



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

Structure Plan

Booth Street and Steere Street North, Collie

Prepared by Harley Dykstra Pty Ltd for D McAlpine

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FS 536019

TABLE OF AMENDMENTS

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

This structure plan is prepared under the provisions of the Shire of Collie Town Planning Scheme No.5

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 22 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

25/7/2016

Date

Date of Expiry: 22 July 2026

EXECUTIVE SUMMARY

Harley Dykstra has been engaged to prepare a Structure Plan for Lots 1, 4, 5, 11, 12 and 13 Booth Street and Lots 2, 3, 6, 9, 10 and 1137 Steere Street North, Collie (referred to within as the 'subject land'). The Structure Plan has been prepared in conjunction with a Scheme Amendment (Scheme Amendment No. 5) to the Shire of Collie Local Planning Scheme No. 5 (seeking to rezone the subject land from 'Rural 1' to 'Rural Residential').

The Structure Plan provides a framework for the future development of the subject land (for Rural Residential purposes) and a context for the consideration and approval of future subdivision and development applications.

Item	Data		Structure Plan Ref (section no.)
Total area covered by the Structure Plan	39.2 ha		Part 1, Section 1.0
Area of each land use proposed:	Hectares	Lot yield	Part 2, Section 1.2 and Section 2.7.2
• Residential	-	-	
• Commercial	-	-	
• Industrial	-	-	
• Rural Residential	39.2 ha	23 (12 existing)	
Total estimated lot yield	23		Part 2, Section 2.7.2
Estimated number of dwellings	11 new		Part 2, Section 2.7.2
Estimated residential site density	Rural Residential		Part 2, Section 1.3.5
Estimated population	58*		Part 2, Section 2.7.2
Number of high schools	0		N/A
Number of primary schools	0		N/A
Estimated commercial floor space	nil		N/A
Estimated area and percentage of public open space given over to:	Hectares	Percentage	Part 2, Section 2.6
• Regional open space	-	-	
• District open space	-	-	
• Neighbourhood parks	-	-	
• Local parks	-	-	
Estimated percentage of natural area	Nil		N/A

* Estimate based on 23 lots/houses with 2.5 persons per household

TABLE OF CONTENTS

TABLE OF AMENDMENTS	i
EXECUTIVE SUMMARY.....	ii
TABLE OF CONTENTS	iii
PART 1- IMPLEMENTATION	1
1. Structure Plan Area	1
2. Operation	1
3. Staging.....	1
4. Subdivision and Development Requirements.....	1
PART 2- EXPLANATORY SECTION AND TECHNICAL APPENDICES.....	2
1. Planning Background.....	2
1.1 Introduction and Purpose.....	2
1.2 Land Description.....	2
1.3 Planning Framework.....	4
2. Site Conditions and Constraints	7
2.1 Biodiversity and Natural Area Assets	7
2.2 Landform and Soils.....	7
2.3 Groundwater and Surface Water	8
2.4 Bushfire Hazard.....	9
2.5 Heritage	9
2.6 Coast and Foreshores.....	10
2.7 Context and other Land Use Constraints and Opportunities.....	10
Appendix A – Structure Plan Map.....	
Appendix B – Certificates of Titles	
Appendix C – Geotechnical Investigation and Land Capability Assessment	
Appendix D – Fire Management Plan	

PART 1- IMPLEMENTATION

1. Structure Plan Area

This Structure Plan applies to Lots 1, 4, 5, 11, 12 and 13 Booth Street and Lots 2, 3, 6, 9, 10 and 1137 Steere Street North, Collie being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (refer to **Appendix A**). The lots have a total combined area of approximately 39.2ha.

2. Operation

This Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission (WAPC).

3. Staging

The Structure Plan has been designed to allow each land owner the ability to subdivide with complete autonomy from adjoining owners. The likely staging of the development is therefore unable to be confirmed. However it is likely that the majority of the landowners will seek to subdivide (at least partially) at the earliest possible time.

4. Subdivision and Development Requirements

The Structure Plan has been prepared in conjunction with a Scheme Amendment (Scheme Amendment No. 5) to the Shire of Collie Local Planning Scheme No. 5 (seeking to rezone the subject land from 'Rural 1' to 'Rural Residential').

The Structure Plan provides a framework for the future development of the subject land (for Rural Residential purposes) and a context for the consideration and approval of future subdivision and development applications.

For the Structure Plan provisions and the associated subdivision and development requirements, refer to the Structure Plan map (**Appendix A**).

PART 2- EXPLANATORY SECTION AND TECHNICAL APPENDICES

1. Planning Background

1.1 Introduction and Purpose

This report has been prepared in relation to Lots 1, 4, 5, 11, 12 and 13 Booth Street and Lots 2, 3, 6, 9, 10 and 1137 Steere Street North, Collie as supporting information to accompany the Structure Plan.

This report establishes a framework for the future development of the subject land (for Rural Residential purposes) and discusses the issues that need to be addressed to allow for future subdivision and development.

A copy of the Structure Plan map submitted for endorsement is attached at **Appendix A**. Once approved, the Structure Plan will provide the necessary framework to guide decision making in relation to subdivision and development applications.

1.2 Land Description

1.2.1 Location

The subject land is located approximately 4.5km north east of the Collie town centre (refer to Figure 1- Location Plan below).



Figure 1: Location Plan

[Source: Google Earth]

1.2.2 Area and Land Use

The subject land comprises of Lots 1, 4, 5, 11, 12 and 13 Booth Street and Lots 2, 3, 6, 9, 10 and 1137 Steere Street North, Collie. The lots have a total combined area of approximately 39.2ha.

The subject land is currently used for rural residential uses with limited small scale rural pursuits. The majority of the subject land has been cleared to allow for this use.

1.2.3 Legal Description and Ownership

The properties included within the proposed Structure Plan are tabled below.

Lot Description	Certificate of Title	Lot Area	Landowner Details
Lot 1 on Diagram 16756	Vol.1502 Fol.948	8162m ²	Peter Andrew Piavanini and Delys Rae Piavanini
Lot 2 on Diagram 16756	Vol.1176 Fol.467	1.2ha	Kathleen May Cluning
Lot 3 on Diagram 16756	Vol.2165 Fol.6	1.2ha	Miranda Jade Pilawskas
Lot 4 on Diagram 16756	Vol.1399 Fol.105	1.2ha	Kevin Wayne McIntyre and Marion Joyce McIntyre
Lot 5 on Diagram 16756	Vol.1417 Fol.457	2.5ha	Allan Norman Buchanan and Lorraine Anne Buchanan
Lot 6 on Diagram 16756	Vol.1193 Fol.759	1.2ha	Jason Paul Cleggett and Viona Marie Cleggett
Lot 9 on Diagram 50529	Vol.1457 Fol.381	1.3ha	Ian Johnstone Shannon
Lot 10 on Diagram 50529	Vol.1457 Fol.382	3.8ha	Douglas James Atherton and Betsy Anne Atherton
Lot 1137 on Deposited Plan 222271	Vol.1164 Fol.784	5.3ha	Frank Papalia and Anna Papalia
Lot 11 on Diagram 53312	Vol.1502 Fol.947	4054m ²	Russell Wayne Sparks and Donna Maree Sparks
Lot 12 on Deposited Plan 42497	Vol.2585 Fol.101	1.7ha	Barry Joseph Scoffern and Judith Ann Scoffern
Lot 13 on Deposited Plan 42497	Vol.2585 Fol.102	18.6ha	David Wayne McAlpine and Maureen Margaret McAlpine

Copies of the Certificates of Title are attached at **Appendix B** of this report.

1.3 Planning Framework

1.3.1 Zoning and Reservations

The Structure Plan area is currently zoned 'Rural 1' by the Shire of Collie Local Planning Scheme No. 5 (LPS 5). It is noted however that this Structure Plan has been prepared in conjunction with a Scheme Amendment (Scheme Amendment No. 5) to LPS 5 (seeking to rezone the subject land from 'Rural 1' to 'Rural Residential').

The surrounding lots to the north and east are zoned 'Rural 1'. Activities on these lots range from rural residential uses to more intensive agriculture. Running through the surrounding 'Rural 1' zoned lots to the north and east is a 'Parks and Recreation' reserve, being the Collie River.

Lots to the south and west of the subject land are zoned 'Residential Development'. The lot sizes in this area generally range from 1ha to 3ha in area.

Figure 2 below shows the existing zonings in the locality.

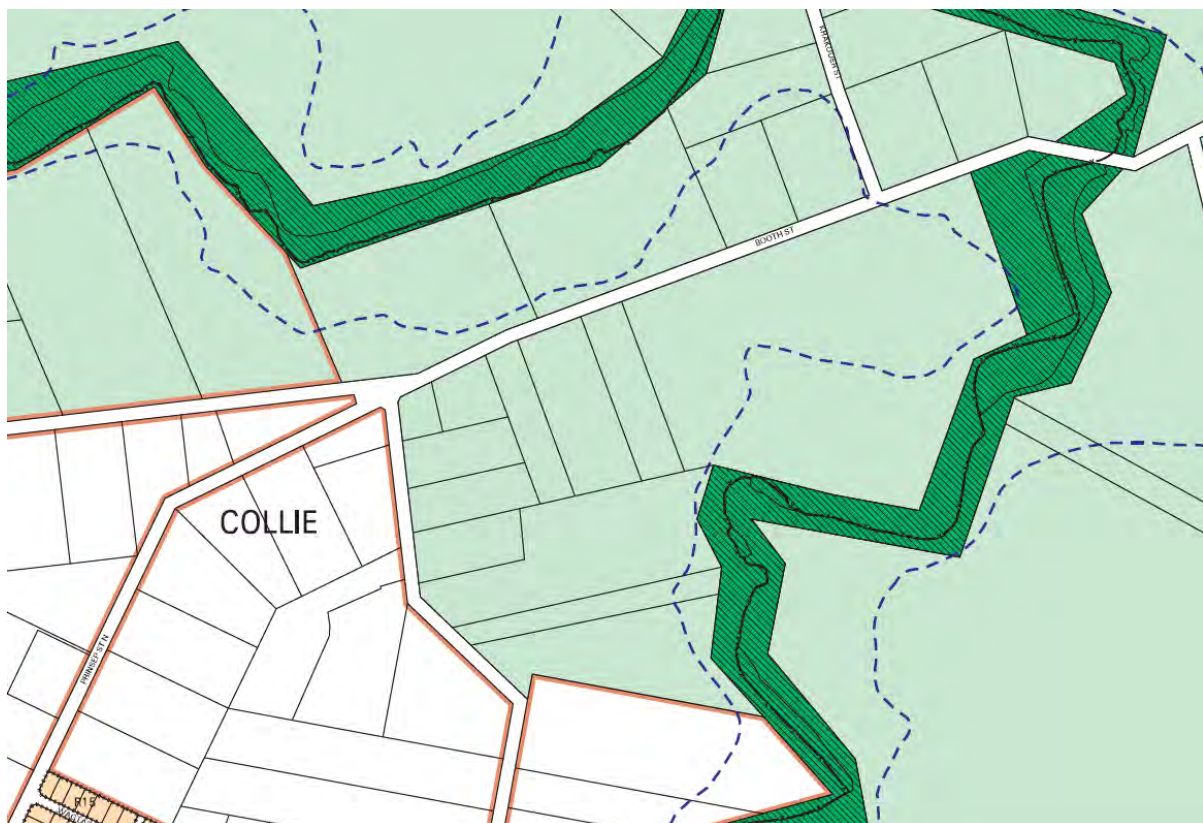


Figure 2: Current Zoning

[Source: WAPC]

1.3.2 Regional and Sub-Regional Structure Plan

This Structure Plan is not subject to any higher order Structure Plans.

1.3.3 Planning Strategies

Shire of Collie Local Planning Strategy

The Shire of Collie Local Planning Strategy (LPS) sets out the local government's broad vision for the municipality and the longer term directions for land use and development and has regard to all State and regional planning policies.

The subject land, identified by the LPS as 'Rural', is within a 'Development Investigation Area' (Number 6). In relation to Development Investigation Area 6, the LPS states,

"The land is privately owned and contains little remnant vegetation and its close proximity to the Collie River brings the associated constraints and setback requirements. It is an existing small rural lot subdivision with a lack of appropriate planning controls, and is close to the Collie townsite, warranting its inclusion within the rural residential zone, with a minimum lot size of one hectare."

The proposed Structure Plan (and associated Scheme Amendment) aims to implement the strategic direction of the LPS in relation to Development Investigation Area 6.

1.3.4 Planning Policies

State Planning Policy No.1 – State Planning Framework Policy

The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in WA. SPP1 states *"the primary aim of planning is to provide for the sustainable use and development of land"*. It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement, environment, community, economy, infrastructure and regional development.

The proposed Structure Plan (together with the associated Scheme Amendment) meets SPP1 as it will provide an appropriate transition from the existing 'Residential Development' zoned lots to the south and west to the 'Rural 1' zoned lots to the north and east. The proposal takes into consideration the nature of the subject properties as well as the surrounding area and provides a logical progression in relation to providing for the sustainable use and development of the subject land.

The proposal meets the objectives of SPP1, as also evidenced by the following:

- The proposal seeks to implement the strategic direction of the Shire of Collie Local Planning Strategy (as detailed earlier);
- It will provide an alternative source of land for settlement in the Collie urban hinterland and remove pressure to expand into new areas for this type of development;
- It will support the local economy by allowing the growth of Collie and providing additional housing/lifestyle choice;

- The proposal will have minimal ability to generate land use conflicts through, given the majority of adjoining land uses are rural residential in nature; and
- It will utilise existing infrastructure for servicing including existing constructed roads.

The proposed Structure Plan is consistent with the objectives of SPP1.

State Planning Policy No.2.5 – Land Use Planning in Rural Areas

SPP 2.5 provides the overarching objectives and policy statements for land use planning for rural and rural settlement development. SPP 2.5 lists a number of policy measures that relate to rural living proposals and the proposal complies with these measures as demonstrated by the following:

- The Structure Plan seeks to implement the strategic direction of the Shire of Collie Local Planning Strategy which shows the subject land to have potential as a rural living precinct;
- The subject land is adjacent to existing urban areas and has access to services and facilities;
- The proposed rural residential use will not conflict with any rural land use activity;
- The proposal will not compromise environmental values of the subject land;
- The subject land is capable of supporting development of future dwellings as demonstrated by a Geotechnical Investigation and Land Capability Assessment undertaken for the site (outlined further in Section 2.2 below);
- Future additional lots can be serviced by existing constructed roads capable of providing access during all weather conditions, including access and egress for emergency purposes (as demonstrated on the proposed Structure Plan); and
- A Fire Management Plan undertaken for the site (outlined further in Section 2.4 below) demonstrates that the subject land is not in an extreme bushfire risk area and any lesser bushfire risk can be minimised and managed without adversely affecting the natural environment.

Draft Country Sewerage Policy

The Department of Health released a draft policy for wastewater treatment and dispersal in 2003. The draft Country Sewerage Policy sets minimum requirements for on-site wastewater disposal. This includes:

- A minimum lot size of 2000m² shall be established in areas proposed to utilise on-site effluent disposal techniques;
- The use of Aerobic Treatment Units (ATU's) where a clearance of 500mm from surface to groundwater can be achieved;
- The use of septic systems where a clearance of 2000mm from surface to groundwater can be achieved and suitable soil types are found; and
- A 30 metre setback to a dam, stream or private water supply.

As is outlined in the Geotechnical Investigation and Land Capability Assessment undertaken for the site (outlined further in Section 2.2 below), the soil of the subject land has been assessed as having a fair to high capability to support onsite effluent disposal. Due to the suitable soils of the subject land and suitable separation to the water table, future development can allow for conventional effluent disposal systems. Future rural residential development can therefore meet the requirements of the Country Sewerage Policy.

1.3.5 Other Approvals and Decisions

This Structure Plan is to be considered in conjunction with the associated Scheme Amendment proposal, being Scheme Amendment No. 5 to the Shire of Collie Local Planning Scheme No. 5 (which is seeking to rezone the subject land from 'Rural 1' to 'Rural Residential').

2. Site Conditions and Constraints

2.1 Biodiversity and Natural Area Assets

As the aerial image on the Structure Plan map shows (refer to **Appendix A**), most of the subject land is clear of vegetation. It is also noted however that the existing vegetation on site is proposed to be retained and no trees or vegetation are proposed to be removed.

2.2 Landform and Soils

Existing Lots 3 and 6 have a high point of 210m AHD. From this point the land slopes down to the north (to a height of approximately 195m AHD) and to the east (to a height of approximately 185m AHD). The land rises again to a high point of 195m AHD along the northern boundary of Lot 13.

Overall the subject land slopes down to the south and east, toward the Collie River. It is noted that the lower portions of the subject land adjacent to the Collie River are potentially affected by flooding.

A Geotechnical Investigation and Land Capability Assessment have been undertaken for the subject land and are attached at **Appendix C**. The reports, which demonstrate the appropriateness of future development, have been considered and incorporated within the Structure Plan and a summary of the reports is outlined below.

A Geotechnical Investigation was undertaken by Structerre Consulting Engineers and used as the basis for the Land Capability Assessment completed by Accendo Australia. The Geotechnical Investigation included drilling a number of boreholes across the subject land. The following soil profile was established:

Depth to Base of Strata (m)	Material Description
0.1 – 0.2 (Ave 0.15)	Topsoil
0.3 – 1.9 (Ave 0.60)	Silt with various quantities of sand and gravel, generally firm, with locally encountered soft and stiff layers
Not penetrated >2.5m	Clay with various quantities of sand and gravel: generally firm, with locally encountered stiff to very stiff layers

The ground conditions established were consistent with the expected site conditions. It is also noted that groundwater was not encountered in any of the boreholes across the site.

The Geotechnical Investigation confirmed that the subject land is potentially suitable for onsite disposal of stormwater runoff and is also considered capable to accommodate on-site effluent disposal and is therefore suitable for future rural residential development.

The Land Capability Assessment completed by Accendo Australia confirmed that the relevant soil units have been assessed as having a Fair to High capability to support onsite effluent disposal. The report also detailed management measures which should occur at the time of development and these matters can be appropriately addressed at that time.

The Land Capability Assessment also confirmed the following:

- During excavation of the test pits, no soil or groundwater characteristics associated with Acid Sulfate Soils or the formation of Acid Sulfate Soils were identified;
- A search of the Department of Environment Regulation’s known contaminated sites database identified that the subject land is not listed as a contaminated site and no contaminated sites have been identified in proximity to the subject land. Given the previous land use and absence of any evidence relating to contamination, the risk of site contamination is considered low;
- No wetlands are mapped within the subject site and there are no Ramsar wetlands or Directory of Important Wetlands within proximity to the subject land; and
- Given the current representation levels of the vegetation within the subject site it is not considered likely that the vegetation is significant as a remnant. Also, the subject site is not located within a Regional Ecological Linkage, Environmentally Sensitive Area or conservation significant area as defined by local, state or federal government.

Overall therefore the Geotechnical Investigation and Land Capability Assessment confirmed that the subject land is suitable for future rural residential development.

2.3 Groundwater and Surface Water

As noted earlier, the Geotechnical Investigation and Land Capability Assessment conducted for the subject land confirmed that groundwater was not encountered in any of the boreholes across the site. It is noted that the lower portions of the subject land adjacent to the Collie River are

potentially affected by flooding, but as also shown on the Structure Plan map, these portions are already included in a designated floodplain area.

Drainage flows have also been indicated on the Structure Plan and indicative drainage lines/easements have been included. Further details of drainage design and management will be submitted to the Shire at the time of subdivision.

2.4 Bushfire Hazard

A Fire Management Plan (FMP) has been prepared by RUIC Fire as part of this proposal. A copy of the FMP is attached at **Appendix D**.

In summary the FMP has concluded the following:

- The predominant bushfire hazard rating of the subject land has been identified as low;
- After implementation of the treatments detailed in the FMP, the bushfire related risk will not prohibit development on the subject land;
- Future development on the subject land will require compliance with bushfire planning design requirements such as:
 - Dwelling construction in accordance with AS3959;
 - Building Protection Zones and Hazard Separation Zones to be implemented around existing and future dwellings; and
 - Internal firebreaks are to be linked between lots by gates to facilitate fire service access across lots.

The FMP has been considered and incorporated within the Structure Plan. In particular, the recommendations of the FMP have been included on the proposed Structure Plan. Gates on lots boundaries have been shown and development is to avoid the mapped 'Exclusion Area'.

2.5 Heritage

2.5.1 Aboriginal Heritage

A search of the Department of Aboriginal Affairs (DAA) Heritage Sites was conducted in March 2015.

This search identified that the Collie River has been registered as a heritage site with mythological significance (Site 16713). This registration is similar to that given to all named waterways within the South West Land Division and does not place a burden on the development of the subject site, especially since no future development is to occur close to this heritage site (as detailed further in the Structure Plan section below).

Any future development on the property will be subject to the Aboriginal Heritage Act and its obligations relating to the recording and protection of any heritage finds that may be uncovered during development. This is the same obligation that exists for all development in areas where there was pre-European settlement.

2.5.2 Native Title

Native title has been extinguished over the subject property in the same manner as all other freehold lots in the region.

2.5.3 European Heritage

There is no evidence of European Heritage significance on the property.

2.6 Coast and Foreshores

The subject land abuts the Collie River and the associated foreshore area. An existing fence line runs along the boundary of the subject land and the Collie River foreshore and the majority of this fence line is appropriately located. However a provision has been included on the Structure Plan requiring the foreshore area to be increased around some designated lots.

2.7 Context and other Land Use Constraints and Opportunities

2.7.1 Services

Water

Reticulated water is present in both the Booth Street and Steere Street North road reserves. The existing dwellings are all connected to this service and future development can also be easily connected.

Power

Aerial power lines are present in both the Booth Street and Steere Street North road reserves. The existing dwellings are all connected to this service and future development can also be easily connected in accordance with Western Power requirements.

On-site Effluent Disposal

The locality is not serviced by reticulated sewer. Existing houses in the locality are serviced by onsite effluent disposal systems.

Future rural residential will also require connection to suitable onsite effluent disposal systems, in accordance with the requirements of the Shire of Collie and the Health Department of Western Australia. As outlined earlier in this report, it is noted that the Geotechnical Investigation and Land Capability Assessment both confirmed that the subject land is considered capable to accommodate on-site effluent disposal. The relevant soil units of the subject site were assessed as having a Fair to High capability to support onsite effluent disposal.

Telecommunications

Telecommunication infrastructure is present in both the Booth Street and Steere Street North road reserves. The existing dwellings are all connected to this service and future development can also be easily connected.

2.7.2 Lot Density and Mix

The Structure Plan proposes the creation of eleven (11) additional lots ranging in size from 4260m² to 3.3ha.

It is noted that within the subject land there are currently twelve (12) existing lots with eight (8) of these lots not having any further subdivision potential. The sizes of these eight (8) existing lots range from 4054m² to 1.7ha.

The lot sizes of the proposed new/additional lots have been shaped by environmental factors such as building exclusion areas for fire and floodplain purposes. Proposed lots that are impacted by these environmental factors have been made larger to ensure that each proposed lots has suitable area for rural residential development.

It is also noted that although a general minimum lot size of 1ha shall apply to the Structure Plan area, proposed Lot C shown on the Structure Plan is below this general requirement. Proposed Lot C is somewhat limited in area due to the location of the house on existing Lot 1137. However a new lot in this location is logical since:

- The land is flat in this location and is generally clear of vegetation with the exception of a few individual trees;
- The new lot can have direct frontage to Streere Street North and make efficient use of the existing services in this location; and
- While the proposed lot is smaller than the general minimum lot size requirement, the other proposed lots shown on the Structure Plan are generally much larger than the 1ha minimum and therefore overall an average lot size well in excess of 1ha will be achieved.

It is also noted that existing Lots 1 and 11 within the Structure Plan area are of a similar size to proposed Lots A and D, being 8162m² and 4054m² in area respectively.

2.7.3 Road/ Battle Axe Network

The Structure Plan demonstrates that there is no requirement for any new roads. The proposed lots can access directly onto either Booth Street or Steere Street North.

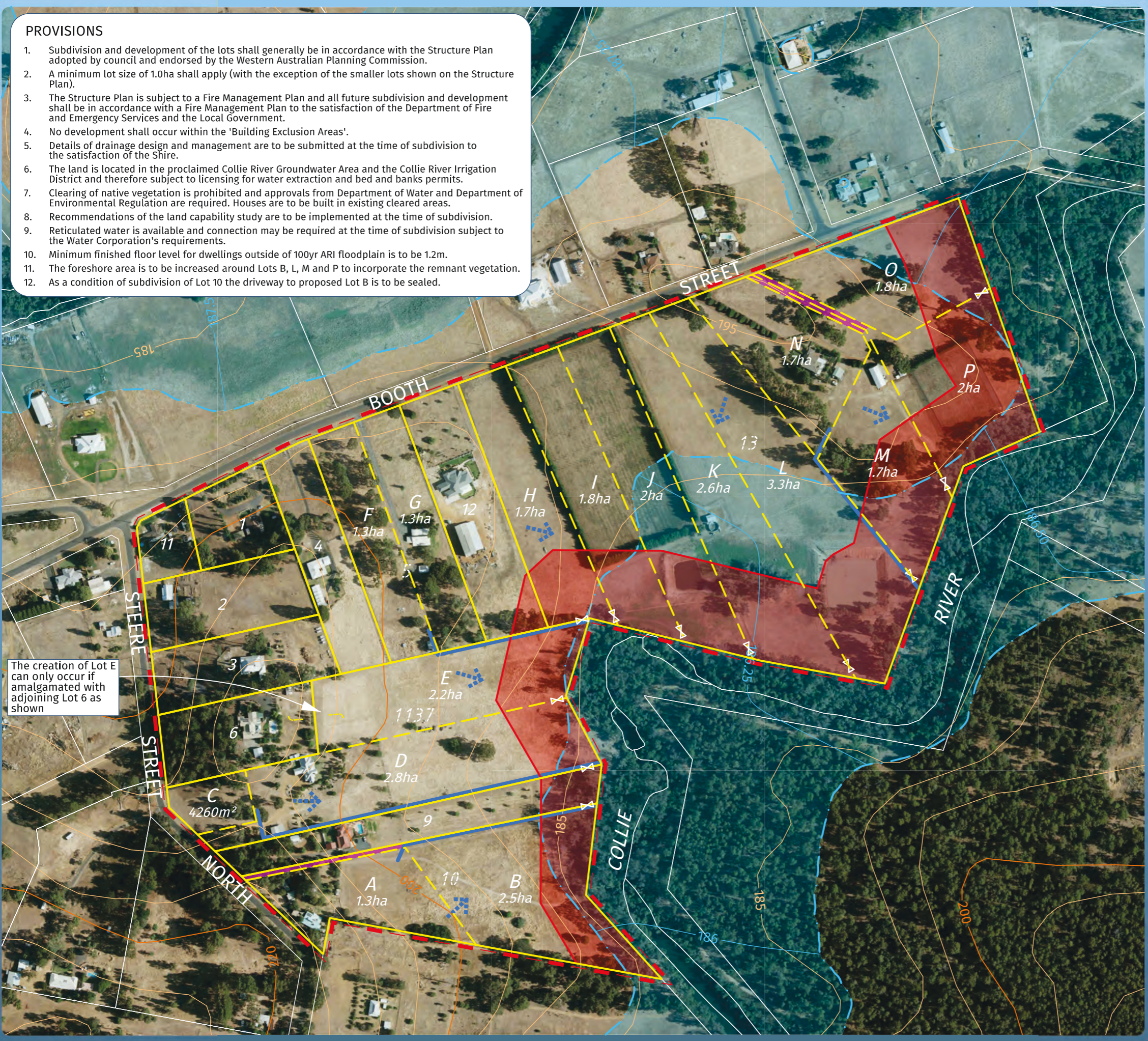
Battle axe legs have been proposed where necessary to allow access for some lots. It is noted that in all cases where battle axe legs have been proposed adjacent to each other (i.e. proposed Lots A/B, and M/P), reciprocal rights of carriageway can be established to allow for single shared accessways in each case.

Appendix A – Structure Plan Map

PROVISIONS

1. Subdivision and development of the lots shall generally be in accordance with the Structure Plan adopted by council and endorsed by the Western Australian Planning Commission.
2. A minimum lot size of 1.0ha shall apply (with the exception of the smaller lots shown on the Structure Plan).
3. The Structure Plan is subject to a Fire Management Plan and all future subdivision and development shall be in accordance with a Fire Management Plan to the satisfaction of the Department of Fire and Emergency Services and the Local Government.
4. No development shall occur within the 'Building Exclusion Areas'.
5. Details of drainage design and management are to be submitted at the time of subdivision to the satisfaction of the Shire.
6. The land is located in the proclaimed Collie River Groundwater Area and the Collie River Irrigation District and therefore subject to licensing for water extraction and bed and banks permits.
7. Clearing of native vegetation is prohibited and approvals from Department of Water and Department of Environmental Regulation are required. Houses are to be built in existing cleared areas.
8. Recommendations of the land capability study are to be implemented at the time of subdivision.
9. Reticulated water is available and connection may be required at the time of subdivision subject to the Water Corporation's requirements.
10. Minimum finished floor level for dwellings outside of 100yr ARI floodplain is to be 1.2m.
11. The foreshore area is to be increased around Lots B, L, M and P to incorporate the remnant vegetation.
12. As a condition of subdivision of Lot 10 the driveway to proposed Lot B is to be sealed.

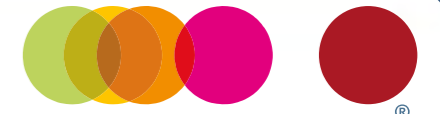
The creation of Lot E can only occur if amalgamated with adjoining Lot 6 as shown



STRUCTURE PLAN

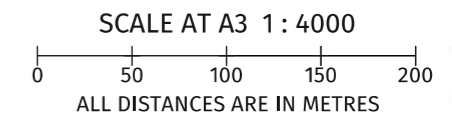
Rural Residential Area No. 12

Booth Street &
Steere Street North
COLLIE



Harley Dykstra

PLANNING & SURVEY SOLUTIONS



DRAWN	CHECKED	DRAWING No
JV 6-04-16	LB 6-04-16	20226-02G.dgn
REV	DESCRIPTION	DATE
D	Modifications as requested by Shire	02-09-15
E	Modifications as requested by Council	22-10-15
F	Modifications as requested by Shire	02-12-15
G	Modifications as requested by DoP	06-04-16

LEGEND

Structure Plan Boundary	
Existing Boundaries	
Proposed Lot Boundaries	
Gates	
Building Exclusion Area (Fire)	
Building Exclusion Area (Floodplain)	
Floodplain Contours	
Reciprocal Right of Carriageway	
Indicative Drainage Lines/Easements	
Drainage Flows	
Contours (5m interval)	

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NOTE:
This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Appendix B – Certificates of Titles

Appendix C – Geotechnical Investigation and Land Capability Assessment

Appendix D – Fire Management Plan