Structure Plan

327 (Lot 1133) Prinsep Street North, Collie

PF1069

Kanella Hope Pty Ltd trading as
Planned Focus ACN 630 552 466

DOCUMENT CONTROL

ISSUE	DATE	ISSUE DETAILS	APPROVED
Draft	25 November 2021	Client review	KH
Original	30 November 2021	Lodged to Shire of Collie	KH
Final	13 December 2022	Correcting details under Part 1, Section 1.5	DPLH

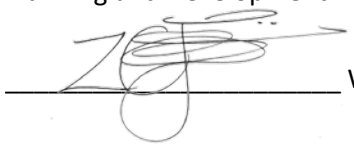
This structure plan is prepared under the provisions of the Shire of Collie Local Planning Scheme Number 5.

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

14 DECEMBER 2022

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

19 December 2022 Date

19 December 2032 Date of Expiry

Table of Amendments

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

Executive Summary

Planned Focus has been engaged by Raymond and Tracey Aramini to prepare a Structure Plan for 327 (Lot 1133) Prinsep Road North, Collie. The subject land comprises a single lot which is located approximately 2.6 kilometres to the north-east of the Collie town centre.

This Structure Plan provides the planning framework to guide and facilitate the subdivision and development of this land for residential purposes and has been prepared in accordance with the provisions of the Shire of Collie Local Planning Scheme No. 5 and the strategic recommendations of the Shire of Collie Local Planning Strategy 2020.

The Structure Plan includes two stages. The short term and initial stage will facilitate a 2-lot subdivision. The longer-term outlook relies upon the availability of infill sewerage to the area and is proposed to be enable retention of the existing homes on the land, as well as further subdivision generally at a residential density of R15.

The Structure Plan supersedes the North Collie Structure Plan that presently applies to this land and forms part of the future residential growth area of Collie. The Structure Plan is cognisant of the residential development potential of the adjoining landholdings.

Item	Data		Structure Plan Ref (section no.)
Total area covered by the structure plan	1.25 hectares		
Estimated number of dwellings	Short term Long term (with reticulated sewer)	2 dwellings 9-11 dwellings	
Estimated residential site density	13.77 dwellings per hectare (if 11 lots created)		
Estimated population (at 2.5 persons /dwelling)	27 persons		

Table of contents

Part 1 Implementation

Part 1

Implementation

1.1 Structure Plan Area

This Structure Plan applies to 327 (Lot 1133) Prinsep Street North, Collie as shown in Figure 1.

1.2 Operation

The Structure Plan commences operation on the date it is approved by the Western Australian Planning Commission and is valid for 10 years from such time.

Due regard to this Structure Plan shall be given when considering future subdivision and development of the land.

1.3 Staging

The subject land will be developed in multiple stages, dependent on landowner aspiration, and the future availability of reticulated sewer.

Short term

It is the intention of the Structure Plan to facilitate in the immediate short term, the subdivision of the subject land into 2 lots.

One lot is proposed to retain the existing dwelling, its associated outbuildings and effluent disposal system. The second lot will contain a new dwelling, its associated outbuildings and effluent disposal system, but with frontage to Booth Street.

The subdivision of the subject land into 2 lots with onsite effluent disposal is supported by the Soil and Site Evaluation contained in Appendix 2.

Long term

The longer-term outlook of this Structure Plan seeks to demonstrate, and eventually facilitate, further residential subdivision. This is entirely contingent upon the ability to connect to reticulated sewerage.

It is unlikely reticulated sewer will become available in the short or even medium term, hence the longer-term outlook.

Given this uncertainty, future long term development potential is depicted around retention of the 2 existing homes on large lots. Whilst there is potential for a higher lot yield on the subject land, this would rely upon removal of these homes, and this is presently not the landowner's intention.

Development of the subject land can proceed as set out without impacts or reliance upon the adjoining properties, such as necessity to create shared roads, noting the provision of reticulated sewer is effectively contingent on development closer to the Collie town centre along Prinsep Street advancing first.

1.4 Subdivision and development requirements

1.4.1Residential

The subject land is to be zoned Urban Development in accordance with the strategic recommendations of the Shire of Collie Local Planning Strategy. The Strategy proposes to transition areas currently zoned Residential Development under the current Planning Scheme to Urban Development under a new Planning Scheme.

The initial stage of the Structure Plan will facilitate the subdivision of 2 lots and include the development of one additional dwelling (single house) and associated outbuildings with effluent disposal system, positioned within the Development Envelope depicted on the Structure Plan.

With consent of the Responsible Authority, the Development Envelope can be varied.

The Structure Plan provides for an indicative final subdivision outcome of at least 9 lots designed around retention of the existing dwellings, potentially more lots were some of these indicative lots to be developed as Grouped Housing sites. This longer-term outlook is dependent upon the R-codes specified by the Planning Scheme at that time, as well as the availability of infill sewerage. This longer-term horizon should not limit the positioning or layout for the development of the proposed additional lot in the short term.

The subject land has dual road frontage and sufficient width to enable separate vehicular access from Prinsep Street North for the existing home, and from Booth Street for the new lot in the short term.

Longer-term, the subdivision potential of both lots can generally accord with the residential density targets prescribed by the Shire of Collie Local Planning Strategy for land to the North of the Collie town centre as a range of lot sizes and housing options can be achieved.

1.5 Additional information

The following additional information is required at the subdivision and development stage:

1. Prior to any subdivision and/or development the proponent is advised to contact the Department of Water and Environmental Regulation at cawsa@dwer.wa.gov.au with regard to potential requirements for the clearing of native vegetation under the *Country Areas Water Supply Act 1947*.
2. Effluent disposal for the short term proposed subdivision of 2 lots is to comply with the Government Sewerage policy.
3. Prior to further subdivision, exceeding the short-term proposed subdivision of 2 lots, the following matters are to be addressed:
    a. Connection of the subject land to reticulated sewerage from a licenced provider;
    b. Provision of public open space in accordance with Development Control Policy 2.3 - Public Open Space in Residential Areas;
    c. Identification of vegetation worthy of retention; and
    d. Coordination of lot design with adjacent sites, including the provision of road and access arrangements that may be applicable.

45.0m
0m

BOOTH ST

196
198
200
202
204
206

88
51
88
56
50
39
150
95

1
2943m²

101
4524m²

2
650m²

3
931m²

1133
1.252ha

1
3188m²

2
1188m²

3
736m²

102
8002m²

4
660m²

5
1353m²

6
877m²

1132

1141

1142

PRINSEP ST

LEGEND

- SUBJECT LAND
- SHORT TERM PROPOSED SUBDIVISION
- INDICATIVE LONG TERM PROPOSED SUBDIVISION (WITH RETICULATED SEWER)
- BATTLE AXE OR GROUPED DWELLING SITES
- SHORT TERM NEW DWELLING WITH ON SITE WASTEWATER DEVELOPMENT ENVELOPE
- EXISTING BUILDING TO BE RETAINED

DRAFT

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Town planning & strategy
www.plannedfocus.com.au
Kanella Hope Pty Ltd
ACN: 630 552 466

STRUCTURE PLAN

Lot 1133 Prinsep Street North, Collie

Plan No: 1069-2-001

Date:	9.11.2021
Rev:	A
Scale:	A3 @ 1:750
Co-ords:	MGA 50, GDA 94
Aerial:	01/03/2011

N

This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

Part 2

Explanatory Report

1 Planning background

1.1 Introduction and purpose

Planned Focus has been engaged by Raymond and Tracey Aramini to prepare a Structure Plan for Lot 327 (Lot 1133) Prinsep Road North, Collie.

This Structure Plan provides the planning framework to guide and facilitate the development of this land for residential purposes and has been prepared in accordance with the provisions of the Shire of Collie Local Planning Scheme No. 5 and the strategic recommendations of the Shire of Collie Local Planning Strategy 2020.

The Structure Plan includes a short term and a long term outlook, facilitating in the immediate future a 2 lot subdivision, followed by further subdivision potential that is subject to the availability of infill reticulated sewerage in the area.

1.2 Land Description

The subject land comprises 1.25 hectares. The Certificate of Title is provided at Appendix 1.

1.2.1 Location

The subject land is located approximately 2.6 kilometres to the north-east of the Collie townsite, near the intersection of Prinsep Street North and Booth Street. The subject land has dual road frontage to both roads. The surrounding area contains Rural Residential style lots in the vicinity of 1 hectare.

Refer Figure 2: Location Plan.

1.2.2 Area and Land Use

The subject land has historically been cleared for animal grazing and lifestyle purposes and contains only a small number of mature trees. The site slopes slightly at approximately a 4% grade from South to North.

There is an existing dwelling, with a fenced garden and pool as well as associated outbuildings in the south-western portion of the lot. Access to the existing development is from Prinsep Street North. The lot is serviced by a reticulated power and water supply however wastewater is provided by an existing on-site wastewater system.

1.3 Planning framework

1.3.1 Shire of Collie Local Planning Scheme No. 5

The subject land is presently zoned Residential Development by the Shire of Collie Local Planning Scheme No. 5. Refer Figure 3: Scheme extract plan

The objective of the Residential Development zone is:

> '*To provide for future residential land uses which could reasonably be expected to be associated with residential areas in accordance with a structure plan prepared under the Scheme*.' (Shire of Collie, 2021 p. 14).

Clause 5.9.4 of the existing Scheme includes the development and subdivision requirements for land within the Residential Development zone.

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ACN: 630 552 466

LOCATION PLAN

Lot 1133 Prinsep Street North, Collie

Plan No: 1069-5-001

Date:	9.11.2021
Rev:	A
Scale:	A3 @ 1:10,000
Co-ords:	MGA 50, GDA 94
Aerial:	1/03/2011

N

This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

250m

0m

LEGEND

LOCAL SCHEME RESERVES

- Major Road
- Parks and Recreation
- Public Purposes
- A — Public Purposes : Aerodrome
- AP — Public Purposes : Aged Persons
- CE — Public Purposes : Cemetery
- CH — Public Purposes : Church
- C — Public Purposes : Civic
- D — Public Purposes : Drainage
- FB — Public Purposes : Fire Brigade
- HS — Public Purposes : High School
- H — Public Purposes : Hospital
- K — Public Purposes : Kindergarten
- LG — Public Purposes : Local Government
- P — Public Purposes : Police
- PST — Public Purposes : Power Station
- PS — Public Purposes : Primary School
- Q — Public Purposes : Quarry
- RI — Public Purposes : Radio Installation
- RR — Public Purposes : Rifle Range
- SG — Public Purposes : State Government
- T — Public Purposes : TAFE College
- UCL — Public Purposes : Unallocated Crown Land
- WA — Public Purposes : Water/Sewer/Drainage Infrastructure
- Railway
- State Forest

LOCAL SCHEME ZONES

- General Industry
- Light and Service Industry
- Mixed Use
- Residential
- Residential Development
- Rural 1
- Rural 2
- Rural Residential
- Special Use
- Town Centre

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 R Codes
- A1 Additional Uses
- RR1 Rural Residential Area
- SU1 Special Use Area
- Coolangatta Industrial Estate
- Power Station Buffer
- Shotts Industrial Park Buffer
- SPA1 Structure Plan Area
- Flood Prone Land
- No Zone
- Waterbodies

L ROAD
BOOTH STREET
PRINSEP ST NORTH
STEERE ST NORTH
EWING STREET
WAGTAIL WAY
HONEYEATER STREET
LAURIE STREET
KINGFISHER DRIVE
WALTER DRIVE
CLEMENTS PLACE
HEIL COURT
SWAN AVENUE
CARMA AVENUE
BUCKTIN STREET
ARCHER STREET
SWANSTONE STREET
SAUNDERS STREET
HARGREAVES STREET
BRITTEN COURT
R15
RR12
WA
SU9
C
CH
RI

LEGEND

SUBJECT LAND

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SCHEME EXTRACT PLAN

Lot 1133 Prinsep Street North, Collie

Plan No: 1069-5-002

Date:	10.11.2021
Rev:	A
Scale:	A3 @ 1:5,000
Co-ords:	MGA 50, GDA 94
Aerial:	1/03/2011

N

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Generally, these Scheme provisions do not allow the approval of any substantial development or subdivision unless it is generally in accordance with a Structure Plan that has been prepared and approved pursuant to clause 6.3 of the Scheme (now by the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations* 2015).

Furthermore, residential development within the zone shall comply with the requirements of the Residential Design Codes as determined by the provisions of an approved Structure Plan.

1.3.2 Shire of Collie Local Planning Strategy

The Shire of Collie Local Planning Strategy was approved by the Western Australian Planning Commission (WAPC) in April 2020. The Strategy identifies the subject land as Urban Development with recognition of the current Residential Development zone under Local Planning Scheme No. 5, referencing the land as included within the North Collie Structure Plan.

The Strategy notes that the area was subdivided into mostly 1-hectare rural residential lots, resulting:

'…in rural residential land close to the town, which represents an under-utilisation of land which would be more appropriately used for denser residential subdivision (e.g. R15)'.

Clause 6.2 of the Strategy includes the following planning implications for the subject land:

- Land use constraints results in an urban growth front to the north of Collie;
- Existing 'Residential Development' zone areas are to be used for Residential (i.e. R15) and not for low density residential or rural residential.

Clause 6.3 of the Strategy includes the following planning response:

> *Support the subdivision/development of land identified as urban development subject to proponent satisfying relevant zoning, structure planning, environmental, fire management and other planning considerations.*

Applicable actions identified by the Strategy are:

> 12. Unless specifically provided for in the Local Planning Stratgy, all land identified as Urban shall be zoned and reserved under proposed Local Planning Scheme 6 consistent with its current zoning under existing Local Planning Scheme 5.
>
> 15. Land zoned in the current Scheme as 'Residential Development' is to be zoned 'Urban Development' in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

This Structure Plan seeks to guide future subdivision and development of the subject land at a residential density of R15 in accordance with the strategic recommendations of the Shire of Collie Local Planning Strategy.

Although the initial stage of the Structure Plan is to facilitate the subdivision of the subject land into 2 lots, this will not impact on the future, intended use of the land for residential subdivision at a density of R15.

1.3.3 North Collie Structure Plan

The North Collie Structure Plan was endorsed by the WAPC in 2004. The subject land is included within the East section which is mostly unvegetated and plans for lot sizes in the vicinity of 1 hectare. Whilst some lots have been subdivided to the minimum of 1 hectare as indicated by the Structure Plan, it is noted that many of them have not.

The North Collie Structure Plan refers to future planning noting that subdivision at a density higher will require comprehensive structure planning to address future road networks, infrastructure, and the provision of public open space. Furthermore, it states applications for subdivision within the structure plan area are to be accompanied by a Geotechnical Report demonstrating the capacity of the land to accommodate further development.

The North Collie Structure Plan has provided a framework for future detailed planning of the area for the last 17 years. However, with the endorsement of the more recent Shire of Collie Local Planning Strategy in 2020, the identification of land to the north of the Collie town centre for future residential expansion at a density of R15 represents a significant shift and therefore the current Structure Plan over the subject land will be superseded by this new Structure Plan for the subject land.

This Structure Plan demonstrates the capability of the site to accommodate 2 lots and associated infrastructure, including onsite effluent disposal in the short term, as well as protecting and demonstrating the potential in the long term for a higher density when reticulated sewer becomes available. The subject land has dual road frontage which allows for the first stage of the Structure Plan to be developed utilising the existing road network.

It is noted that when enquiries were made, the Shire of Collie does not presently have the appetite or resources available to undertake the broader Structure Plan process that maybe the Local Planning Strategy aspires to across the broader North Collie area. Given the many landowners involved, and the layout of existing lots, there is also limited opportunity or benefit (other than in some circumstances where shared new roads may increase yield and efficiency) for all landowners joining together. Effectively it is contingent on most individual landowners to advance a Structure Plan over their own parcel of land.

At a broader level, wholesale implications around other infrastructure, such as public open space, road networks and utilities, would be considered. Undertaking Structure Plans for individual lots without this strategic view will mean some assumptions have to be made.

In this regard, it is assumed:

- Subdivisions of 5 or more lots will attract either a land or cash contribution equivalent to 10%.
- For cash contributions, the WAPC and the Shire will determine where to expend this money to provide an adequate level of Public Open Space infrastructure suited to the Collie North community.
- There is existing POS in vicinity of Collie North, including 2 large parks, as well as Public Purpose areas on Prinsep Street North, to the south of the subject land which may well be sufficient to service an expanded population.
- The existing road reserve and road standard on Prinsep Street North and Booth Street appears sufficient to cater for an increase in traffic that may result in the future.

  Unlike other urban development areas where there is no road network, or only a low standard, low traffic network existing, these road reserves are 20m wide with a 6m pavement, with sufficient width to accommodate footpaths, as is evidenced in the Drive in subdivision at the corner of Prinsep Street North and Laurie Street. This subdivision of x42 R15 lots has not compelled the widening of either Prinsep Street North or Laurie Street.
- Other utility servicing will be at the discretion of individual servicing authorities.

1.3.4 State Planning Policies

State Planning Policies that are applicable to the Structure Plan are:

- *State Planning Policy No. 3.0 – Urban Growth and Settlement*

  The Structure Plan addresses the objectives of SPP 3.0 through the application of the strategic recommendations of the Shire of Collie's Local Planning Strategy for this area.

  Development of land for residential purposes within the northern extent of Collie will enable an existing community to be built upon and concentrate investment into the improvement of services and infrastructure, along with enhancing the quality of life within the community.

- *Development Control Policy 2.2 – Residential Subdivision*

  The Structure Plan has regard to DC 2.2, which provides general guidance to subdivision in Western Australia. Whilst there is potential for battle-axe lots in the indicative future subdivision layout shown, these lots also lend themselves to Grouped Dwelling sites. Alternatively, and were the existing dwelling/s to be removed, there are other lot configurations that can be pursued and the discretion afforded by Structure Plans would enable this to be duly considered.

  In any event, DC 2.2 does not prohibit battle axe layouts, particularly where they are the most efficient layout that can be achieved. In this instance, narrow, long lots are sought to be avoided and given the transition that will occur across Collie North into the future, a range of lots sizes and configurations will be necessitated. The indicative lot layout demonstrates a 4 to 6m wide battle axe driveway can be achieved, which mimics the common driveway arrangement that would also be achieved for Grouped Dwelling sites under the R-Codes.

- *Draft Liveable Neighbourhoods 2015 and Residential Design Codes (R-Codes)*

  The indicative future subdivision layout reflects present Liveable Neighbourhood and R-Code expectations for subdivision. Whilst this is predicated around retention of the 2 existing dwelling/s, it demonstrates typical R15 style potential for the balance lots which achieve the minimum R15 lot size of 580m2 and average lot size of 666m2.

  Potential for a cul-de sac on either lot were the existing dwelling/s to be removed, or a connecting through road from Prinsep Street to Booth Street were the 2 landowners in agreement in the long term also remains possible. This is not depicted however because the current landowner would like to retain the existing and proposed dwellings into at least the medium term. They are not ready to advance these options, only the second lot in the short to medium term.

- *Potential impacts on adjoining lots*

  Figure 4 demonstrates potential subdivision layout over the adjoining properties.

  This confirms that the short and longer term subdivision proposed for the subject land will not prevent these adjoining lots from being developed in a similar manner. There is no necessity to share roads for example to realise the strategic R15 aspirations of the Local Planning Strategy.

45.0m

0m

BOOTH ST

196

198

200

202

204

206

88

51

50

88

56

39

95

150

PRINSEP ST

1132

1133
1.252ha

1141

1142

6

101
4524m²
1
2943m²
2
650m²
3
931m²

102
8002m²
1
3188m²
2
1188m²
3
736m²
4
660m²
5
1353m²

LEGEND

- SUBJECT LAND
- SHORT TERM PROPOSED SUBDIVISION
- INDICATIVE LONG TERM PROPOSED SUBDIVISION (WITH RETICULATED SEWER)
- BATTLE AXE OR GROUPED DWELLING SITES
- SHORT TERM NEW DWELLING WITH ON SITE WASTEWATER DEVELOPMENT ENVELOPE
- EXISTING BUILDING TO BE RETAINED

DRAFT

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Lot 1133 Prinsep Street North, Collie

Plan No: 1069-2-001

Date:	9.11.2021
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Scale:	A3 @ 1:750
Co-ords:	MGA 50, GDA 94
Aerial:	01/03/2011

N

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LEGEND

- SUBJECT LAND
- INDICATIVE FUTURE SUBDIVISION LAYOUT (WITH RETICULATED SEWER)
- SHORT TERM PROPOSED SUBDIVISION (LOT 1133)
- INDICATIVE LONG TERM PROPOSED SUBDIVISION (LOT 1133) (WITH RETICULATED SEWER)
- EXISTING BUILDING TO BE RETAINED

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INDICATIVE FUTURE DEVELOPMENT PLAN

Lot 1133 Prinsep Street North, Collie

Plan No: 1069-2-002

Date:	10.11.2021
Rev:	A
Scale:	A3 @ 1:1,250
Co-ords:	MGA 50, GDA 94
Aerial:	01/03/2011

N

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75.0m
0m

WALLWORK RISE

BOOTH ST

196

198

200

202

204

206

56

57

5

3
1069m²

4
825m²

5
838m²

6

1
1814m²

2
1395m²

2
898m²

3
988m²

4
988m²

5
898m²

6
1018m²

7
1017m²

8
1017m²

9
1017m²

10
997m²

11
1150m²

12
813m²

13
922m²

14
922m²

15
1082m²

16
1018m²

1
2201m²

16m ROAD RESERVE

1130

1131

1132

1141

1142

1143

1128

NORTH ST

PRINSEP

DRAFT

LEGEND

- SUBJECT LAND
- INDICATIVE FUTURE SUBDIVISION LAYOUT (WITH RETICULATED SEWER)
- SHORT TERM PROPOSED SUBDIVISION (LOT 1133)
- INDICATIVE LONG TERM PROPOSED SUBDIVISION (LOT 1133) (WITH RETICULATED SEWER)
- EXISTING BUILDING TO BE RETAINED

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Lot 1133 Prinsep Street North, Collie

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Aerial:	01/03/2011

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2 Site conditions and constraints

2.1 Environment

The subject land is predominately cleared with only a small number of existing trees on site.

The site is not prone to flooding and is located approximately 300 metres from the Collie River.

The site is not identified as Bushfire Prone under the Department of Fire and Emergency maps. For this reason, State Planning Policy 3.7 has not been applied.

2.2 Site and Soil Evaluation

WML Consultants have undertaken a Site and Soil Evaluation (SSE) for the subject land to understand the on-site wastewater disposal capability of the whole parcel, and particularly the northern portion of the lot which forms the first stage of subdivision.

Based upon the soil encountered within the proposed land application area and considering the high Phosphorous Retention Index (PRI) recorded during the investigation, the overall capability of the soil to suitably manage effluent is considered satisfactory.

The SSE Report recommends the installation of the irrigation system by a suitably qualified, licensed plumber experienced with on-site sewerage disposal systems and familiar with effluent irrigation equipment. The report also includes recommended setbacks in accordance with AS 1547:2012.

The proposed 2 lot subdivision and requirements of this Structure Plan reflects these recommendations.

3 Conclusion

The Collie North area is presently a low density Rural Residential neighbourhood however areas to the south of the subject land, such as the former Drive-in site, are beginning to transition into a more typical R15 character where the reticulated sewer system has been readily extended.

This transition from low density to R15 will result in some compromises around existing development and current landowner aspiration, and a gradual shift north as the sewer is extended.

The sewer has a considerable distance to travel to the subject land, including over a hill, and it is not expected to reach the subject land in the short to medium term. This said, the subject land can readily accommodate a second onsite wastewater system in the interim, and this 2-lot subdivision will not preclude a higher, generally R15 density being achieved in the future, once reticulated sewer becomes available.

This Structure Plan has been prepared within the context of the statutory and strategic planning framework relevant to Collie North.

Overall, noting the site's context and location, the strategic recommendations of the Shire of Collie Local Planning Strategy, potential layout options, and the conclusions of the supporting Site and Soil Evaluation, the subject land is considered suitable for the purpose and layout proposed by the Structure Plan.

Appendices

Technical Appendices

No.	Document title	Approval required or supporting document	Approval agency	Approval status
1	Certificate of Title	Supporting		
2	WML Site and Soil Evaluation	Yes	Shire	Supported
3	Collie North Structure Plan	Supporting		

References

Shire of Collie, (2021) Shire of Collie Local Planning Scheme No. 5. Department of Planning Lands and Heritage, Perth Western Australia.

Shire of Collie, (2020) Shire of Collie Local Planning Strategy. Department of Planning Lands and Heritage, Perth, Western Australia.

Appendix 1: Certificate of Title

WESTERN AUSTRALIA

REGISTER NUMBER	
1133/DP222271	
DUPLICATE EDITION **1**	DATE DUPLICATE ISSUED **12/6/2003**

VOLUME **2074** FOLIO **567**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1133 ON DEPOSITED PLAN 222271

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RAYMOND JOSEPH ARAMINI
TRACEY FERN ARAMINI
BOTH OF 1133 PRINSEP STREET, COLLIE
AS JOINT TENANTS

(T G170592) REGISTERED 6/6/1996

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

1. *J819065 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 5/7/2006.

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

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

STATEMENTS:

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

SKETCH OF LAND:	2074-567 (1133/DP222271)
PREVIOUS TITLE:	1039-135
PROPERTY STREET ADDRESS:	327 PRINSEP ST NORTH, COLLIE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF COLLIE

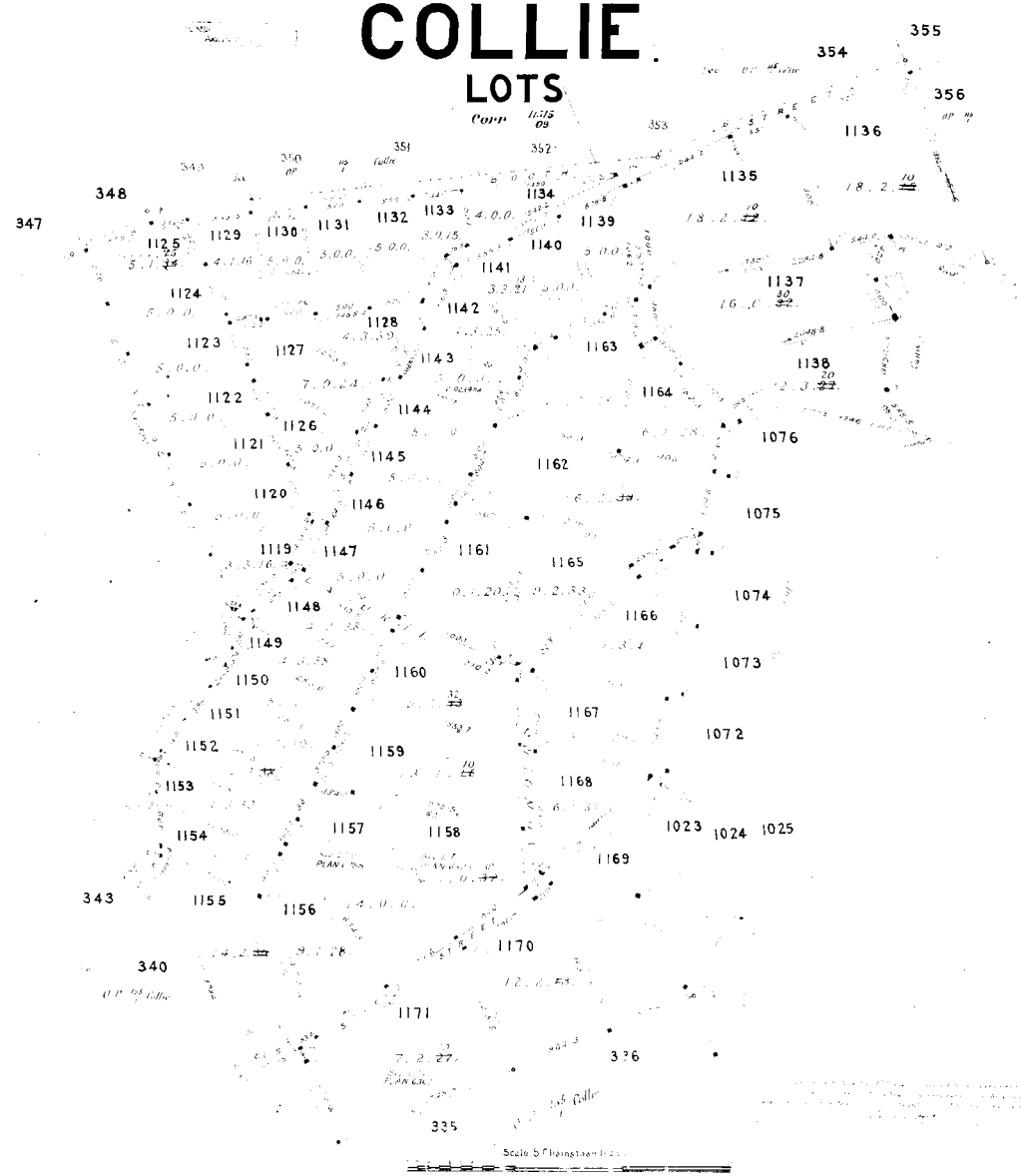
NOTE 1: A000001A LAND PARCEL IDENTIFIER OF COLLIE TOWN LOT/LOT 1133 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 1133 ON DEPOSITED PLAN 222271 ON 25-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

END OF PAGE 1 - CONTINUED OVER

NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J819065.

PLAN OF
COLLIE
LOTS



DP 222271

REPLACEMENT PLAN
This photograph is approved to replace O.P. COLLIE 155/14 which is damaged and has been withdrawn from use This is now the offical document relating to surveys show hereon
SURVEYOR GENERAL
9.7.86

COLLIE 155/14

COLLIE 155/14

Appendix 2: WML Site & Soil Evaluation

Aramini Family

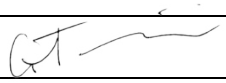
SITE-AND-SOIL EVALUATION (SSE)

327 PRINSEP STREET, COLLIE

August 2021
9840-G-R-001-0.docx

WML
Consulting Engineers

Document History and Status				
Revision	**Prepared By**	**Reviewed By**	**Purpose of Issue**	**Date**
A	Greg Tomasini	Alex Pope	Initial Issue to Shire of Collie	17/08/21

Issued to:	Tracey Aramini
Signed:	
WML Project Number:	9840
Document Name:	9840-G-R-001-0.docx

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wml.com.au

CONTENTS

TABLES

APPENDICES

1 INTRODUCTION

WML Consultants (WML) have been engaged by Tracey Aramini (Client) to undertake a Site-and-Soil Evaluation (SSE) to understand the on-site wastewater disposal capability of the northern portion of the lot. This report presents the works performed on-site, a visual assessment of sub-surface and surrounding site conditions, and results of geotechnical and environmental laboratory testing together with an assessment of the suitability of the site for on-site effluent disposal. WML have used suitably experienced staff to undertake the field investigation and the preparation of this report.

1.1 Site Description and Proposed Development

The proposed development includes subdividing the existing 12,000 m2 lot into two. The northern lot would be approximately 5,000 m2 with a single dwelling proposed.

The area designated for leach drain installation is located in a cleared field in the northwest corner of the property. A sand pad and bund wall have been constructed along the eastern and southeastern portion of the field, creating a 1.5 m elevated area. The proposed effluent disposal area is approximately 25 m x 25 m and is situated at a 2.25 m elevation above the lake.

From 2m ground contours the site slopes from 208 AHD in the southern most point to 197 AHD in the northern most point. The average slope is 4% over the lot.

1.2 Available Information

The following information was made available by the Client for this report.

- Location of existing septic tank and leach drain system

1.3 Objectives of this Report

The objectives of the site soil evaluation were to:

- Assess the sub-surface soil conditions across the site,
- Conduct laboratory testing to determine the geotechnical and environmental properties of site soil,
- Provision of setback distances in accordance with the below policies,
- Assess the suitability of the site for effluent disposal according to Government Sewerage Policy 2019 and AS/NZS 1547:2012, and
- Provide recommendations for soil and/or site remediation.

1.4 Risk and Issues

The following issues/risks were addressed during the intrusive ground investigation:

- The soils capability of retaining nutrients, and
- The suitability of the site for effluent disposal.

2 SITE ASSESSMENT

The site's key features in relation to the effluent management proposed for the site are summarised in Table 1. The water table level was not found during the site investigation. However, a depth was measured from the redundant windmill located on site. This depth was 5.5m.

Table 1: Site Assessment

Feature	Description	Level of Constraint	Mitigation Measures
Climate	Average annual rainfall 927.0 mm (Collie No 009628). Estimated average annual pan evaporation 1500 mm (BOM pan evaporation maps).	Low	NN
Drainage	The site is based on free draining gravels. Significant surface run-off is not expected.	Low	NN
Watercourses	Collie River approximately 300 m to the north.	Low	NN
Surface waters	No surface water encountered on site.	Low	NN
Erosion & Landslip	No erosion of sheet or rill erosion; the erosion hazard is low. No evidence of landslip; landslip potential is low.	Low	NN
Exposure & Aspect	Superficial grasses and weeds within most of the site are sparsely spread at the surface of the lot. Trees located in the North Eastern corner.	Low	NN
Flooding	Site not prone to flooding.	Low	NN
Groundwater	Groundwater was not encountered during the site investigation. However, measurement taken at windmill at 5.5m depth to water table.	Low	NN
Imported Fill	No imported fill has been placed on site.	Low	NN
Land Available for (LAA)	The proposed effluent disposal area is based on a cleared field that has ample available space for the proposed system.	Low	NN
Landform	Site slightly sloping from South to North at approx. 4% grade.	Low	NN
Run-on & Runoff	The proposed disposal area is relatively flat. No surface drains or other running within the site.	Low	NN
Slope	The area is relatively flat, with a max gradient of 4%.	Low	NN

Vegetation	Short grass and weeds within the Lot.	Low	NN
Salinity	No salt crystals were noted on the surface.	Low	NN

*NN: not needed.

2.1 Site Assessment Results

Based on the observed site features, the overall land capability of the site to suitably manage effluent is satisfactory.

3 SOIL ASSESSMENT

3.1 Fieldwork Summary

Fieldwork was carried out on the 28th of April 2021 by a WML geotechnical engineer and was comprised of:

- Three hand-augured boreholes, distributed evenly around the site. Designated HA1, HA2 and HA3, to depths of 1.2-1.5 m each.
- In-situ Talsma-Hallam permeability test in HA 1 and 3. Test was repeated three times.
- Soil sample collection from HA1 and HA3 as generally representative samples of the site.

3.1.1 Hand Augured Boreholes

Three hand-augured boreholes were dug to perform a visual assessment of the soil on-site and assist with sample collection. As the site was built up using imported clean fill material, no issues with digging were experienced, and target depths in each hole were reached.

3.1.2 In-situ sub-surface profile

The 1:50,000 Geological Map 'Collie' indicates the site is located on Gravel, and is described as G_8 – yellow-brown to dark reddish brown, ferruginous or bauxitic, pisolithic and irregular shape poorly sorted, variable amounts of sand and silt in the matrix.

The sub-surface profile of the proposed effluent disposal area typically comprised of:

1. **TOPSOIL: silty SAND (SW)** - fine to medium-grained, pale grey, moist with a trace of organics and a trace of fine roots, medium dense; overlaying,
2. **Gravel (GW)** – fine to medium-grained, orange-brown, moist with some sand and clay, medium dense.

The soil profile logs are presented in Appendix A.

3.1.3 In-situ Permeability

An in-situ permeability test using the constant head Talsma-Hallam method in accordance with AS/NZS 1547:2012 was undertaken centrally at the site. During hand-auguring, the subsurface profile was checked to ensure testing was being undertaken in representative site soil. A 110 mm diameter borehole to a depth of 660 mm was excavated and filled with water to saturate the surrounding soil. A constant head of water was then applied, and a known volume of water was timed to dissipate.

The permeability test was performed within the material expected to contain the effluent disposal system (between 0.5 – 0.9 m), consisting of GRAVEL with some sand and clay. Due to the material type, three tests within the same borehole

were undertaken and averaged to provide a reliable estimate of the coefficient of permeability. The results are tabulated below:

Table 2: In-situ permeability results

Location	In-situ Permeability Test	
	m/s	m/day
HA 1	6.49×10^{-5}	5.61
HA 3	4.03×10^{-5}	3.49

3.2 Geotechnical and Environmental Soil Testing

Samples of representative materials of the GRAVEL material were submitted to Civitest, a NATA accredited laboratory for Particle Size Distribution (PSD) and Plasticity Index (PI) tests. Similar samples were sent to EATS laboratory for Phosphorus Retention Index tests (PRI).

The laboratory test results are summarised below, with the certificates presented in Appendix B.

Table 3: Summary of the geotechnical laboratory testing

Location	Depth (m)	Test	PSD			Atterberg Limits			
			Fines (%)	Sand (%)	Gravel (%)	LL (%)	PL (%)	PI (%)	LS (%)
HA1	0.5 – 0.7	PSD / PI	10	27	63	23	14	9	3.0

Note: PSD – Particle Size Distribution; PI – Plasticity Index; LS – Linear Shrinkage;

Table 4: Summary of the environmental laboratory testing

Location	Depth (m)	Test	PRI
HA2	1.1	PRI	612

Note: PRI – Phosphorous Retention Index;

Based on the soil logs and laboratory test results, the soil profile encountered may be considered a GRAVEL with some sand and clay with high phosphorus retention ability.

Phosphorous Retention Index

Phosphorus Retention Index (PRI) can be defined as the ratio of phosphorus absorbed, to the phosphorus remaining when soil is left in contact with a standard phosphorus solution under standard conditions. It is generally used as a measure of a soils ability to strip an applied effluent of phosphorus and hence prevent leaching or contamination into the groundwater. In sandy soils, the Phosphorus Retention Index is usually less than 5. Very strongly absorbing soils include lateritic loams, iron-rich peats, Karri loams with PRI >100.

3.3 Soil Assessment

Table 5 below provides an assessment of the physical and chemical characteristics of the imported Silty SAND material.

Table 5: Soil assessment of the in-situ soils encountered on site.

Feature	Assessment	Level of Constraint	Mitigation Measures
Phosphorous Retention Index	Subsoil: PRI = 612	Low	NN
Rock Fragments	No course fragments throughout the first 1.3m.	Low	NN
Soil Depth	Sandy Topsoil: 0.0-0.1m	Low	NN
	Subsoil: 0.1-1.3m Gravel	Low	NN
	Subsoil: >1.3m. Rocky material below this depth	Low	NN
Soil Permeability	GRAVEL: Saturated hydraulic conductivity (k_{sat}) = 3.5m/day	Low	NN
Soil Texture and Structure	Sandy Loams: Weakly structured (Category 2) *	Low	NN
Water table Depth	Groundwater was not encountered during the investigation; however a measurement from the existing windmill indicated that the peak groundwater levels are 5.5m below ground level.	Low	NN

NN = Not Needed

** Typical soil category based indicative permeability in accordance with AS/NZS 1547*

3.4 Soil Assessment Results

Based on the soil encountered and considering the high PRI recorded during the investigation, the overall capability of the soil to suitably manage effluent is satisfactory.

4 RECOMMENDATIONS

4.1 Wastewater management system

Installation of the irrigation system must be carried out by a suitably qualified, licensed plumber or drainer experienced with on-site sewage disposal systems and an irrigation expert familiar with effluent irrigation equipment to provide further design advice if required. The irrigation plan must ensure the even application of effluent throughout the entire irrigation area.

Stormwater run-off must not be disposed of into the wastewater treatment system or onto the land application system.

4.2 Setback distances

The setback distances have been based on a leach drain application system disposing of a primary treated effluent through a category 2 soil.

Table 6: Relevant setback distances in accordance with GSP 2019 and AS / NZS 1547:2012

Feature	Setback distance
Private bore for household/drinking water purposes	30 m
A drainage system that discharges directly into a waterway or wetland without treatment	100 m
Waterway/watercourse (measured from the edge of the wetland vegetation)	100 m
Vertical distance to peak groundwater levels	1.5 m
Property boundary	20 m
Buildings/houses	6 m
Surface water	100 m
Recreational areas (children's play areas, swimming pools and so on)	15 m
In-ground water tank	15 m
Retaining wall and Embankments, escarpments, cuttings	3 m or 45° angle from the toe of the wall (whichever is greatest)
Leach drain bed lines	Additional horizontal distance should be allowed between each line.

4.3 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the DOH Approval of the selected primary treatment system and manufacturers recommendations. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance service technician for the primary treatment system at the frequency required by the manufacturer under the local government permit to use.
- Use household cleaning products that are suitable for septic tanks.
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA-rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients.
- Monitor and maintain the leach drain system following the manufacturer's recommendations, including flushing the drainage lines; and
- Regularly clean in-line filters.

5 CLOSURE

Based on the site-and-soil evaluation, the proposed effluent disposal system and proposed land application area can be considered as suitable for on-site effluent disposal if the recommendations in Section 4 are followed.

We trust that the information provided satisfies your present requirements and meets with your approval. Should you have any queries, please do not hesitate to contact the author.

6 REFERENCES

Government of Western Australia (2019) '*Government Sewerage Policy'*

Standard Australia / Standards New Zealand (2012). AS/NZS 1547:2012 '*On-site domestic-wastewater management.'*

Standard Australia (2017). AS/NZS 1726:2017 '*Geotechnical Site Investigations.'*

LIMITATIONS

DRAWINGS

SCALE

A3

WML Consulting Engineers
Civil | Geotechnical | Structural

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REVISIONS

N°.	DESCRIPTION	APPROVED	DATE	DRAWN

NAMES PRINTED IN FULL		DATE
DESIGNED	G. TOMASINI	AUG 21
DRAWN	G. TOMASINI	AUG 21
VERIFIED		
APPROVED		

CLIENT
ARAMINI FAMILY

PROJECT
SSE INVESTIGATION

327 PRINSEP STREET
COLLIE, WA
SSE INVESTIGATION

NOTE: * INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING.

DRAWING NUMBER: 9840-G-001
REVISION: A

APPENDIX A

LOGS

HAND AUGER: HA 1

SHEET: 1 OF 1

CLIENT: Aramini Family	CONTRACTOR: WML Consultants	LOGGED: GT
PROJECT: Site and Soil Investigation	MACHINE: Hand-Auger	LOGGED DATE: 23/05/2021
LOCATION: 327 Prinsep Street North	CO-ORD SYSTEM: MGA94 Zone 50	SURFACE RL:
JOB NO.: 9840	POSITION:	CHAINAGE:

WATER	DEPTH (m)	SAMPLES OR FIELD TEST	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION
Not Encountered	0.0			SW	Dry, pale grey, medium dense, fine to medium grained, **silty SAND**. *TOPSOIL.*
	0.5			SW	Dry, orange, medium dense, fine to medium grained, **GRAVEL** with some fine to coarse grained sand and some clay.
	1.0			SW	Dry, orange, medium dense, fine to coarse grained, **GRAVEL** with some fine to coarse grained sand and some clay. *Some conglomerate coarse gravel/cobbles present.*
	1.5				Hole Terminated at 1.20 m Hard Digging; Refusal on gravel

HAND AUGER: HA 2

SHEET: 1 OF 1

CLIENT: Aramini Family	CONTRACTOR: WML Consultants	LOGGED: GT
PROJECT: Site and Soil Investigation	MACHINE: Hand-Auger	LOGGED DATE: 23/05/2021
LOCATION: 327 Prinsep Street North	CO-ORD SYSTEM: MGA94 Zone 50	SURFACE RL:
JOB NO.: 9840	POSITION:	CHAINAGE:

WATER	DEPTH (m)	SAMPLES OR FIELD TEST	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION
Not Encountered				SW	Dry, pale grey, medium dense, fine to medium grained, **silty SAND**. *TOPSOIL.*
	0.5			SW	Dry, orange, medium dense, fine to medium grained, **GRAVEL** with some fine to coarse grained sand and some clay.
				SW	Dry, brown, medium dense, fine to medium grained, **GRAVEL** with some fine to coarse grained sand and some clay.
	1.0			SW	Moist, brown, medium dense, fine to medium grained, **GRAVEL** with some fine to coarse grained sand and some clay.
				SW	Moist, brown, medium dense, fine to medium grained, **GRAVEL** with some fine to coarse grained sand and some clay. *Some conglomerate coarse gravel/cobbles present.*
	1.5				Hole Terminated at 1.50 m Target depth

HAND AUGER: HA 3

SHEET: 1 OF 1

CLIENT: Aramini Family	CONTRACTOR: WML Consultants	LOGGED: GT
PROJECT: Site and Soil Investigation	MACHINE: Hand-Auger	LOGGED DATE: 23/05/2021
LOCATION: 327 Prinsep Street North	CO-ORD SYSTEM: MGA94 Zone 50	SURFACE RL:
JOB NO.: 9840	POSITION:	CHAINAGE:

WATER	DEPTH (m)	SAMPLES OR FIELD TEST	GRAPHIC LOG	CLASSIFICATION SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION
Not Encountered	0.0			SW	Dry, pale grey, medium dense, fine to medium grained, **silty SAND**. *TOPSOIL.*
	0.5			SW	Dry, orange, medium dense, fine to medium grained, **GRAVEL** with some fine to coarse grained sand and some clay.
	1.0			SW	Dry, orange, medium dense, fine to coarse grained, **GRAVEL** with some fine to coarse grained sand and some clay. *Some conglomerate coarse gravel/cobbles present.*
	1.5				Hole Terminated at 1.30 m Hard Digging; Refusal on gravel

APPENDIX B

LABORATORY TESTING

Civitest PTY LTD

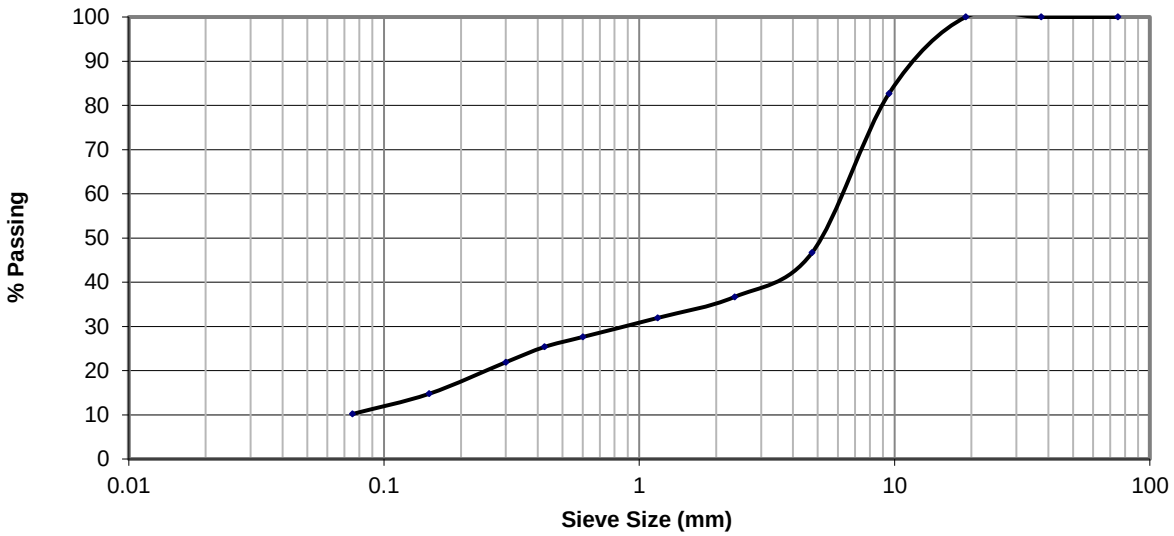
TEST REPORT

CLIENT: W.M.L Consultants
PROJECT: 327 Prinsep Street Collie
LOCATION: Collie
HA#1 0.5-0.7m Submitted 29/6/21
PROPOSED USE: Material Investigation
CLIENT REF: -

SAMPLE NO: CT 84028
JOB NO: 24-1-495
FIELD DESCRIPTION: Gravel
DATE TESTED: 06-Jul-21
DEPTH TESTED mm: -

PARTICLE SIZE DISTRIBUTION

AS 1289.3.6.1



PARTICLE SIZE DISTRIBUTION AS 1289 .3.6.1			
Sieve Size	**% Passing**	**Sieve Size**	**% Passing**
75.0 mm	100	**1.18 mm**	32
37.5 mm	100	**0.600 mm**	28
19.0 mm	100	**0.425 mm**	25
9.5 mm	83	**0.300 mm**	22
4.75 mm	47	**0.150 mm**	15
2.36 mm	37	**0.075 mm**	10

PLASTICITY INDEX & LINEAR SHRINKAGE		
Liquid Limit	**% AS 1289.3.1.1**	23
Plastic Limit	**% AS 1289.2.1**	14
Plasticity Index	**% AS 1289.3.3.1**	9
Linear Shrinkage	**% AS 1289.3.4.1**	3.0
Length of Mould	**mm**	250
Sample history		Air Dried
Sample Preparation Method		Dry Sieved
Nature of Shrink		-

Notes:
Sample site selected by Client
Sampled by Client

Approved Signatory: T. Morton
Date: 13-Jul-21
Report Number: CT 84028 / 1

NATA Accredited Laboratory No. 20040
Accredited for compliance with ISO/IEC 17025 - Testing

Bunbury Base Laboratory
Ph: 08 9726 2204
PO Box 5068, Bunbury WA 6231
47 Craigie St., Davenport, WA 6230
civitest.com.au

Environmental and Agricultural Testing Services
Unit 5, 4 Mummery Cres
Bunbury WA 6230
Phone: 08 9721 7170
Email: eatsresults@eatswa.com.au
ABN 64 606 311 399

Certificate of Analysis

Client Name:	WML Consultants		
Address:	PO Box 2023, Bunbury, WA, 6231		
Phone No:	9722 3544	Email:	gtomasini@wml.com.au
Lab No:	12876	Order No:	Job 327 Prinsep St, Collie
Date samples received:	29/6/2021	Report date:	2/7/2021

Sample details: One soil sample for phosphorus retention index, collected by client, labelled 327 Prinsep St, Collie HA#2: 0.9m – 1.3m

Test Methods: Samples are tested on an as received basis using EATS method 033. Results are expressed on a dry weight basis.

Test Results:

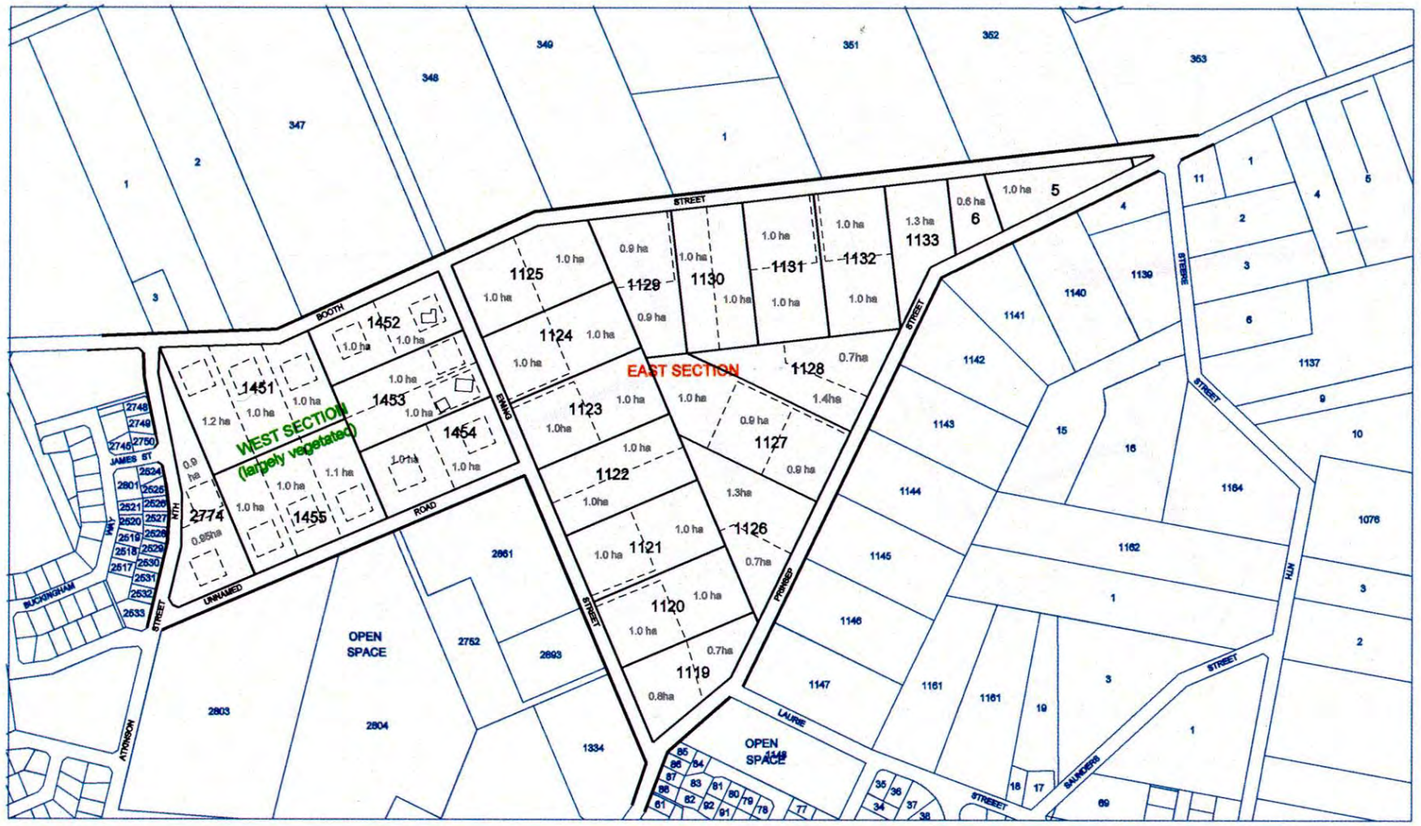
Analysis	Soil sample result HA#2: 0.9-1.3m
Phosphorus Retention Index (PRI)	613
Moisture (%)	7.8

Rachel Lancaster
BSc (Hort), PgDip (Agribusiness)

End of report

Appendix 3: Collie North Structure Plan

NORTH COLLIE STRUCTURE PLAN



SCHEDULE OF PLANNING PROVISIONS

The Structure Plan provides a framework for future detailed planning at the subdivision and development stage.

The Structure Plan and Schedule of Planning Provisions, provide planning criteria for the purposes of development control under the operative Town Planning Scheme.

1. Building Envelopes
All development on lots containing significant vegetation within the western portion of the plan is to be contained within Building Envelopes depicted on this plan.

Building Envelopes may be varied at the approval of the Shire of Collie and can be approved with out the need to vary this Structure Plan.

2. Fire Management
Applications for Subdivision are to be submitted with a Fire Management Plan compliant with FESWA and WAPC guidelines - 'Planning for Bush Fire Protection"

3. Vegetation Protection
The WA Planning Commission may at the subdivision stage impose a condition of approval a Section 70A notification to be lodged on the new titles to protect existing vegetation worthy of protection.

4.Geotechnical Analysis
Applications for subdivision within the Structure Plan Area are to be submitted with a Geotechnical Report. demonstrating the capacity of the land to accommodate further development.

5. Future Planning
Subdivision at a density higher than that depicted by this Structure Plan will require comprehensive structure planning to address future road networks, infrastructure, and provision of Public Open Space.

6. Development Approvals
The issue of planning consent and building licences within the structure plan area are to be issued by Council with regard to the proposed subdivision boundaries depicted on this plan and should not be located to prejudice the further subdivision of any lot. The building setbacks for those lots east of Ewing Street shall be as per the R2 Code standards of the Residential Design Codes (2002). However, Council may approve a reduced setback where it is satisfied that the reduced setback will not prejudice the further subdivision of any lot or the future road network as depicted on figure 2: 'North Collie Structure Plan Possible Future Road Layouts'.

7. Subdivision Approvals:
This plan depicts possible subdivision boundaries and should not be construed as subdivision approval. Applications for subdivision approval are required to be lodged with the WA Planning Commission.

8. Full Scheme Contributions
Lots proposed to be 1ha or greater in area will be subject to the full cost of connecting to Water Corporation Services.

9. Road Construction
At the subdivision stage, landowners of lots 1455 and 1454 will be required to contribute towards the construction of the unmade road reserve in order to provide the newly created lots with frontage to a constructed road. Road construction is to be of a standard to the satisfaction of the Shire Engineer.

10. Battleaxe Lots
Alternative lot configurations to those shown on this Structure Plan which obviate the need for the creation of battleaxe lots will be encouraged. Consideration should be given at the subdivision stage to providing road frontage to lots via potential subdivision stage to providing road frontage to lots via potential subdivisional roads shown on Figure 2 - 'Possible Future Road Layouts' to elliminate the reliance upon battleaxe lot configurations.

ADOPTED BY COUNCIL ON 25/3/2003

CHIEF EXECUTIVE OFFICER ENDORSED

DATE 31/8/2004

WA PLANNING COMMISSION ENDORSED

DATE

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

Date 23/8/04

Delegated under s.20 of WAPC Act 1985

N

Designer : Simon Hall
Drawn : Simon Hall
E Reference : nthcolliesp5.dgn

Planning South West
Telephone (08) 9754 1244
Facsimile (08) 9754 1678
simon.hall@planningsw.com.au
8 Fairbairn Road
Busselton W.A.

NORTH COLLIE STRUCTURE PLAN
SHIRE OF COLLIE

COUNCIL REF: LUP/005
WAPC REF : 801-6-8-2

A 2 | SCALE 1:1200
Level Datum N/A
Horizontal Datum ASSUMED
JOB NUMBER 0405.012 | REV 5

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