



Shire of Chittering Local Planning Scheme No. 6

Amendment No. 75

Summary of Amendment Details

***The Introduction of the Private Community Purpose Zone and associated zone objectives, land use classifications and development provisions; and
The rezoning of Lot 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering, to
Private Community Purpose***

**Planning and Development Act 2005
RESOLUTION TO PREPARE AN AMENDMENT
TO LOCAL PLANNING SCHEME**

***Shire of Chittering Local Planning Scheme No. 6
Amendment Number 75***

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Introducing the 'Private Community Purpose' zone into the Shire of Chittering Local Planning Scheme No. 6;
2. Introducing a new clause 3.2.12:

3.2.12 Private Community Purposes Zone

The objectives of the Private Community Purposes zone are to:

- a) Provide sites for privately owned and operated recreation, institutions and places of worship.*
- b) Integrate private recreation areas with public recreation areas wherever possible.*
- c) Separate potentially noise engine sports from incompatible uses.*
- d) Provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- e) Ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

3. Introducing the Private Community Purposes zone into Schedule 2 – Zoning Table, with permissibility as listed below or 'X' for all other land uses not listed:

USE CLASS	PRIVATE COMMUNITY PURPOSES
Arts & Crafts Centre	D
Bed And Breakfast	P
Car Park	D
Caretaker's Dwelling	P
Child Care Premises	D
Civic Use	P
Community Purpose	D
Educational Establishment	D
Exhibition Centre	D
Market	A
Medical Centre	A
Nursing Home	A
Office	I
Place of Worship	D

Reception Centre	A
Recreation—Private	A
Residential Building	D
Restaurant	A
Rural Pursuit/Hobby Farm	A
Shop	I
Single House	D
Telecommunications Infrastructure	A

4. Introducing a new clause 4.22:

4.22 Development Provisions – Private Community Purposes Zone

Schedule 14 Provides site-specific development requirements for the Private Community Purposes zone.

5. Introducing a new Schedule 14 – Private Community Purpose:

SCHEDULE 14 – PRIVATE COMMUNITY PURPOSE

No.	Description of Land	Conditions
1.	Lots 1 and 99 Santa Gertrudis Drive and Lot 720 Zebu Road, Lower Chittering	1) Prior to subdivision and/or development, a local development plan is to be prepared and approved in accordance with the deemed provisions. The plan is to be based on the final estimated number of students and staff, and identify development setbacks, access points and the location of car parking. The plan is to be informed by: a) A built form staging plan. b) A noise impact assessment and management plan. c) A traffic impact assessment, which is to consider access and egress to and from the site, required car parking spaces, and level of service impact on the surrounding road network. 2) Development and/or subdivision applications are also to be accompanied by the following information: a) Subdivision and development water management report, including surface and ground water monitoring and modelling, geotechnical investigation, stormwater management and infrastructure design, and on-site sewer disposal. b) Landscaping plan, including: i) retention of mature trees and remnant vegetation;

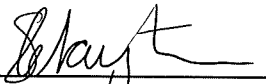
		ii) a landscaping buffer adjacent to Rural Residential zoned land, the width to be determined in consultation with the Shire, to mitigate visual impact.
--	--	--

6. Amending Scheme Map No. 12 – Lower Chittering South to rezone Lots 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering, to Private Community Purpose

The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- The amendment introduces a new zone with the potential to result in development that is of a scale that is significant to development in the locality.

Dated this 20th day of November 2024


(Acting Chief Executive Officer)

Existing Scheme Map



EXISTING SCHEME MAP

Legend

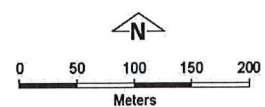
 Cadastre	LPS Reserves	LPS Zones
 Public purposes	 Rural residential	
 Major road	 Special use	
 Parks and recreation	 Agricultural resource	

Shire of Chittering

Local Planning Scheme No. 6

Amendment No. 75

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information © 2026 Western Australian Land Information Authority
Location information data licensed from Western Australian
Land Information Authority (WALIA) trading as Landgate.



Proposed Scheme Map



1.0 INTRODUCTION

Urbanista Town Planning has been engaged by the landowner of Lots 99 and 720 Santa Gertrudis Drive, Lower Chittering, to prepare a Scheme Amendment (Amendment) to the Shire of Chittering Local Planning Scheme No.6 (LPS 6) to rezoning the three lots accommodated with the Immaculate Heart College.

Prior to this amendment, Urbanista Town Planning discussed the proposal with the Shire's planning staff in April 2024 to establish the preferred zoning to accommodate the future expansion of the existing College on site. It was our view that a Special Use Zone would be appropriate for this purpose, given the site's nature and the proposed land use.

As per our discussion with the Shire, they sought feedback from the Department of Planning, Lands and Heritage (DPLH) on the proposed rezoning, and the DPLH agreed that a special Use Zone would be the most appropriate option.

However, since the Scheme Amendment's submission for assessment, the Department of Planning Lands and Heritage have since advised that they consider the Special Use zone is restrictive in terms of land use, and is not guided by zone objectives. As an alternative, they advised that the introduction of the Private Community Purpose zone would be a suitable alternative.

As such, this requires other changes to the Shire's LPS 6, including the zone objectives in Part 3, updates to the zoning table in Schedule 2, a new clause in Part 4 which references development provisions, and a new schedule (14) with site specific conditions.

In support of these changes, the deletion of the definition of Student Accommodation from LPS 6 is also required.

This approach enables all necessary land uses to be contemplated whilst allowing the Shire necessary control over development requirements. It will also ensure that the site's unique character is distinguished from the nearby Rural Residential properties under the planning framework.

2.0 BACKGROUND

2.1 Location

The proposed scheme is located within the Shire of Chittering, with the subject lots located ~4,900km northeast of Perth's CBD and ~7,000km south of Chittering. The subjects' lots include 1, 99, and 715, totalling 17.274 ha.

2.2 Site area

Construction of Immaculate Heart College began in 2011, and the college formally opened in 2012. Since this time, the College has grown considerably, with surrounding sites recently purchased to facilitate expansion. The adjacent Parks and Recreation Reserve (Lot 99) was purchased from the Shire, which at the time acknowledged the future owner's vision for the site to facilitate the College's expansion.

The development intent for these sites is to accommodate the College's expansion, including tertiary education alongside complementary services. Currently, the local planning framework across the Amendment area is fragmented, with each lot being under a different zone or reserve. Educational establishments cannot currently be considered on all of the sites, so it is necessary to amend the Local Planning Scheme to address this inconsistency and bring all lots under a single consolidated zone.



Figure 1. Aerial image of the amended area (May 2026)

2.3 Ownership

The total area of this proposal is 172,744m² (17.3 ha), spreading across three properties. A summary of the lots affected by this amendment is provided below. The lots are currently owned by two different owners, with the majority being lot 720 and lot 99 owned by Immaculate Heart College Ltd., and lot 1 being owned by the Roman Catholic Archbishop of Perth.

LOT	PLAN	AREA	OWNER
720	417947	101,257m ²	Immaculate Heart College Ltd
99	415682	30,584m ²	Immaculate Heart College Ltd
1	66369	40,896m ²	The Roman Catholic Archbishop of Perth

The existing educational establishment (Immaculate Heart College) has established a College Masterplan to guide its vision for the current and future lots to accommodate a larger number of staff and students. As of 2023, there are 415 students, 42 full-time teachers, and 22 part-time staff.

MP.07 COLLEGE MASTER PLAN

Lot 720

Lot 99

Lot 1

Lot 137

Lot 138

Lot 139

Lot 140

Lot 141

Lot 142

Lot 143

Lot 144

Lot 145

Lot 146

Lot 147

Lot 148

Lot 149

Lot 150

Lot 151

Lot 152

Lot 153

Lot 154

Lot 155

Lot 156

Lot 157

Lot 158

Lot 159

Lot 160

Lot 161

Lot 162

Lot 163

Lot 164

Lot 165

Lot 166

Lot 167

Lot 168

Lot 169

Lot 170

Lot 171

Lot 172

Lot 173

Lot 174

Lot 175

Lot 176

Lot 177

Lot 178

Lot 179

Lot 180

Lot 181

Lot 182

Lot 183

Lot 184

Lot 185

Lot 186

Lot 187

Lot 188

Lot 189

Lot 190

Lot 191

Lot 192

Lot 193

Lot 194

Lot 195

Lot 196

Lot 197

Lot 198

Lot 199

Lot 200

Lot 201

Lot 202

Lot 203

Lot 204

Lot 205

Lot 206

Lot 207

Lot 208

Lot 209

Lot 210

Lot 211

Lot 212

Lot 213

Lot 214

Lot 215

Lot 216

Lot 217

Lot 218

Lot 219

Lot 220

Lot 221

Lot 222

Lot 223

Lot 224

Lot 225

Lot 226

Lot 227

Lot 228

Lot 229

Lot 230

Lot 231

Lot 232

Lot 233

Lot 234

Lot 235

Lot 236

Lot 237

Lot 238

Lot 239

Lot 240

Lot 241

Lot 242

Lot 243

Lot 244

Lot 245

Lot 246

Lot 247

Lot 248

Lot 249

Lot 250

Lot 251

Lot 252

Lot 253

Lot 254

Lot 255

Lot 256

Lot 257

Lot 258

Lot 259

Lot 260

Lot 261

Lot 262

Lot 263

Lot 264

Lot 265

Lot 266

Lot 267

Lot 268

Lot 269

Lot 270

Lot 271

Lot 272

Lot 273

Lot 274

Lot 275

Lot 276

Lot 277

Lot 278

Lot 279

Lot 280

Lot 281

Lot 282

Lot 283

Lot 284

Lot 285

Lot 286

Lot 287

Lot 288

Lot 289

Lot 290

Lot 291

Lot 292

Lot 293

Lot 294

Lot 295

Lot 296

Lot 297

Lot 298

Lot 299

Lot 300

Lot 301

Lot 302

Lot 303

Lot 304

Lot 305

Lot 306

Lot 307

Lot 308

Lot 309

Lot 310

Lot 311

Lot 312

Lot 313

Lot 314

Lot 315

Lot 316

Lot 317

Lot 318

Lot 319

Lot 320

Lot 321

Lot 322

Lot 323

Lot 324

Lot 325

Lot 326

Lot 327

Lot 328

Lot 329

Lot 330

Lot 331

Lot 332

Lot 333

Lot 334

Lot 335

Lot 336

Lot 337

Lot 338

Lot 339

Lot 340

Lot 341

Lot 342

Lot 343

Lot 344

Lot 345

Lot 346

Lot 347

Lot 348

Lot 349

Lot 350

Lot 351

Lot 352

Lot 353

Lot 354

Lot 355

Lot 356

Lot 357

Lot 358

Lot 359

Lot 360

Lot 361

Lot 362

Lot 363

Lot 364

Lot 365

Lot 366

Lot 367

Lot 368

Lot 369

Lot 370

Lot 371

Lot 372

Lot 373

Lot 374

Lot 375

Lot 376

Lot 377

Lot 378

Lot 379

Lot 380

Lot 381

Lot 382

Lot 383

Lot 384

Lot 385

Lot 386

Lot 387

Lot 388

Lot 389

Lot 390

Lot 391

Lot 392

Lot 393

Lot 394

Lot 395

Lot 396

Lot 397

Lot

The intention is to continue the existing steady student growth from 415 up to 800 students by 2034, creating the critical mass required for a full, two-stream Primary and Secondary school. The works delineate the College from the Parish whilst maintaining a connection and provide a framework to replace existing temporary demountable buildings with fit-for-purpose learning environments.

Lot 1 is currently owned by the Archdiocese of Perth and is on a 99-year lease to the College. Purchasing the land from the Archdiocese has not been favourable in the past; however, the benefits of integrating this site have been considered within the Master Plan.

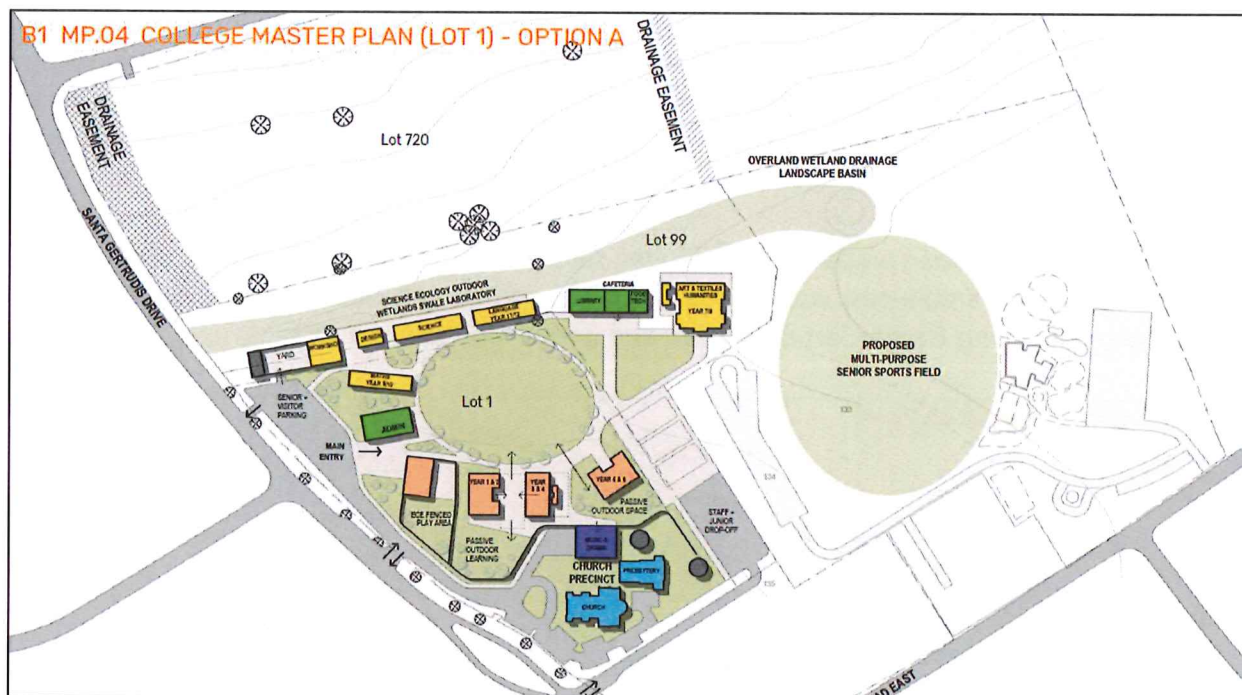


Figure 3. Master Plan Lot 1 Development Option MP.04

In the event that Lot 1 is purchased, this would enable the integration of the existing permanent buildings on campus, providing clear opportunities to stage development around existing infrastructure to minimise relocation costs.

2.5 Current & Surrounding Land Uses

The current land use surrounding the subject lots to the north and west is residential, with some vacant land. To the south of the lot is Marbling Brook Reserve, with dense, mature trees. To the east of the site, the surrounding land uses are agriculture with fruit trees and wineries. The subject site is currently operating as an educational establishment across lots 1 and 99, with lot 270 currently being vacant. The adjacent lot to the site is currently used to facilitate a Fire Fighting Station and Telecommunications.

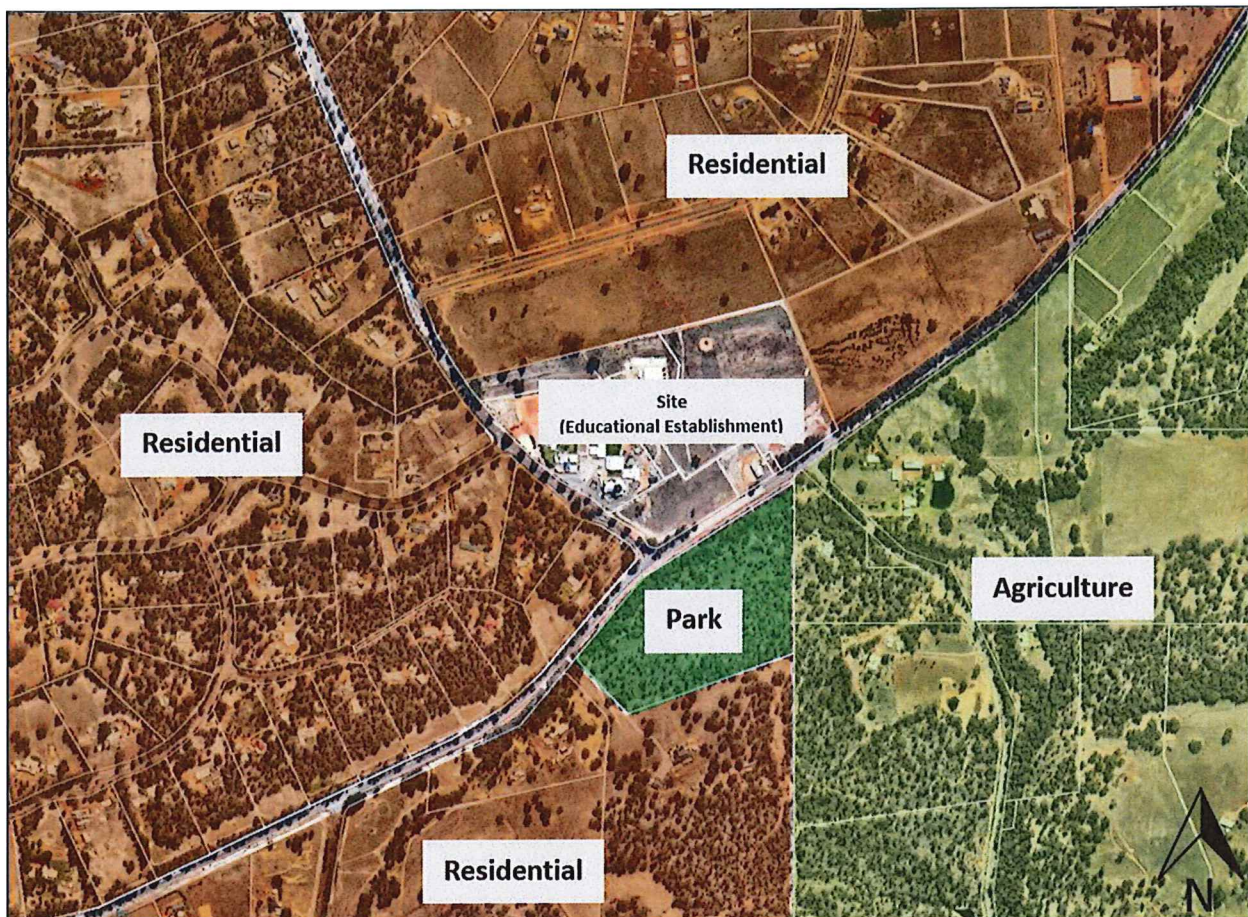


Figure 4. Surrounding Land Uses

2.6 Physical Characteristics

The subject lot is located at the corner of Santa Gertrudis Drive and Zebu Road, with 515m frontage along Santa Gertrudis and 600m along Zebu Road. There are 2 vehicle access points across the three lots: lot 99 and lot 1 have common access from Gartrudis Drive, and lot 715 has access from Zebu Road.

The current physical characteristics of lot 720 are vacant, with medium- to large-sized trees. Lots 99 and 1 are operating together as an educational establishment. Lot 1 offers landscaping along Santa Gertrudis Drive and within the school precinct. The school has maintained its grass area and provided shade sails for students' recreational activities. There are playgrounds with sports equipment, including soccer goals, basketball courts, a sand volleyball court, and sand pits for students. There are multiple classrooms and a study area for students. For staff, there is one admin block adjacent to the car parking area, with direct access to all classrooms and open spaces.

The site is currently operating across lots 1 and 99, comprising 31 classrooms, 1 workshop, a canteen, admin blocks, 1 main church, and small sheds. There is a small oval area for outdoor activities, including football. Located at the main entrance (Lot 1) is a water fountain feature to break up the space while encouraging slow, careful maneuvering within the precinct.

The site is relatively flat with a slight slope of 7m downward from the Northeast of lot 715 towards Santa Gertrudis Drive as per the feature survey below. The feature survey has also included the majority of buildings within the precinct, along with some vegetation.

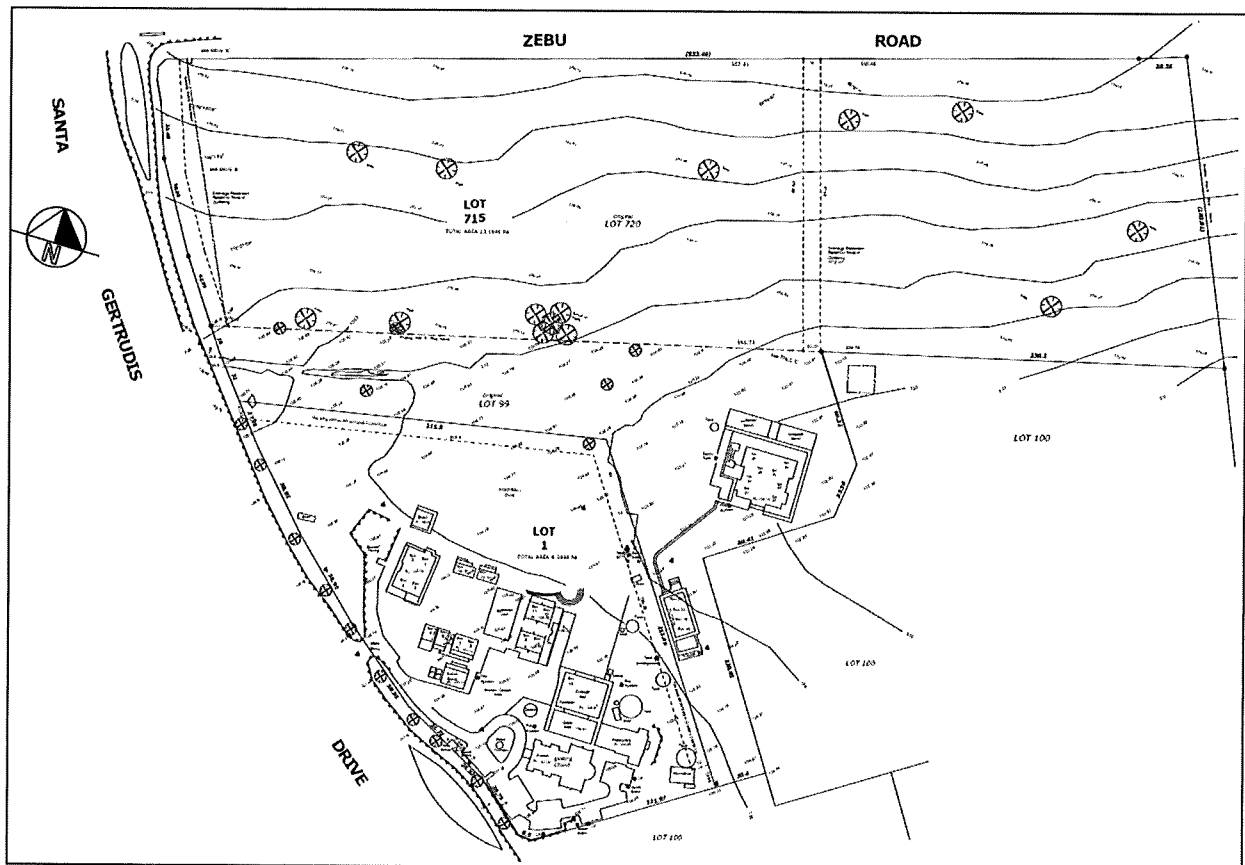


Figure 5. Feature survey on lot 715, 99 & 1 (2023)

2.7 Infrastructure

The current infrastructure serving the site includes underground power distribution to Santa Gertrudis drive and the corner of Zebu Road. These power distributions include power dome/box and underground lines. There are two large power boxes, each located on Zebu Road and Santa Gertrudis drive. In accordance to the feature survey, there are 4 switchboards across lot 1 to cater for lot 1 and 99. There are water services across lots 1 and 99, including 5 above-ground water tanks, 1 underground tank, and 4 fire hydrants. There are also 1 sewer line and 1 septic tank across lots 1 and 99. These services are provided to cater for the current 415 students and 64 staff.

3.0 PLANNING CONTEXT

3.1 Shire of Chittering Local Planning Strategy (2019)

Under the Local Planning Strategy (2019), the vision for the Shire of Chittering is:

'Living, working and playing in our friendly, thriving, diverse and well-connected community, in harmony with our natural environment.'

The strategy indicates three main population centres: Bindoon, Lower Chittering and Muchea. The existing educational establishment is appropriately located within the Lower Chittering area, which has the largest population of the three centres and is where much of the recent dwelling growth has been. This ensures that the educational establishment is well-connected to the local community and provides convenient access.

As the Amendment area is already cleared and not designated as a landscape protection area, the development of this space to facilitate expansion of the educational establishment is not considered to result in any significant impacts on the natural environment.

The Strategy builds on opportunities identified in the Wheatbelt Planning and Infrastructure Framework as being particularly relevant to the Shire, including a focus on employment growth and regional services and facilities, such as health and education.

Currently, the Shire is under-represented by people aged 20-29 (8%, significantly lower than the Western Australian average of 14%). A challenge to the Shire's economy outlined within the Wheatbelt Regional Investment Blueprint is the tendency of young adults to leave the area for further education and better employment prospects. This is a result of limited local employment and training opportunities and long driving commutes.

Expanding the existing educational establishment opens up new employment opportunities and the potential for higher education opportunities if the tertiary education and/or trade training centre eventuates. In this respect, the Amendment provides a catalyst for development, which would assist in addressing this challenge for the locality.

The progressive implementation and expansion of the college over the years and investment into master planning the site demonstrate a committed and long-term vision from the landowner. Currently, the main impediment to progressing this vision is the limitations of the existing planning framework.



Figure 6. College site from February 2011 to October 2023

3.2 Shire of Chittering Local Planning Scheme No. 6

The Amendment area is a unique location within the LPS 6, including two reserves and one zone. The area is otherwise predominantly surrounded by an Agricultural Zone to the south-east and a Rural Residential Zone to the north-west.



Figure 7. LPS 6 Map Extract

The nature of each site under LPS 6 is as follows:

- Lot 720: Rural Residential
- Lot 99: Parks and Recreation Reserve
- Lot 1: Public Purposes (School and Place of Assembly) Reserve

Aims of The Scheme

There are 16 aims of LPS 6, which cover a range of matters relevant to the locality. Aims (d) and (e) are of particular relevance to this proposed amendment, which are provided below:

- (d) To maintain the rural lifestyle as part of the community structure and well-being;*
- (e) To provide for, but contain, settlement growth in designated areas of a local village character as services for the local population and tourists;*

The amendment will help maintain the existing rural lifestyle by addressing a key challenge for the area by providing additional employment and higher education opportunities. Being

located within one of the main population centres also aligns with the aim to contain growth within the designated areas.

Zoning And Planning Controls

The primary land use intended for the Amendment area is Educational Establishment, so it is critical that the future zoning permit or enable consideration of this land use.

LPS 6 includes 11 zones within its Zoning Table in Schedule 2. Educational Establishment is listed as not permitted 'X' within eight (8) of these zones. The remaining zones where an Educational Establishment can be contemplated are discussed below.

Zones

Townsite ('P')

The site is located within an area primarily designated as Rural Residential zone. The nearest Townsite Zone is located 10km west of the site. The site is not envisioned as a future Townsite under the Strategy, nor does the intended future development of the site warrant creation of a new townsite. For these reasons, rezoning the subject site to Townsite is not considered appropriated.

Agricultural Resource ('A')

The Amendment area is located nearby an Agricultural Resource zone, opposite Muchea East Road to the south-east. The objectives of this zone relate to the presentation of land suitable for productive rural uses. This is contrary to the intended future development of the site which will not include any agricultural pursuits. Accordingly, this zone is not considered appropriate for the intended future development and use of the site.

Industrial Development (refer to cl. 3.4.3 of LPS 6)

As the site is located primarily within a Rural Residential area, the Amendment area would not be a suitable location for an Industrial Development zone. The intended future development for the site also does not include any industrial pursuits, therefore this zoning would not be appropriate.

Reserves

Reserving the site was contemplated, however was not considered to be suitable. Reserves are typically designated over publicly owned land which is intended to serve a specific public purpose. In most instances these sites are open to and accessible by the general public, and managed by Local or State Government.

This impacts the landowner as there is a lack of certainty on the future development prospects for the site, whilst also placing Local Government in the difficult position of determining what land uses or built form is appropriate with minimal guidance.

In this instance, all sites subject to this Amendment are privately owned, and the existing College is a private institution. All future works currently being contemplated by the landowner, whilst providing a community benefit, will be privately owned and operated. For these reasons, reserving the site is not considered appropriate.

Appropriateness of Existing Zones and Reserves

Having regard to the above, none of the existing zones or reserves under LPS 6 provides an appropriate planning framework for the Amendment area. The zones in which an Educational Establishment may be contemplated are either inconsistent with the site's location, the surrounding rural residential context, or the intended future use, while the reserve options would not provide an appropriate level of certainty or guidance for the long-term development of a privately owned and operated educational facility.

The existing planning framework, therefore, does not appropriately reflect the established use of the land, nor does it provide a suitable mechanism to facilitate the planned expansion of the College. A more tailored planning response is required to recognise the site's unique circumstances, support the continued operation and growth of the educational establishment, and ensure future development is guided by clear and site-specific planning controls.

3.3 Maryville Estate Structure Plan

The Amendment area is part of the Maryville Estate Structure Plan (MESP), located within the 'Stage 12' area. The MESP map indicates the following for the Amendment area:

- Indicative 2ha lot sizes (Lot 720)
- Re-vegetation area adjacent to Santa Gertrudis Drive (Lot 720)
- Development building exclusion area (primarily Lot 99)
- Drainage lines leading into the exclusion area (Lot 720)
- BAL application area (primarily Lot 720)
- Stocking restriction area (Lot 720)
- Seven mature trees to be retained (Lot 720)

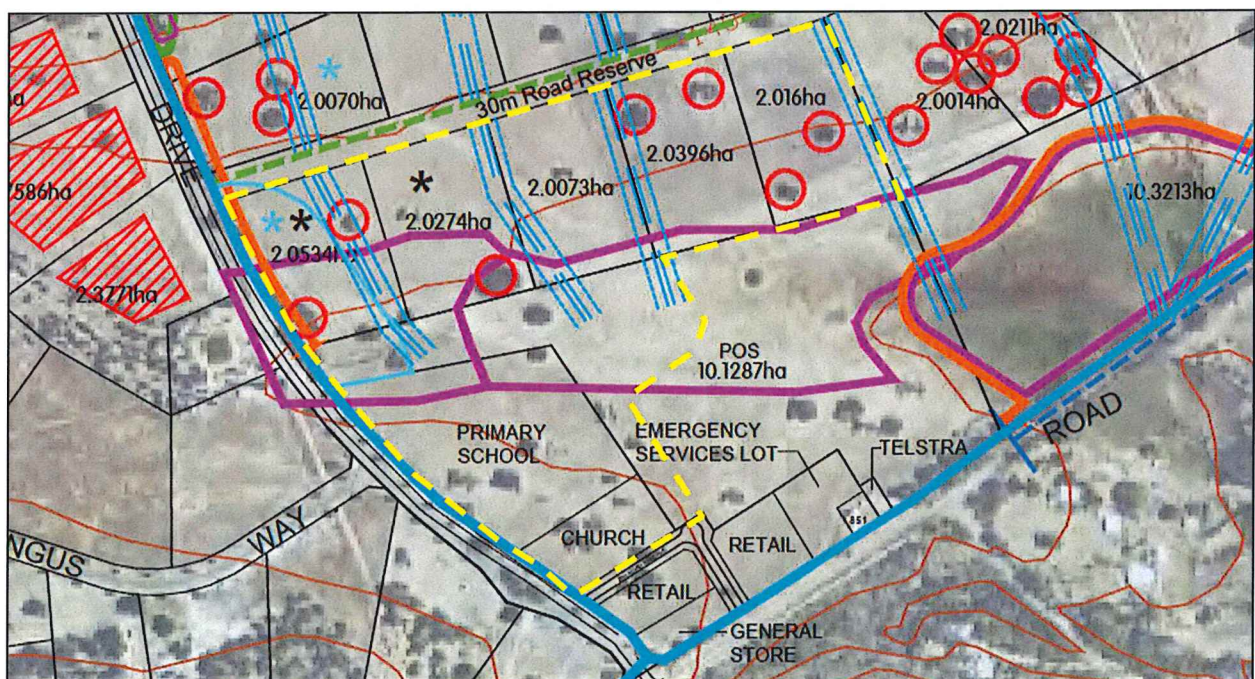


Figure 8. Maryville Estate Structure Plan Extract

Notably, the MESP does not indicate any zoning or precincts; it shows indicative future lot layouts and land uses. The main conflicts between the MESP and Master Plan are the proposed Educational Establishment development on Lot 720 and the structures within the development's building exclusion area.

The loss of five potential rural residential lots to accommodate local education and employment opportunities is considered a far more favourable outcome for the locality, as it addresses a key challenge identified in the Strategy. The Educational Establishment will also be a complementary and suitable land use adjacent to the sporting facilities proposed for the Parks and Recreation Reserve (Lot 100).

It is understood that the exclusion area relates to drainage and stormwater runoff. This is a matter that can be further investigated as development plans progress. A detailed stormwater management plan can be developed to ensure the site configuration is capable of effectively handling drainage.

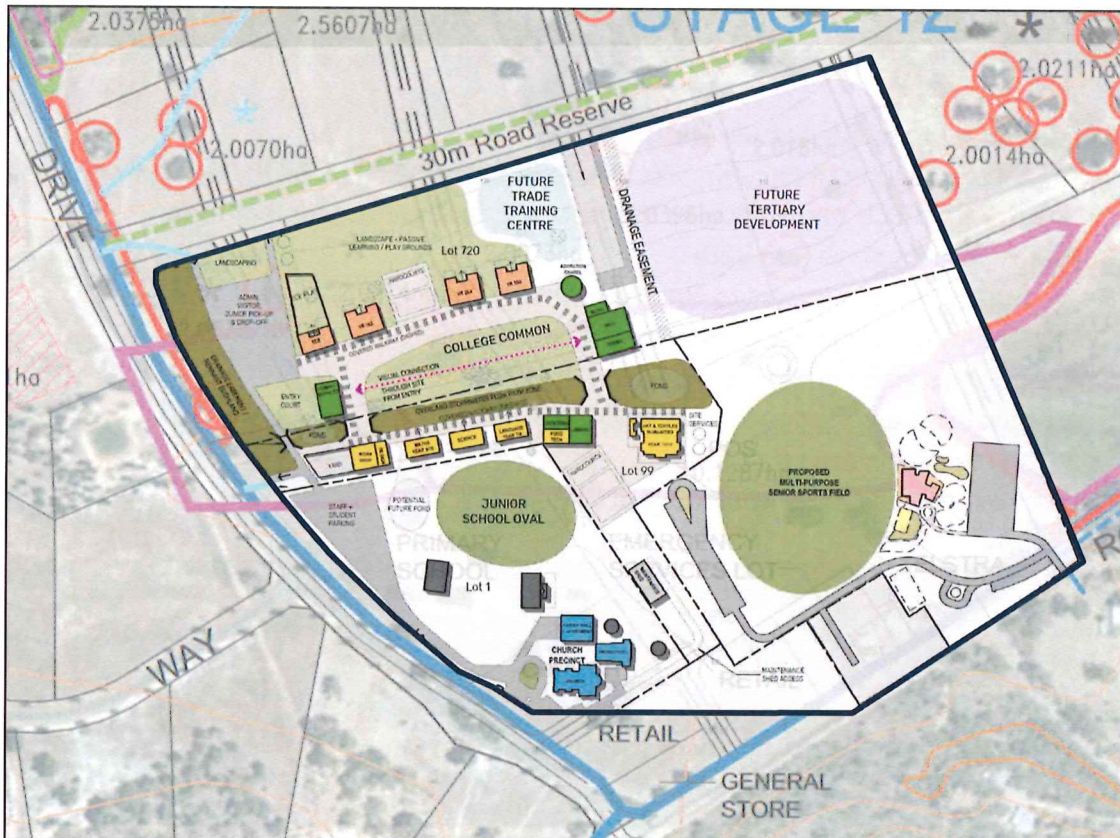


Figure 9. Maryville Estate Structure Plan and College Master Plan

3.4 State Planning Policy 3.7 – Bushfire

The site is located within a Bushfire Prone Area, and accordingly, State Planning Policy 3.7 applies to the proposal. A Bushfire Management Plan (BMP) prepared in 2021 for the College has been included as Appendix 2 to this report to demonstrate how bushfire risk has been managed for existing development on site.

Any future development proposals would require further consideration of bushfire risk, and this could be addressed during development of the LDP, with further detailed review as required during the development application process once the specific details of future works are known.

3.5 State Planning Policy 5.4 – Rail and Road Noise

The subject site is located close to Muchea E Road, which has a speed limit of 90km/h. Such close proximity has raised concerns about noise exposure, with the potential to impact noise-sensitive development, including the primary school, student accommodation, and church.

However, under further consideration, the site is located approximately 130m from Muchea E Road, placing the noise exposure forecast with an effect of 52 (exposure category). The noise level forecast indicates rail and road noise will be 0 dB or less, ensuring that no further measures are required.

4.0 PROPOSAL

4.1 Text Amendments

The primary purpose of the scheme amendment is to introduce a new zone "Private Community Purpose" into the Shire's Local Planning Scheme No. 6. As a result, the following textual amendments are proposed:

1. Introduce a new clause 3.2.12:

3.2.12 Private Community Purposes Zone

The objectives of the Private Community Purposes zone are to:

- a) Provide sites for privately owned and operated recreation, institutions and places of worship.*
 - b) Integrate private recreation areas with public recreation areas wherever possible.*
 - c) Separate potentially noise engine sports from incompatible uses.*
 - d) Provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
 - e) Ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*
2. Introduce the Private Community Purposes zone into Schedule 2 – Zoning Table, with permissibility as listed below or 'X' for all other land uses not listed:

USE CLASS	PRIVATE COMMUNITY PURPOSES
Arts & Crafts Centre	D
Bed And Breakfast	P
Car Park	D
Caretaker's Dwelling	P
Child Care Premises	D
Civic Use	P
Community Purpose	D
Educational Establishment	D
Exhibition Centre	D
Market	A
Medical Centre	A

Nursing Home	A
Office	I
Place of Worship	D
Reception Centre	A
Recreation—Private	A
Residential Building	D
Restaurant	A
Rural Pursuit/Hobby Farm	A
Shop	I
Single House	D
Telecommunications Infrastructure	A

3. Introduce a new clause 4.22:

4.22 Development Provisions – Private Community Purposes Zone

Schedule 14 Provides site-specific development requirements for the Private Community Purposes zone.

4. Introduce a new Schedule 14 – Private Community Purpose:

SCHEDULE 14 – PRIVATE COMMUNITY PURPOSE

No.	Description of Land	Conditions
1.	Lots 1 and 99 Santa Gertrudis Drive and Lot 720 Zebu Road, Lower Chittering	1) Prior to subdivision and/or development, a local development plan is to be prepared and approved in accordance with the deemed provisions. The plan is to be based on the final estimated number of students and staff, and identify development setbacks, access points and the location of car parking. The plan is to be informed by: a) A built form staging plan. b) A noise impact assessment and management plan. c) A traffic impact assessment, which is to consider access and egress to and from the site, required car parking spaces, and level of service impact on the surrounding road network. 2) Development and/or subdivision applications are also to be accompanied by the following information: a) Subdivision and development water management report, including surface and ground water monitoring and modelling, geotechnical investigation, stormwater management and infrastructure design, and on-site sewer disposal. b) Landscaping plan, including:

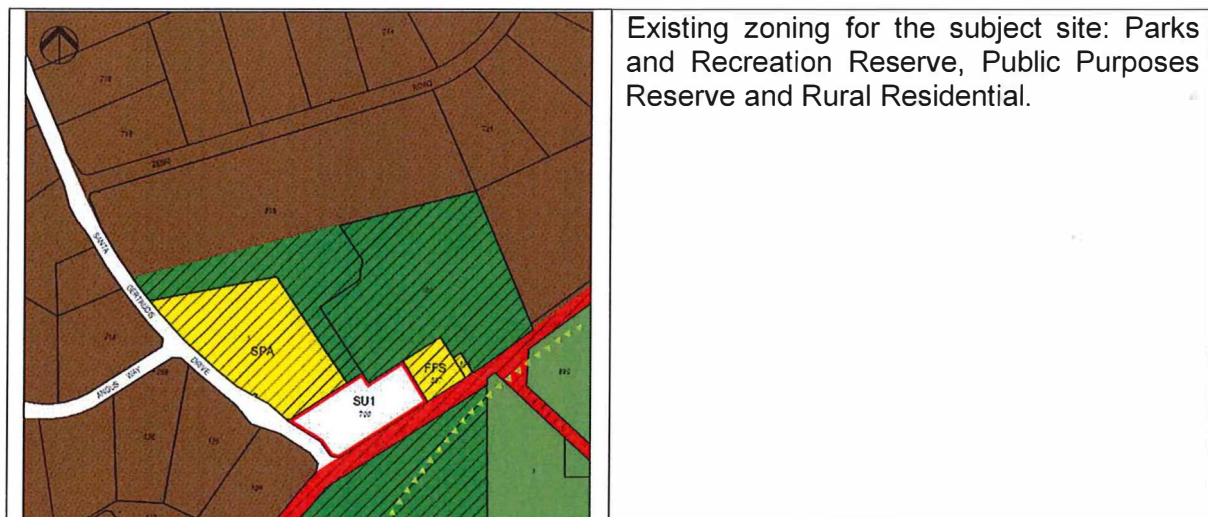
		<i>i) retention of mature trees and remnant vegetation;</i> <i>ii) a landscaping buffer adjacent to Rural Residential zoned land, the width to be determined in consultation with the Shire, to mitigate visual impact.</i>
--	--	--

5. Amending Scheme Map No. 12 – Lower Chittering South to rezone Lots 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering, to Private Community Purpose

4.2 Map Amendments

In addition, it is also proposed to rezone Lots 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering, to from 'Rural Residential, Reserve – Parks and Recreation and Public Purpose to Private Community Purpose

This Amendment proposes to rezone Lots 720, 99 and 1 into Private Community Purposes. The below map indicates the extent of the changes to this land.



5.0 PLANNING JUSTIFICATION

It is anticipated that Lots 720 and 99 will ultimately be amalgamated to facilitate the coordinated expansion and operation of the College across the amendment area. Amalgamation of Lot 1 is also desirable from a planning perspective, as it would assist in achieving a consolidated landholding and a more integrated development outcome. However, it is acknowledged that this may not be possible unless Lot 1 can be acquired by the College.

Future development is currently envisaged to occur generally in accordance with the Master Plan prepared for the site. While the Master Plan provides an indicative framework for the long term growth of the College, it is important that future subdivision and development is subject to appropriate statutory controls to ensure that expansion occurs in a logical, coordinated and properly serviced manner.

The proposed Scheme provisions therefore require any future subdivision and/or development application to be supported by further detailed information, including staging, water management, landscaping, access, traffic, acoustic and built form considerations. These provisions are intended to avoid ad-hoc or piecemeal development and ensure that the ultimate development of the site is informed by the expected final number of students and staff.

The requirement for a staging plan is considered appropriate, as the College is likely to expand progressively over time as the population within the area increases. A staging plan will ensure that each stage of development is planned in the context of the broader intended outcome for the site, including the timing and provision of access, parking, servicing, drainage infrastructure and other supporting facilities.

Given the scale of the amendment area and the environmental and servicing characteristics of the locality, the requirement for a subdivision and development, a water management report is also considered necessary. This will ensure that future proposals appropriately address surface water and groundwater conditions, stormwater management, geotechnical constraints and on-site effluent disposal. These matters are particularly important in a broader rural-residential setting where drainage, groundwater and servicing impacts must be carefully managed to avoid adverse impacts on adjoining properties and the broader locality.

The proposed landscaping requirements will assist in ensuring that future development responds appropriately to the existing rural character of the area and to ensure the College is suitably compatible with the rural residential character of the locality. In particular, the retention of mature trees and remnant vegetation, where practicable, will help maintain the established landscape character of the site and surrounding locality. The requirement for a landscaping buffer adjacent to Rural Residential zoned land is also appropriate to mitigate potential visual impacts and provide an appropriate transition between the College and nearby rural-residential dwellings.

The Master Plan does not prescribe detailed building designs. Rather, the building footprints shown are indicative of the scale and general location of facilities required to accommodate the Master Plan schedule of accommodation and the anticipated future growth of the College. Detailed building design would be guided by the Local Development Plan (LDP) and the College's broader design process, with the objective of establishing a cohesive campus identity while ensuring future buildings remain sympathetic to the existing permanent buildings on site and the surrounding rural-residential context. All new buildings would also require development approval and would therefore be subject to the Shire's assessment process.

The requirement for an LDP is a key mechanism to guide future built form, setbacks, access arrangements and the location of car parking across the site. This will provide a coordinated framework for future development and ensure that individual buildings, parking areas and access points are not considered in isolation. Instead, future development will be assessed having regard to the broader intended outcome for the College campus and its relationship with adjoining and nearby properties.

The LDP will also enable key interface issues to be properly considered before further development occurs, including acoustic impacts, traffic impacts, access and egress arrangements, car parking, landscaping, building setbacks, building height, streetscape

presentation and the mitigation of impacts on surrounding Rural Residential dwellings. In the event that the Shire seeks particular built form, landscaping or natural environment outcomes for the site, these matters can be addressed through the LDP process.

Examples of existing built form on site associated with the College are provided below for reference.



Figure 10. Senior School Buildings

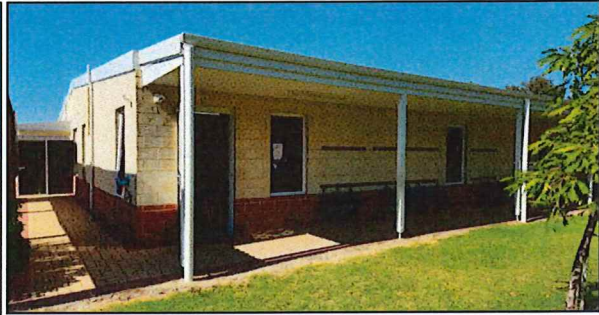


Figure 11. Early Learning Centre

An Educational Establishment is already established on the site. However, the landowner's intent is to expand the existing operations to increase the range of educational offerings and accommodate additional student numbers. The Shire is aware of the envisioned expansion and acknowledged this as the intended outcome for Lot 99 at the time it was sold by the Shire to the College.

Accordingly, the proposed Scheme provisions, including the requirement for an LDP, provide an appropriate planning framework to ensure that future development occurs in a coordinated and orderly manner, rather than through ad hoc additions to the campus over time.

At this stage, a traffic impact assessment has not been undertaken as the Scheme Amendment itself does not propose any physical development or seek approval for a specific built form outcome. The Master Plan provides concept-level detail only and is intended to identify the general scale and distribution of future facilities across the site. As such, it does not provide a sufficient level of detail to inform a formal traffic assessment at this stage.

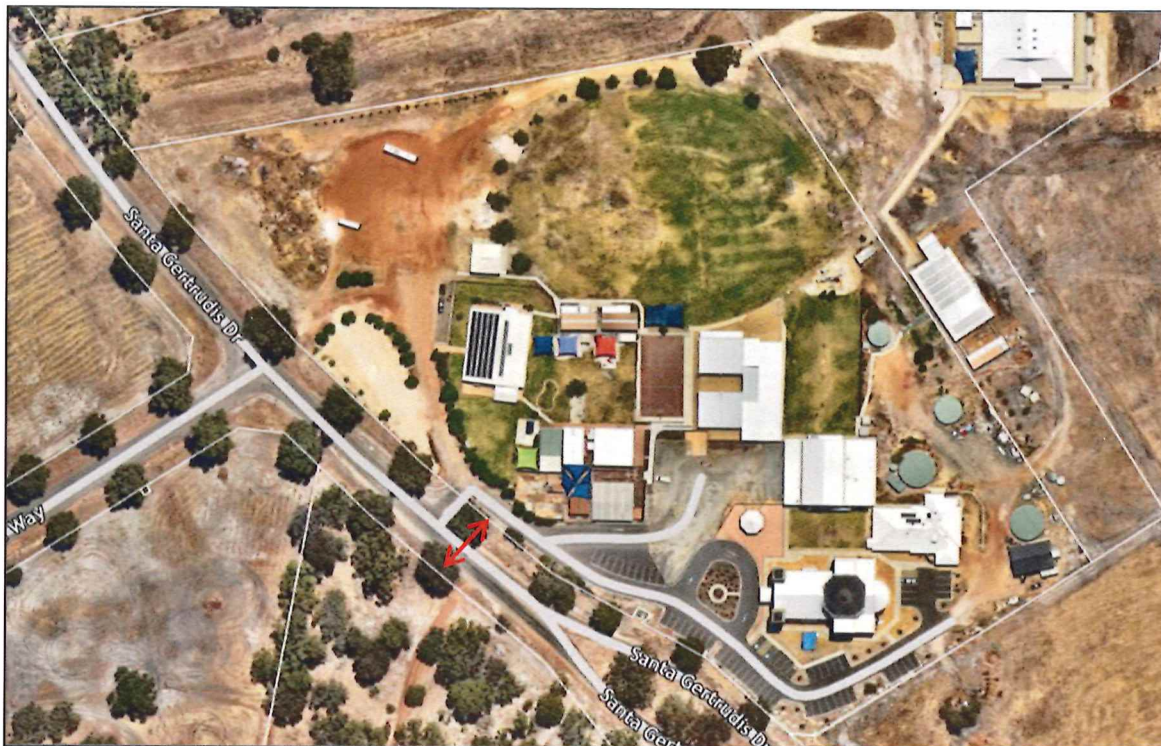


Figure 12. Current Access Point to the College

Traffic and access management will, however, be particularly important as the College grows. For this reason, the proposed Scheme provisions require a traffic impact assessment to be prepared as part of any future subdivision and/or development application. This assessment is to be based on the estimated ultimate number of students and staff, rather than only the specific stage of development being proposed.

This approach will ensure that the surrounding road network, access and egress arrangements, car parking provision and level of service impacts are assessed in a holistic manner. It will also enable the Shire to consider the cumulative impact of the College's expansion over time, rather than assessing each stage in isolation.

Accordingly, while a traffic impact assessment is not considered necessary or appropriate at the Scheme Amendment stage, the proposed provisions ensure that traffic and access matters will be appropriately addressed at the subdivision and/or development application stage, when more detailed design information and student/staff projections are available.

Notwithstanding the above, development approval will still be required for future development on the site. This ensures that the Shire retains the ability to assess each proposal on its merits, having regard to the approved Local Development Plan, the Scheme provisions and any relevant technical information. It also enables appropriate conditions to be imposed at each stage to manage matters such as access, parking, drainage, landscaping, construction impacts and ongoing operation.

Overall, the proposed provisions provide an appropriate planning framework for the long-term expansion of the College. They ensure that future subdivision and development is coordinated, technically supported and responsive to the site's rural-residential context, while maintaining sufficient flexibility to allow the College to grow over time in accordance with its operational needs.

6.0 CONCLUSION

This Scheme Amendment seeks to provide an appropriate planning framework to facilitate the continued operation and long-term expansion of Immaculate Heart College across Lots 1 and 99 Santa Gertrudis Drive and Lot 720 Zebu Road, Lower Chittering.

The Amendment responds to the fragmented zoning and reservation of the existing landholdings, which does not appropriately reflect the established educational use of the site or provide a clear statutory basis for the College's future growth. The proposed introduction of the Private Community Purposes zone will consolidate the planning framework for the Amendment area and provide greater certainty for the landowner, the Shire and the surrounding community.

The proposed zone is considered appropriate having regard to the established use of the land, the College's long-term Master Plan, and the strategic planning direction for the Shire, which supports the provision of local services, employment opportunities and community facilities within identified settlement areas. The Amendment will support the expansion of an existing educational establishment in Lower Chittering, while also allowing for complementary uses that are incidental and ancillary to the broader community purpose of the site.

Importantly, the Amendment does not approve future development or subdivision in itself. Rather, it establishes a statutory framework to ensure that future subdivision and development is appropriately planned, staged and assessed. The proposed Schedule 14 provisions require future applications to be supported by detailed technical information, including staging, water management, landscaping, traffic, acoustic and Local Development Plan requirements. These provisions will ensure that future growth of the College occurs in a coordinated manner and that key matters such as access, car parking, drainage, built form, vegetation retention and the interface with surrounding Rural Residential dwellings are appropriately addressed.

The proposed planning controls will also ensure that the Shire retains the ability to assess future development on its merits through the development application process and impose appropriate conditions where necessary. This provides a balanced approach that supports the College's long-term operational needs while ensuring future development remains compatible with the rural-residential character and amenity of the locality.

Overall, the Amendment represents an orderly and proper planning outcome. It recognises the existing and intended use of the site, provides a clear and consolidated planning framework, and includes appropriate safeguards to guide future subdivision and development. On this basis, the Amendment is respectfully recommended for support.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Chittering Local Planning Scheme No. 6
Amendment No. 75

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Introducing the 'Private Community Purpose' zone into the Shire of Chittering Local Planning Scheme No. 6;
2. Introducing a new clause 3.2.12:

3.2.12 Private Community Purposes Zone

The objectives of the Private Community Purposes zone are to:

- a) Provide sites for privately owned and operated recreation, institutions and places of worship.*
- b) Integrate private recreation areas with public recreation areas wherever possible.*
- c) Separate potentially noise engine sports from incompatible uses.*
- d) Provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.*
- e) Ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

3. Introducing the Private Community Purposes zone into Schedule 2 – Zoning Table, with permissibility as listed below or 'X' for all other land uses not listed:

USE CLASS	PRIVATE COMMUNITY PURPOSES
Arts & Crafts Centre	D
Bed And Breakfast	P
Car Park	D
Caretaker's Dwelling	P
Child Care Premises	D
Civic Use	P
Community Purpose	D
Educational Establishment	D
Exhibition Centre	D
Market	A
Medical Centre	A
Nursing Home	A
Office	I
Place of Worship	D
Reception Centre	A
Recreation—Private	A
Residential Building	D

Restaurant	A
Rural Pursuit/Hobby Farm	A
Shop	I
Single House	D
Telecommunications Infrastructure	A

4. Introducing a new clause 4.22:

4.22 Development Provisions – Private Community Purposes Zone

Schedule 14 Provides site-specific development requirements for the Private Community Purposes zone.

5. Introducing a new Schedule 14 – Private Community Purpose:

SCHEDULE 14 – PRIVATE COMMUNITY PURPOSE

No.	Description of Land	Conditions
1.	Lots 1 and 99 Santa Gertrudis Drive and Lot 720 Zebu Road, Lower Chittering	1) Prior to subdivision and/or development, a local development plan is to be prepared and approved in accordance with the deemed provisions. The plan is to be based on the final estimated number of students and staff, and identify development setbacks, access points and the location of car parking. The plan is to be informed by: a) A built form staging plan. b) A noise impact assessment and management plan. c) A traffic impact assessment, which is to consider access and egress to and from the site, required car parking spaces, and level of service impact on the surrounding road network. 2) Development and/or subdivision applications are also to be accompanied by the following information: a) Subdivision and development water management report, including surface and ground water monitoring and modelling, geotechnical investigation, stormwater management and infrastructure design, and on-site sewer disposal. b) Landscaping plan, including: i) retention of mature trees and remnant vegetation; ii) a landscaping buffer adjacent to Rural Residential zoned land, the width to be determined in consultation with the Shire, to mitigate visual impact.

6. Amending Scheme Map No. 12 – Lower Chittering South to rezone Lots 1, 99 and 720 Santa Gertrudis Drive, Lower Chittering, to Private Community Purpose

Proposed Scheme Amendment Map



PROPOSED SCHEME AMENDMENT MAP

Legend

Cadastre

Proposed Zone

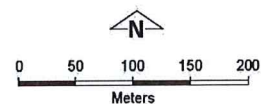
Private community purposes

Shire of Chittering

Local Planning Scheme No. 6

Amendment No. 75

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information © 2028 Western Australian Land Information Authority
Location information data licensed from Western Australian
Land Information Authority (WALIA) trading as Landgate.



COUNCIL ADOPTION AND RESOLUTION TO ADVERTISE

This Complex Amendment was adopted to proceed to advertise by resolution of the Council of the Shire of Chittering at the Ordinary Meeting of the Council held on the 20th day of November, 2024.



.....
MAYOR/SHIRE PRESIDENT



.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the [LOCAL GOVERNMENT] at the [NAME] Meeting of the Council held on the [] number [] day of [] month [], 20[] year [] and the Common Seal of the [LOCAL GOVERNMENT] was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....
FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....