



## COOLANGATTA INDUSTRIAL ESTATE STRUCTURE PLAN

Author: Gary Fitzgerald  
Date: September 2019

### **Tecon Australia**

E: [adminwa@teconaust.com.au](mailto:adminwa@teconaust.com.au)  
[www.teconaust.com.au](http://www.teconaust.com.au)

Tel: (08) 6109 0468  
4/29 Carey Street, Bunbury WA

**tecon**  
AUSTRALIA

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the Shire of Collie Local Planning Scheme No. 6.

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

**2010**

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

**19 OCTOBER 2027**

**TABLE 1: TABLE OF AMENDMENTS**

AMENDMENT NO	SUMMARY OF AMENDMENT	AMENDMENT TYPE	DATE ENDORSED BY WAPC
One	amendment to CIESP		3 Oct 2019

## EXECUTIVE SUMMARY

The Local Structure Plan (LSP) report has been prepared in accordance with the provisions of *the Planning and Development (Local Planning Scheme) Regulations 2015* and the Shire of Collie Local Planning Scheme No 5.

The LPS will facilitate development of portion of the lot to provide an opportunity to bring Mining Technology Training to Collie via the introduction of an additional permissible land use being 'Automated Machinery/Equipment Demonstration & Training Area'. Western Australia is the world leader in Autonomous Mining and there is an urgent requirement for a facility that provides the practical training component of this technology to ensure workforces continue to be world leaders in this field.

The Structure Plan comprises the following:

- Part One – Implementation

- Part Two – Explanatory Section; and

- Appendices – Technical reports, plans, maps and supporting documents.

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## PART 1 IMPLEMENTATION



# PART 1 IMPLEMENTATION

## 1.0 STRUCTURE PLAN AREA

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The Structure Plan shall apply to Lots 1 and 2 Boys Home Road, Palmer being the land contained within the inner edge of the line denoting the Structure Plan boundary of the Structure Plan map (Plan 1).

## 2.0 OPERATION

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In accordance with *Planning and Development (Local Planning Scheme) Regulations 2015*, the Structure Plan shall come into operation when it is granted final approval and endorsed by the Western Australian Planning Commission (WAPC).

## 3.0 STAGING

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No staging of development is proposed as part of this Structure Plan. The Structure Plan facilitates the permissibility of the existing Power Station and ancillary uses and an additional minor land use 'Automated Machinery/Equipment Demonstration & Training Area' within the Structure Plan area.

Further stages of Structure Planning will be required to facilitate ongoing development of the Coolangatta Industrial Estate.

## 4.0 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

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### 4.1 Land Use Permissibility

The proposed Structure Plan will facilitate a range of uses over the subject site associated with the Special Use Zone: Coolangatta Industrial Estate - Development Investigation Area as prescribed in the Shire's Local Planning Scheme No. 5.

Development of land shall be in accordance with the land use classifications assigned on the Structure Plan Map (Plan 1).

### 4.2 Reports/Strategies Required at Subdivision and Development

Various technical studies and investigations have been carried out on the site to support development including the Bluewaters Power Station and are included as appendices to this report.



The following additional reports and management plans are to be undertaken at the subdivision and/or development stage:

In regard to the 'Automated Machinery/Equipment Demonstration & Training Area' use, the Shire of Collie may impose development approval conditions, including but not limited to, the proponent's preparation and implementation of the following management plans to the satisfaction of the Shire:

- Dust Management Plan.
- Stormwater Management Plan.
- Site/Building Works Operation Plan (to include/address but not limited to hours of operation, machinery/vehicle details including sound power levels, traffic management, PPE for facility users).
- Onsite effluent disposal assessment, including a site and soil evaluation, in accordance with the Government Sewerage Policy.

#### 4.3 Development Conditions

In regard to the 'Automated Machinery/Equipment Demonstration & Training Area' use, the Shire of Collie shall impose the following development approval conditions;

- the design of the internal environment within the training facility (building) will be carried out in accordance with *"AS2107:2016 Acoustics-Recommended Design Sound Levels and Reverberation Times for Building Interiors"*.
- occupants (e.g. employees and trainees) will not be on site for longer than 8 hours in any 24 hour period.
- the training facility building is to be air conditioned.
- the development shall require a 50,000L tank for additional emergency water supply. The tank is to be equipped with hydrant and standpipe suitable for fire appliance use.
- provision of a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2004*.

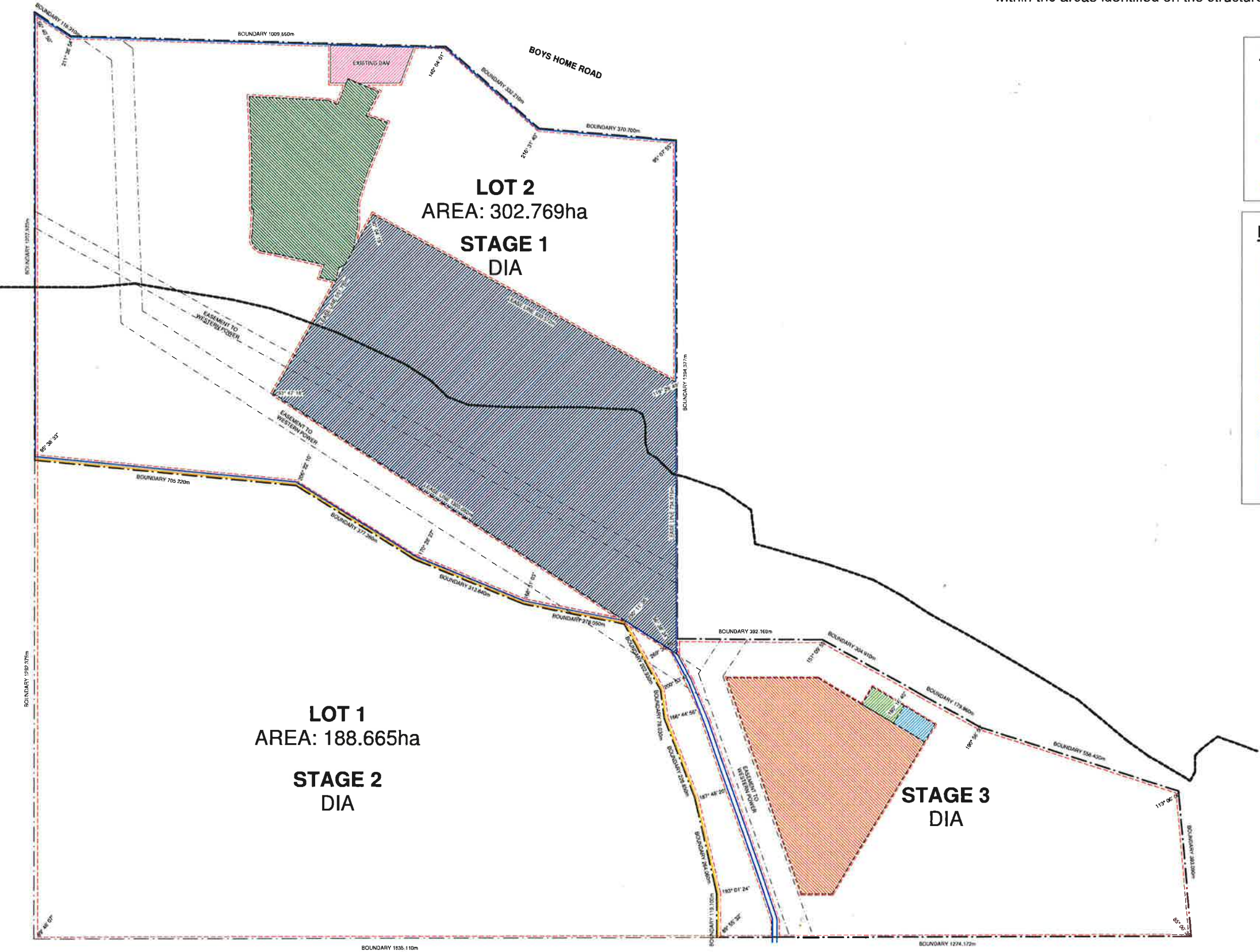
#### 4.4 Power Station Noise Attenuation Requirements

In regard to the 'Power station' use, noise attenuation measures will be incorporated into the design and implemented to ensure the regulated levels are met at the boundaries of the Special Control Area (SCA). Proponents seeking planning approval will be required to demonstrate noise levels at the boundary of the SCA will not be breached.



Structure Plan Provisions:

1. The land use classifications identified in this structure plan are permitted uses ('P' uses) within the areas identified on the structure plan.



**Legend:**

- STRUCTURE PLAN BOUNDARY
- COOLANGATTA INDUSTRIAL ESTATE- DEVELOPMENT INVESTIGATION AREA
- EXTENT OF COAL MINING OPERATIONS
- COLLIE COAL BASIN BOUNDARY
- STAGE ONE BOUNDARY

**Land Use Classifications:**

- AUTOMATED MACHINERY /EQUIPMENT DEMONSTRATION AND TRAINING AREA
- POWER STATION (4x200MW APPROX. UNITS)
- STORAGE (COAL STOCKPILE)
- DAM (CLEAN WATER STORAGE)
- DAM (CONTAMINATED WATER)
- DAM (WATER)

COOLANGATTA INDUSTRIAL ESTATE  
STRUCTURE PLAN  
LOTS 1 AND 2 BOYS HOME ROAD,  
PALMER

## PART TWO EXPLANATORY SECTION & TECHNICAL APPENDICIES



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APPENDIX



## PART 2 EXPLANATORY SECTION

### 1.0 PLANNING BACKGROUND

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#### 1.1 Introduction and Purpose 1.1.1 Overview

The Shire of Collie Local Planning Scheme at section 5.10.2 (a) refers to the need for a structure plan to be prepared at each stage of development.

Whilst this structure plan is not referring to a stage of development of the Bluewaters Power Station, it is introducing a permissible land use that was not previously notated on previously approved Structure Plans for the Coolangatta Industrial Estate, and thus must be considered in the context of a new structure plan.

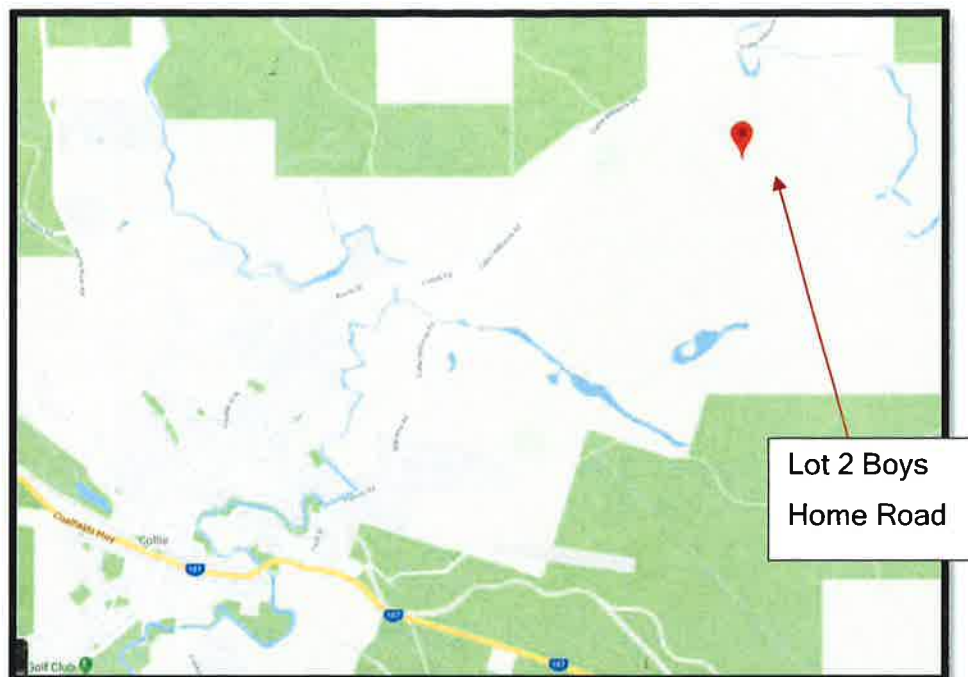
The land use is considered minor in nature and does not cause impact on or to the operations of the Bluewaters Power Station and or the Coolangatta Industrial Estate.

#### 1.2 Land Description 1.2.1 Site Location

Lot 1 & 2 Boys Home Road is located within the area referred to as the Coolangatta Industrial Estate.

The site is located north east of the Collie Townsite.

Figure 1 Location Plan



### 1.2.2 Area and Land Use

The land is approximately 302 hectares in size and is currently zoned 'Special Use' under the Shire of Collie Local Planning Scheme No 5.

Portion of the site contains the Bluewaters Power Station and associated uses with the remainder of the site being grazed farmland.

### 1.2.3 Coolangatta Industrial Estate

The Coolangatta Industrial Estate covers an area of 491 hectares and is located approximately 4.5 kilometers north east of Collie. Since the endorsed structure plan in 2010 the land has been subdivided, reducing the area available for an industrial estate to approximately 300Ha. This subdivision was the result of Griffin Coal purchasing land that had been used for mining and was therefore not available for another industrial development. Of this area, approximately 45Ha is retained for Bluewaters Power Station with approximately 85Ha not readily accessible by road. This leaves approximately 170Ha potentially available for development.

The Coolangatta Industrial Estate Structure Plan was approved in 2010 and facilitated the third and fourth stages of development of the Bluewaters Power Station. Various studies and approvals supported the Structure Plan, including a Public Environmental Review (PER). Nothing contained within this subject Structure Plan alters or impacts these studies. The proposed land use addition is considered a minor land use and does not impact upon the level of analyses undertaken to support the Bluewaters Power Station.

#### 1.2.4 Legal Description and Ownership

The landholding is formally described as:

- Lot 2 on Deposited Plan No. 74040 on Certificate of Title as Volume 2870 Folio 97;
- Lot 1 on Deposited Plan No. 74040 on Certificate of Title as Volume 2870 Folio 96.

Refer Appendix 1 – Certificate of Title

#### 1.3 Planning Framework

##### 1.3.1 *Zoning and Reservations*

##### Shire of Collie draft Local Planning Strategy (LPS)

The Shire of Collie Local Planning Strategy (LPS) was endorsed by the Western Australian Planning Commission on the 2<sup>nd</sup> October 2009. The LPS sets out the local government's broad vision for the municipality and the longer-term directions for land use and development.

The LPS identifies and describes the Coolangatta Industrial Estate, of which the subject landforms part of.

The Coolangatta Industrial Estate was introduced originally into the Shire of Collie Town Planning Scheme No.1 by Amendment 101. The amendment required a detailed structure plan that would facilitate the development of the Bluewaters Power Station. This requirement was also subsequently reflected in the review of Local Planning Scheme No.5

The Local Planning Strategy is currently being reviewed and whilst in its draft format, still warrants consideration during the preparation of the subject structure plan.

The draft Strategy states that Coolangatta Industrial Estate has the potential to supply larger industrial lots to service general industry uses currently located in the light industrial area or on rural land.

The proposed structure plan and permissible land use will be consistent with the direction proposed for the draft LPS.

##### Shire of Collie Local Planning Scheme No. 5

The Shire of Collie Town Planning Scheme No.5 sets out the framework to pursue development at the site.

The site is zoned 'Special Use' No.3 with the applicable uses permitted and appropriate conditions relating back to clause 5.10 of the scheme.

#### 5.10 COOLANGATTA INDUSTRIAL ESTATE—DEVELOPMENT INVESTIGATION AREA (CIE-DIA)

The following provisions apply to the Special Use Zone: Coolangatta Industrial Estate—Development Investigation Area and Special Control Area.

##### 5.10.1 Collie Coal Basin Management and Planning Group

An advisory group was established comprising representatives of relevant agencies, local government and industry. The role of the advisory group was to make recommendations relating to the capacity of industry and mining within the Collie Coal Basin, based on an agreed model to define acceptable noise and air shed limits, and mechanisms to protect these limits under the local planning scheme.

##### 5.10.2 Planning requirements

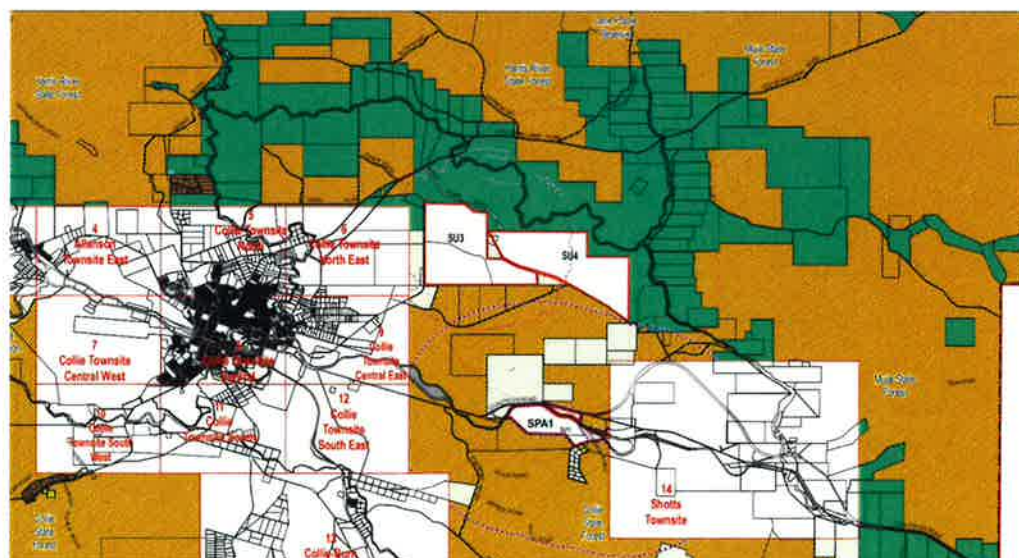
- (a) Where land is identified on the Scheme Map as being within the Coolangatta Industrial Estate—Development Investigation Area, the local government shall require the preparation and approval of a Structure Plan for each stage of the Development Investigation Area before recommending subdivision or approving development of land within the Development Investigation Area.
- (b) All applications for planning approval on land within the estate must be referred to the Environmental Protection Authority and demonstrate their suitability and compliance with Environmental Protection Authority guidelines and Regulations. Proposals that are likely to have a significant effect on the environment must be referred to the Environmental Protection Authority pursuant to s38 of the *Environmental Protection Act 1986*.



- (c) All applications for development on land within the estate must be referred to the Department of Mines and Petroleum to ensure that they will not conflict with the extraction of the coal resource.
- (d) The proponent will be required to prepare a Noise Management Plan before subdivision or development of the first industrial activity including any power station. The Noise Management Plan will establish noise quotas for proposed industries within the relevant stage of the estate, and to establish a noise monitoring program regarding the cumulative impact of noise generated by industries in the estate, in consultation with the Department of Environment and Conservation, to determine that Environmental Protection Authority requirements are being met.
- (e) Prior to subdivision or development of the first industrial activity including any power station within the relevant stage of the estate, the proponent is required to prepare the following studies to the satisfaction of the Department of Environment and Conservation:
  - (i) a program for collection of baseline data for the monitoring of atmospheric emissions, and preparation of an air quality management plan;
  - (ii) a Nutrient and Drainage Management Plan or Strategy;
  - (iii) an assessment of any areas of potential soil and groundwater contamination;
  - (iv) a water supply strategy;
  - (v) a traffic management plan; and
  - (vi) ethnographical and archaeological surveys to ensure the protection of sites of Aboriginal heritage.
- (f) Within the Coolangatta Industrial Estate Special Control Area on all land zoned "Rural 1" and "Rural 2", all uses are not permitted (including any residential uses), with the exception of "Agriculture—Extensive".

Clause 5.10.3 relates to the preparation of the Structure Plan.

**Figure 2: Extract from Local Planning Scheme No 5**



#### 1.4 Other Approvals and Decisions

The proposed structure plan introduces a singular additional minor landuse to the existing Coolangatta Industrial Estate Structure plan endorsed by the Western Australian Planning Commission on the 20<sup>th</sup> August 2010. The existing structure plan is to be referred to and forms part of an attachment to this proposed amended Structure Plan. In addition, a number of technical reports were commissioned in the preparation of the 2010 Local Structure Plan. The following technical reports are included and attached as appendices and should be referred to:

Air Dispersal Modelling Study

Ash Co- Disposal for Blue Waters III and Iv Report

Griffin Energy Saline Waste Disposal Proposed Alignment Acid Sulphate Review

Report on Biomass Co firing and Carbon Capture Ready Plant

Construction Environmental Management Plan

Inspection of Trees on Bluewaters Farm (Coolangatta Industrial Estate) for nesting black – cockatoos

Inspection of Trees in area south of the Power Station and along the proposed pipeline route for black – cockatoo nesting habitat

Blue Waters Expansion Greenhouse Gas Emissions

Social and Economic impact assessment

Bluewaters Power Station Flora and Fauna Survey

Bluewaters Power Station Phase III and IV Expansion – Greenhouse Gas Management

Bluewaters Power Station Environmental Support Studies – Saline Discharge Pipeline and Marine Outfall Study

Environmental Noise Impact Assessment Blue Waters Power Station

Bluewaters Power Station Operational Environmental Management Plan

Review of the Bluewaters Power Station Screening Health Risk Assessment

Public Environmental Review Bluewaters Power Station Phases III and IV

Bluewaters Water Supply Strategy

## 2.0 SITE CONSTRAINTS AND TECHNICAL CONSIDERATIONS

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### 2.1 Air Quality Risk

During the formulation of this Structure Plan, discussions were held with the Department of Water and Environmental Regulation (DWER) in relation to the potential risks associated with air quality for those people associated with the new land use.

It was determined as part of negotiations that The Public Environmental Review (PER) undertaken in 2010 addressed key factors to be managed and relied upon the input and assessment of various specialist consultants.

The PER executive summary states “*The key findings of a screening- level health risk assessment concluded that the predicted cumulative impacts arising from Bluewaters III and IV Power Station result in little to no change to the acute, chronic non-carcinogenic health effects and incremental carcinogenic risk in the Collie region.*”

Supplementary to the above, the Department of Health and DWER have confirmed that a study undertaken in 2013 had taken account of stack monitoring results. The results identified SO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> levels that were not deemed to be a risk to the trainees and staff of the proposed facility on the basis that

- operations are limited to eight hours a day, and
- trainees and staff will spend the majority of time in training rooms, which will be air conditioned.

## 2.2 Noise Levels

Herring Storer have reviewed the proposed facility and the noise emissions from the Bluewaters Power Station and provided acoustic advice to confirm that at the proposed land use the assigned levels for commercial centers are being met in accordance with the *Environmental Protection (Noise) Regulations 1997*.

Attached at Appendix 3 is Herring Storer's supplementary information.

In summary it has been found that the noise level at the proposed training facility boundary would be less than 60dB(A), therefore complying with the *Environmental Protection (Noise) Regulations 1997* stipulated noise levels not to exceed 65 dB(A).

It is further noted that the design of the internal environment within the proposed facility will be carried out in accordance with “*AS2107:2016 Acoustics-Recommended Design Sound Levels and Reverberation Times for Building Interiors*”. This will take into account all noise at source, including any noise associated with the proposed land use.

## 2.3 Bushfire Considerations

*State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)* is the overarching policy for land use planning within designated bushfire prone areas.

The subject Structure Plan and concurrent Development Application propose a singular additional land use being the ‘Automated Machinery/Equipment Demonstration and Training Area’ on Lot 2 Boys Home Road, Palmer. On the basis that the proposal does not provide and habitable development within a designated bushfire prone area, the requirements of SPP 3.7 are not triggered.

Notwithstanding the above, the proposal provides for the following additional considerations that deliver a general improvement to the bushfire risk profile of the site:

- the proposal will result in a significant, non-vegetated earth worked area within the site;
- the proposal will not cater for any residential land use of overnight occupancy;
- The proposal will provide a source of additional emergency water supply through the provisions of a water tank equipped with hydrant/standpipe suitable for fire appliance use.

### 3.0 CONCLUSION

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The proposed Structure Plan is intended to guide and facilitate development of the Coolangatta Industrial Estate (CIE).

As demonstrated within this report the proposed Structure Plan facilitates an additional land use on the site as well as reflects those uses approved as part of the August 2010 Coolangatta Industrial Estate Structure Plan, which is included in the Background (part 2) of this Structure Plan report.

Adoption of the structure plan by the Shire of Collie and the Western Australian Planning Commission is therefore respectfully requested.

## APPENDICES





## APPENDICES 1

### CERTIFICATE OF TITLE



WESTERN



AUSTRALIA

REGISTER NUMBER <b>1/DP74040</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>24/4/2018</b>

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

VOLUME  
**2870**FOLIO  
**96**

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



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1 ON DEPOSITED PLAN 74040

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

THE GRIFFIN COAL MINING COMPANY PTY LTD OF LEVEL 1 677 MURRAY STREET PERTH WA 6000  
(T N584648 ) REGISTERED 24/3/2017

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

1. N830880 EASEMENT BENEFIT FOR ACCESS PURPOSES - SEE DEPOSITED PLAN 400465 REGISTERED 23/4/2018.

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: DP74040  
PREVIOUS TITLE: 2721-74  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF COLLIE



WESTERN



AUSTRALIA

REGISTER NUMBER

**2/DP74040**DUPLICATE  
EDITION**2**

DATE DUPLICATE ISSUED

**13/4/2017**VOLUME  
**2870**FOLIO  
**97****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.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 2 ON DEPOSITED PLAN 74040

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

BLUEWATERS FARM HOLDINGS PTY LTD OF LOT 50 BOYANUP-PICTON ROAD PICTON WA 6229  
(T N582799 ) REGISTERED 23/3/2017

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

1. G419706 EASEMENT TO ELECTRICITY CORPORATION. SEE SKETCH ON DEPOSITED PLAN 74040. REGISTERED 13/3/1997.
2. K085103 LEASE TO GRIFFIN POWER PTY LTD OF LEVEL 15, BGC CENTRE, 28 THE ESPLANADE, PERTH EXPIRES: SEE LEASE. AS TO PORTION ONLY: SEE LEASE K085103 REGISTERED 9/2/2007.
  - K097664 MORTGAGE OF LEASE K085103 TO NATIONAL AUSTRALIA BANK LTD REGISTERED 22/2/2007.
  - K618768 SUB-LEASE OF LEASE K085103 TO GRIFFIN POWER 2 PTY LTD OF LEVEL 15, BGC CENTRE, 28 THE ESPLANADE, PERTH EXPIRES: SEE SUB LEASE. AS TO PORTION ONLY. REGISTERED 6/6/2008.
  - K673849 MORTGAGE OF LEASE K618768 TO NATIONAL AUSTRALIA BANK LTD REGISTERED 4/8/2008.
  - M914193 EASEMENT BENEFIT FOR RIGHT OF CARRIAGEWAY PURPOSES SEE SKETCH ON DEPOSITED PLAN 74040 REGISTERED 16/2/2015.
3. M914193 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES SEE DEPOSITED PLAN 76234 REGISTERED 16/2/2015.
4. M914195 EASEMENT TO ELECTRICITY NETWORKS CORPORATION FOR TRANSMISSION WORKS PURPOSES SEE SKETCH ON DEPOSITED PLAN 74040 REGISTERED 16/2/2015.

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

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 2/DP74040

VOLUME/FOLIO: 2870-97

PAGE 2

and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP74040  
PREVIOUS TITLE: 2721-74  
PROPERTY STREET ADDRESS: 154 BOYS HOME RD, PALMER.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF COLLIE

NOTE 1: N766254 INTEREST ONLY DEPOSITED PLAN 413114 LODGED

## APPENDICES 2

### COOLANGATTA INDUSTRIAL ESTATE STRUCTURE PLAN & APPENDIX 20 AUGUST 2010



COOLANGATTA INDUSTRIAL ESTATE  
STRUCTURE PLAN & APPENDIX  
20 AUGUST 2010

**Link to documents:**

<https://www.dropbox.com/s/pkmwdoe7d60jdky/20190826T164640-SPL-Collie-Coolangatta-Industrial-Estate-Structure-Plan-WAPC-ref-SPN-0177.zip?dl=0>

## APPENDICES 3

### SUPPLEMENTARY NOISE ASSESSMENT BY HERRING STORER



## EMAIL TRANSMITTAL

**REF:** 24721-2-19238  
**TO:** TECON AUSTRALIA  
**ATTENTION:** Gary Fitzgerald  
**ADDRESS:** [gfitzgerald@teconaust.com.au](mailto:gfitzgerald@teconaust.com.au)  
**CC** Kristy Richardson [krichardson@teconaust.com.au](mailto:krichardson@teconaust.com.au)  
**FROM:** Paul Daly  
**DATE:** 4 September 2019  
**SUBJECT:** **COOLANGATTA INDUSTRIAL ESTATE STRUCTURE PLAN – LOT 2 BOYS HOME ROAD, PALMER  
SUPPLEMENTARY ACOUSTIC INFORMATION**

Gary,

As requested, we submit the following acoustic advice in regard to Lot 2 Boys Home Road, Palmer.

Based on the information provided, it is understood an Automated Machinery / Equipment Demonstration and Training Centre is proposed for Lot 2 Boys Home Road. As this Lot 2 encompasses an additional operation, namely the Blue Waters Power Station, the following has been requested by the Department of Water and Environmental Regulation:

*An assessment should be undertaken of the noise from the power station, to ensure that at the training area the assigned levels for commercial centres are being met in accordance with the Environmental Protection (Noise) Regulations 1997. In the event of an exceedance the regulations place the onus for rectification on the emitter and as such this is an important consideration.*

The criteria for the proposed training facility is provided in the Environmental Protection (Noise) Regulations 1997, which has been summarised below:

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*.

**TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Industrial and Utility Premises	All Hours	65	80	90

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
 L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
 L<sub>Amax</sub> is the maximum noise level.



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It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

**“impulsiveness”** means a variation in the emission of a noise where the difference between  $L_{Apeak}$  and  $L_{Amax\ Slow}$  is more than 15 dB when determined for a single representative event;

**“modulation”** means a variation in the emission of noise that –

- (a) is more than 3dB  $L_{A\ Fast}$  or is more than 3 dB  $L_{A\ Fast}$  in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

**“tonality”** means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{A\ Slow}$  levels.

Reference to the noise levels at the proposed training facility has been sought via publicly available documents, namely the *Bluewaters II Public Environmental Review Doc No BD004-80*, which states “Calculations were based on information obtained from Pacific Power International, that noise emissions would be 60 dB (A) at a radius of 150 metres from a 400 MW power unit”.

Whilst the above allows for the incorporation of a second power station, it provides an indication of the noise levels at a distance of 150m.



Figure 1 below details the layout of the proposed training facility (green shaded area) in relation to the operating power station.

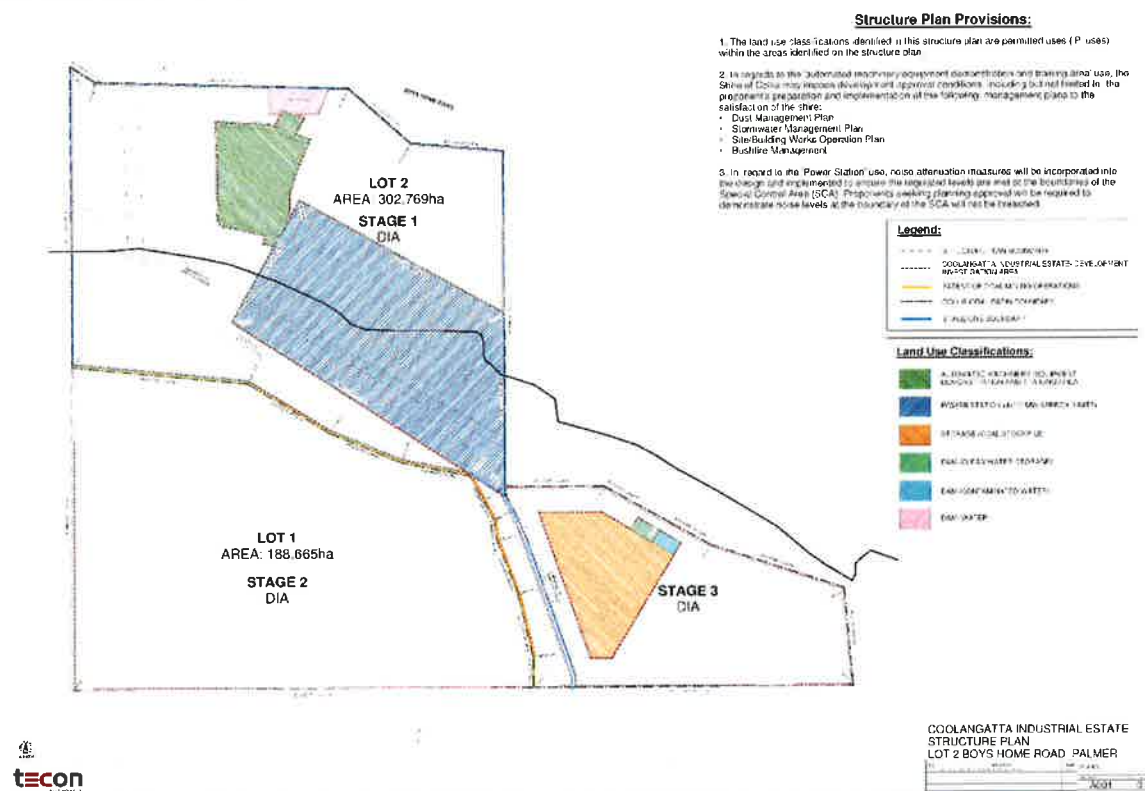


Figure 1 – Lot 2 Boys Home Road Layout

Based on the above location plan, Figure 2 below details the current layout with the distances to the proposed training facility noted.



Figure 2 – Aerial View – Current Layout

Using the information provided in Figure 2 and the PER document, it is assumed that the noise level at 150m would be no greater than 60 dB(A). Whilst it is not clear in the PER document, this noise level is at a distance from the power unit (400 MW).

The training facility boundary (i.e. not the infrastructure) is located 600m from the nearest power unit. Other noise sources considered are the cooling towers, which are situated 460m from the boundary of the training facility.

Based on the above information, the noise level at the proposed training facility boundary would be less than 60 dB(A), therefore complying with the *Environmental Protection (Noise) Regulations 1997* stipulated noise levels not to exceed 65 dB(A). It is further noted that the design of the internal environment within the training facility will be carried out in accordance with "*AS2107:2016 Acoustics-Recommended Design Sound Levels and Reverberation Times for Building Interiors*". This will take into account all noise sources, including those associated with the training facility.

We trust this clarifies the queries, however, should you have any further questions, please do not hesitate to contact this office.

Yours faithfully,  
for **HERRING STORER ACOUSTICS**

Paul Daly

## APPENDICES 4

### SUPPLEMENTARY BUSHFIRE CONSIDERATION BY STRATEGEN



JBS&G57341-124393

57341\_L001 Bushfire advice Lot 2 Boys Home Road, Palmer (Rev 1)

11 September 2019

Gary Fitzgerald  
Tecon Australia  
Via email: gfitzgerald@teconaust.com.au

## **Bushfire advice Lot 2 Boys Home Road, Palmer**

Dear Gary,

### **Introduction and background**

This advice has been prepared to facilitate planning assessment in relation to bushfire issues for the proposed Structure Plan amendment and accompanying Development Application (DA) for the Coolangatta Industrial Estate located within Lot 2 Boys Home Road, Palmer. The proposed Structure Plan amendment is administrative in nature and gives rise to an additional minor use of the land for the purposes of an "Automated Machinery/Equipment Demonstration and Training Area". The actual on-ground development resulting from the Structure Plan amendment is strictly limited to that provided for under the proposed DA. The proposed training facility resulting from the Structure Plan amendment and accompanying DA is hereon referred to as the proposal.

The proposal will facilitate an opportunity to bring mining technology training to Collie. Western Australia is the world leader in autonomous mining and there is an urgent requirement for a facility that provides the practical training component of this technology to ensure workforces continue to be world leaders in this field. The proposal will be the second of its type in the world and the only one in the southern hemisphere.

### **Proposal**

The DA site plan (Figure 1) depicts two proposed habitable buildings, as defined under *Planning Bulletin 111/2016 Planning in Bushfire Prone Areas* (PB111/2016), comprising a training building and a storage shed. These are situated adjacent to various non-habitable components consisting of light and autonomous vehicle parking, a vehicle delivery area, internal private access roads and a large autonomous vehicle driving area. The earthworked area resulting from the proposal will create a largely non-vegetated/built/sealed space with two small landscaped zones adjacent to the training building, both of which will be turfed.

The facility is proposed to operate on weekdays and during the hours of 6:30am to 5pm, with a capacity of up to 20 adult persons (likely average of eight persons at any one time). The facility is not intended to be manned permanently.

### **Bushfire planning requirements**

*State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7) is the overarching policy for land use planning within designated bushfire prone areas. Provisions of SPP3.7 are required to be applied to planning proposals situated in designated bushfire prone areas. Conversely, planning proposals that are not situated in designated bushfire prone areas are not required to apply the provisions of SPP3.7. Furthermore, PB111/2016 specifies the following criteria for planning proposals to be exempt from applying the provisions of SPP3.7:



1. The proposal does not result in the intensification of development (or land use) in a bushfire prone area.
2. The proposal does not result in an increase of residents or employees in a bushfire prone area.
3. The proposal does not involve the occupation of employees on site for any considerable amount of time in a bushfire prone area.
4. The proposal does not result in an increase to the bushfire threat.

Strategen-JBS&G has assessed the proposal against the State Map of Bush Fire Prone Areas, as well as the above exemption criteria, and determined that the proposal will not result in the siting of any habitable development, land use intensification, residents or employees within a designated bushfire prone area (refer to Figure 2), nor will it result in an increase to the bushfire threat.

A portion of the autonomous vehicle driving area, situated in the northwest of the proposed facility, is located in a designated bushfire prone area. This non-habitable component of the proposal will consist of a large, non-vegetated gravel base area for the purposes of controlling the autonomous vehicles. No people or employees will be required to enter this part of the site given the vehicles will be controlled remotely from the training building. On this basis, this component of the proposal is considered to adequately meet all four of the above criteria to be exempt from applying the provisions of SPP3.7, as provided for under provisions of PB111/2016.

### **Conclusion**

The Structure Plan amendment and accompanying DA proposes to facilitate development of an Automated Machinery/Equipment Demonstration and Training Area within Coolangatta Industrial Estate, Lot 2 Boys Home Road, Palmer. On the basis that the proposal will not provide for any habitable development, land use intensification, residents or employees within a designated bushfire prone area, nor will it result in an increase to the bushfire threat, the proposed Structure Plan amendment and accompanying DA do not trigger requirements of SPP3.7, and as such, bushfire planning and management does not require consideration as part of the proposal.

Further to the above, the proposal provides for the following additional considerations that deliver a general improvement to the bushfire risk profile of the site:

- the proposal will result in a significant, non-vegetated earthworked area that will not result in an increase to the bushfire threat, but rather a reduction
- the proposal will not cater for any residential land use or overnight occupancy
- the proposal will provide an additional source of emergency water supply through provision of a 50 kL water tank dedicated for emergency firefighting use equipped with standard hydrant/standpipe and vehicle access provisions.

Should you require clarification, please contact the undersigned on 08 9792 4797 or by email [zcockerill@jbsg.com.au](mailto:zcockerill@jbsg.com.au).

Yours sincerely:



Zac Cockerill  
Associate and Level 2 BPAD practitioner  
BPAD37803  
**Strategen-JBS&G**



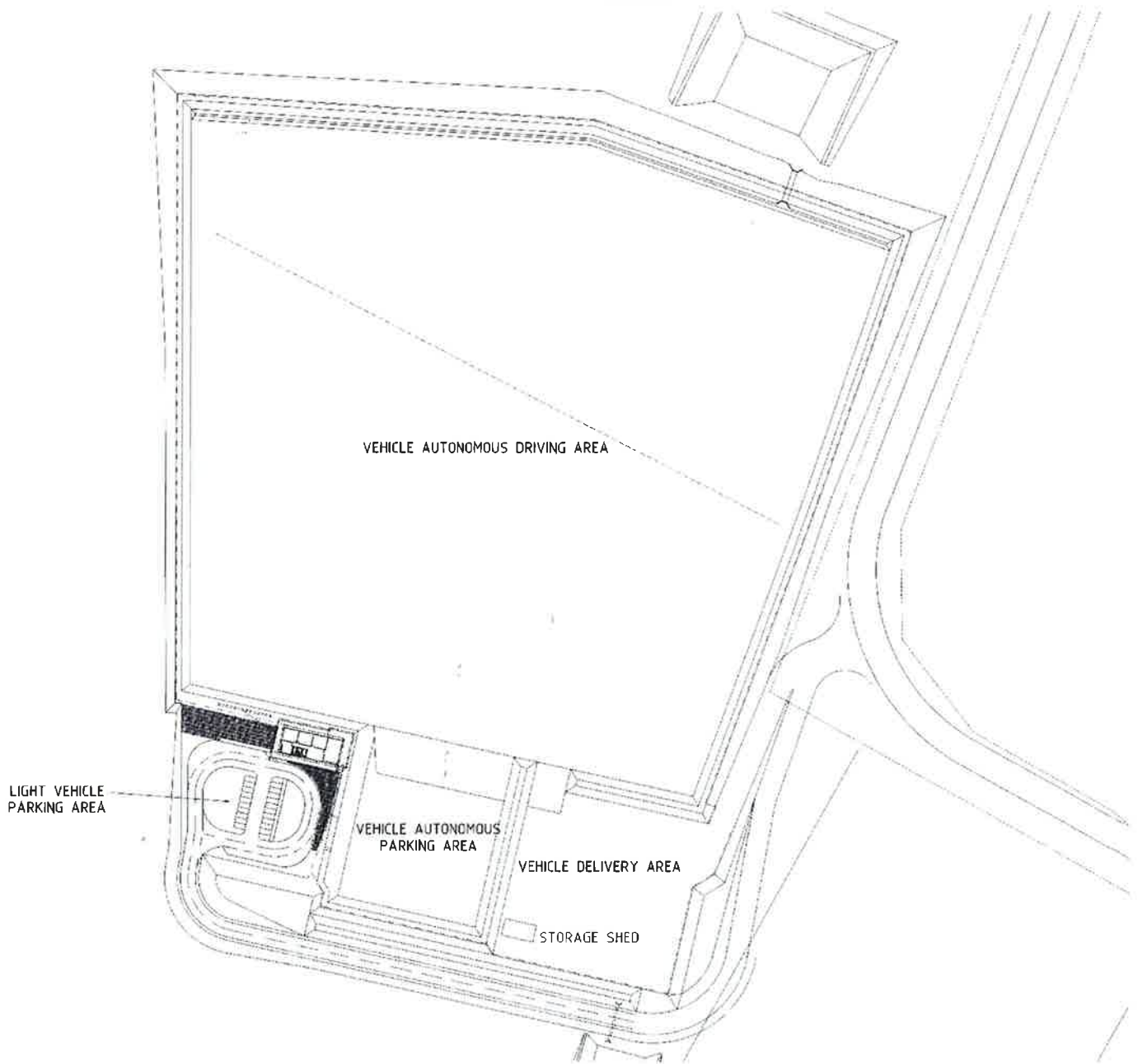
Reviewed/Approved by:



Linden Wears  
Principal and Level 3 BPAD practitioner  
BPAD19809  
**Strategen-JBS&G**



DO NOT SCALE



**Figure 1: DA site plan**



