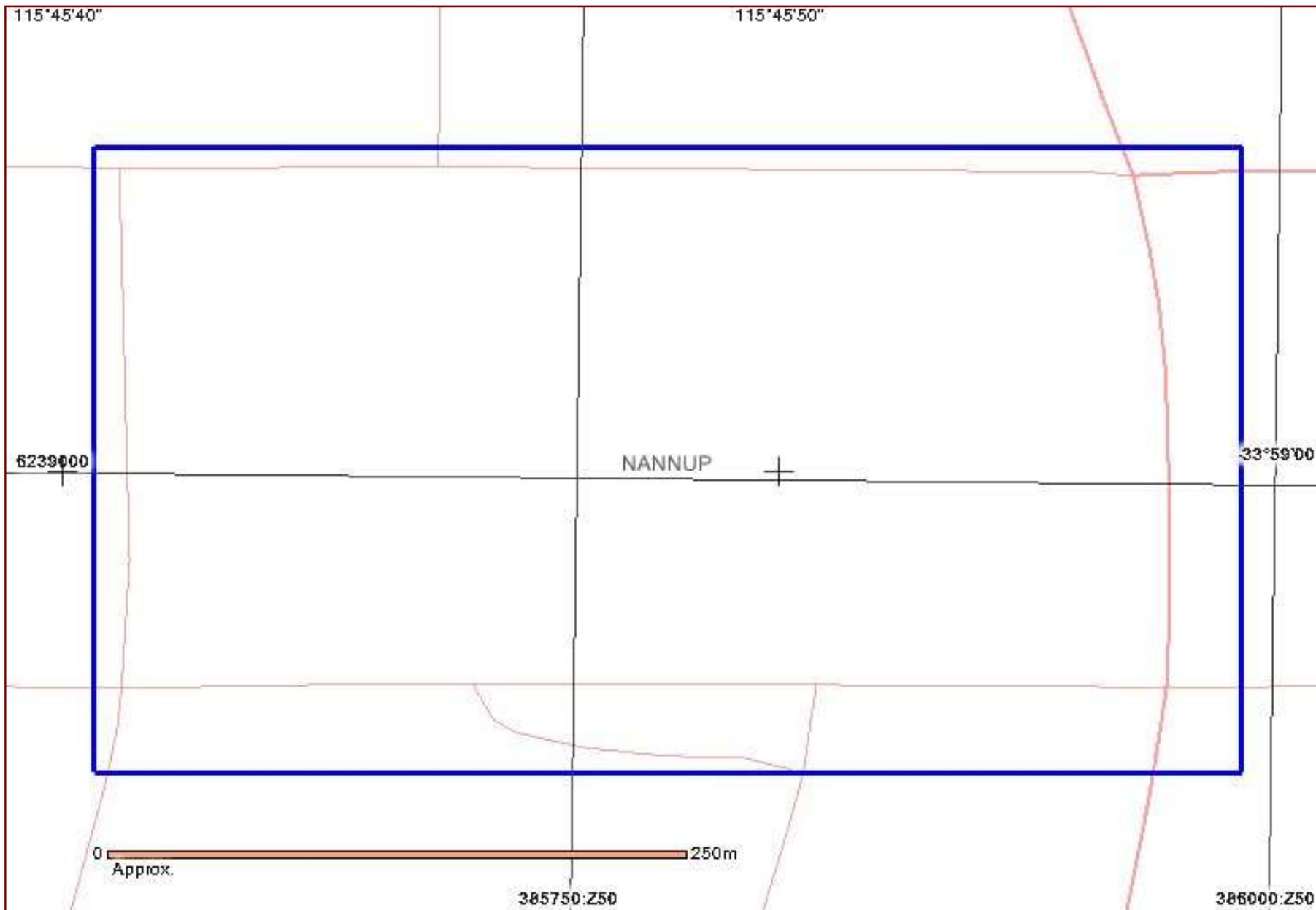
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List of Other Heritage Places with Map

No results



Legend

Selected Heritage Sites

- Other Heritage Places
- Town
- Map Area
- Search Area

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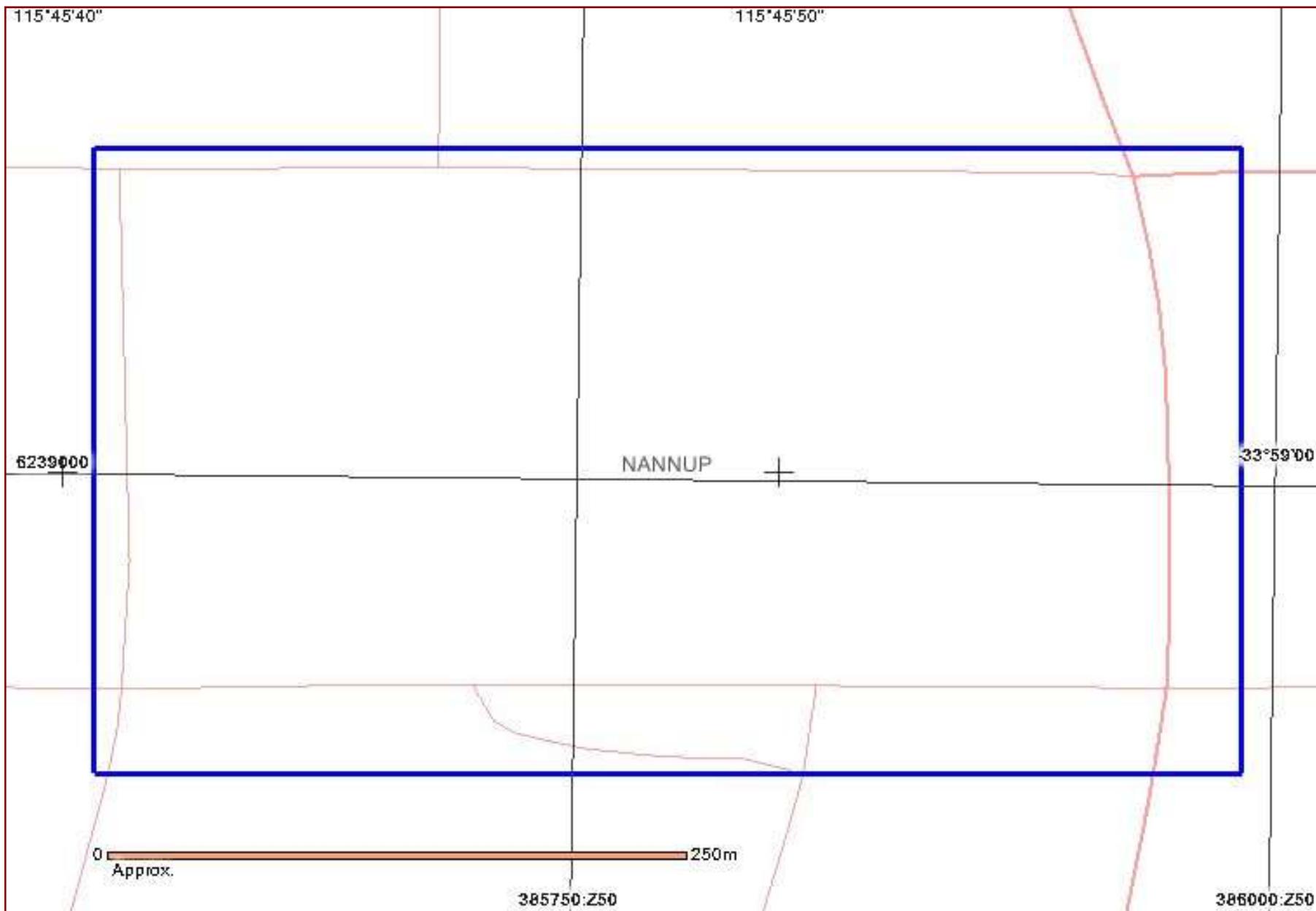
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Map Showing Registered Aboriginal Sites and Other Heritage Places



Legend

- Selected Heritage Sites**
- Registered Sites
 - Other Heritage Places
 - Town
 - Map Area
 - Search Area

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Appendix B

Structure Plan





Legend

Precincts:

- Low Density Residential (R15) LDR1
- Medium Density Residential (R40 max) MDR1
- Tourism T
- Mixed Use MU
- Conservation C1
- Development Site DS1

Elements:

- Potential Pedestrian/Laneway/Road Linkage
- Existing Water Corporation Sewer Main
- Existing Water Corporation Water Main

* Estimate Only - Subject to detailed planning and analysis.

Provisions:

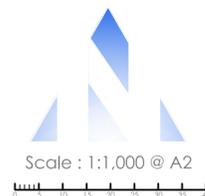
- Residential and Development Site Precincts**
 - Unless as otherwise provided for in an approved Structure Plan, all residential development is to comply with the R Code of the WA Residential Design Codes as specified above.
 - All residential development is to be connected to a reticulated sewer service.
 - 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.
 - 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.
- Conservation Precincts**
 - 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.
- Mixed Use Precinct**
 - Development of the Mixed Use Precinct shall comply with the requirements of the 'Mixed Use' zone pursuant to the Shire's Town Planning Scheme No. 3.
- Tourism Precinct**
 - 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.
- General**
 - Other than the existing crossover on Lot 68 plus a crossover to serve the the dwelling on Lot 68 direct vehicular access from Warren Road will not be supported by the Shire.
 - 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.
 - 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.
 - An Urban Water management Plan is to be prepared and implemented at the subdivision stage prior to the creation of new titles.



Structure Plan:
Approved by the Council of the Shire of Nannup.

Date _____ CEO
Robert Jennings

Higgin's Swamp
Structure Plan
Lot 701 Kearney Street, Lots 67 and 68 Warren Road and Lot 700 Higgins Street, Nannup



Client: Mr and Mrs J and L Ogden
Design: Martin Richards
Drawn: MR
Drawing No.: O001/SP/D/02/D
Date: 03 July 2012

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	C3, SR6 & SR7 mods	29/03/12
B	Tourism Prec. Provs	16/04/12
C	Council's Mods - Truncations, 5a reworded, 5d added, MDR2 and MDR3 replaced with Development Site. Legend Update.	02/07/12
D		
E		03/07/12

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