

## **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:

**09 OCTOBER 2012**

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 2035**





## LEGEND

### STRUCTURE PLAN AREAS AND DESIGNATIONS

- Structure Plan Area
- Existing Cadastre
- Proposed Cadastre
- Bush Fire Hazard Area
- Fuel Reduction Area
- 40m Development Setback
- Detail Area Plan
- Proposed Industry Setback
- Dual Use Path
- Local Park (numbered)

### RESERVES

- Public Purpose Reserve - Drainage
- Parks & Recreation Reserve (Bushland Protection)
- Parks & Recreation Reserve (Public Open Space)

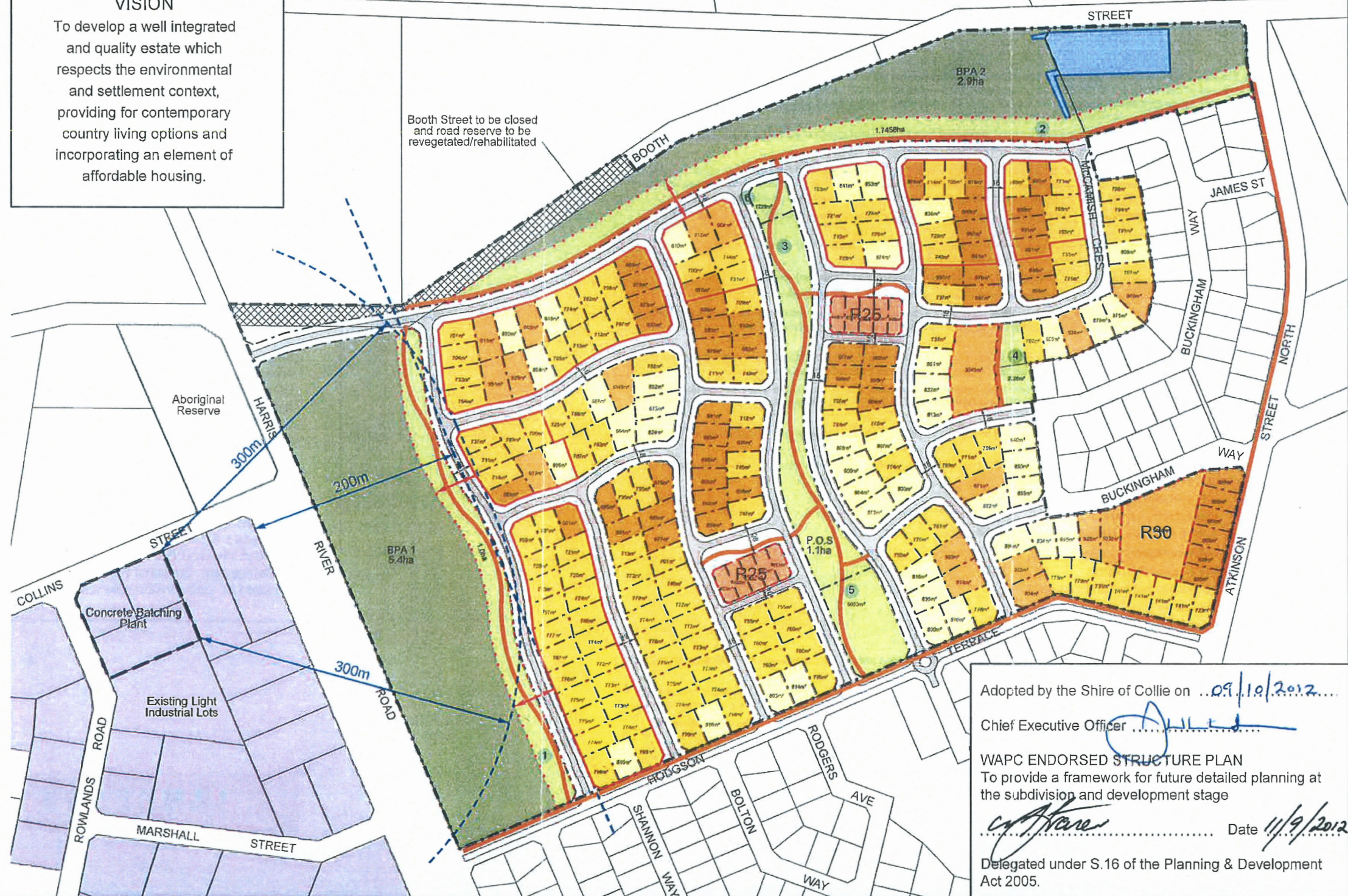
### ZONES

Unless otherwise shown a Residential Design Code of R15 applies

- Residential Zone (Lot size 400 to 500m<sup>2</sup>)
- Residential Zone (Lot size 600 to 700m<sup>2</sup>)
- Residential Zone (Lot size 700 to 800m<sup>2</sup>)
- Residential Zone (Lot size 800 to 900m<sup>2</sup>)
- Residential Zone (Lot size 900m<sup>2</sup> and greater)

### VISION

To develop a well integrated and quality estate which respects the environmental and settlement context, providing for contemporary country living options and incorporating an element of affordable housing.



Adopted by the Shire of Collie on ...09/10/2012...

Chief Executive Officer ...[Signature]...

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

...[Signature]... Date 11/9/2012

Delegated under S.16 of the Planning & Development Act 2005.

## STRUCTURE PLAN LOTS 501, 502, 2506, 2507 BUCKINGHAM WAY, COLLIE SHEET 1 OF 2

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES  
AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY



Scale: 1:2000 @ A1, 1:4000 @ A3  
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I	POP AMENDMENTS	TDB	11.09.2012
G	POP AMENDMENTS	TDB	30.08.2012
F	WAPC AMENDMENTS	TDB	23.08.2012
E	Drainage basins moved and now contained in lot 502	J.W.	09.02.2012
D	Various Updates	J.W.	25.07.2011
C	Changes to POS areas, lots, drainage reserve	M.S.	27.04.2011
B	Changes to POS areas, lots and Local Park's added	J.W.	30.03.2011
A	Changes to POS areas, Group Housing	K.S.	22.03.2011

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ORIGINAL PLANNER:	S.T.
ORIGINAL DRAFTER:	K.S.
CREATED DATE:	02.03.2011
AERIAL DATA:	ECW
CADAstral DATA:	MGA
TOPOGRAPHIC DATA:	SURVEY



10004P-SP-02H



## STANDARDS AND REQUIREMENTS

1. This Structure Plan is prepared, approved and operated pursuant to Section 6.3 of the Shire of Collie Local Planning Scheme No. 5. As such, the 'Operation of Structure Plan' provisions pursuant to clause 6.3.7 apply including, but not limited to, any Reserves, Zones or Residential Design Codes applied to the Structure Plan. Further, these standards and requirements form scheme provisions pursuant to clause 6.3.7.3 (e) of the Scheme.
2. Prior to subdivision approval the following management plans shall be submitted and approved by the local government:
  - Subdivision Staging Plan.
  - Urban Water Management Plan, to the satisfaction of the local government and Department of Water, which is to be consistent with the endorsed Local Water Management Strategy, address all drainage and stormwater management issues, promote Water Sensitive Urban Design and secure strategic drainage alignments on adjacent properties.
  - Bush Fire Management Plan, to the satisfaction of Fire and Emergency Services Authority (FESA) and the local government.
  - Landscape Master Plan and Management Plan, addressing the design, planting and maintenance of the Parks & Recreation Reserve (Public Open Space) areas and road reserves.
  - Bushland Management Plan for the Parks & Recreation Reserve (Bushland Protection) areas.
  - Testing for potential soil and groundwater contamination in localised areas associated with waste dumping.
  - Sustainability Implementation Strategy, which addresses sustainability initiatives including building requirements relating to energy efficiency, the promotion of waterwise gardens, water efficient household fittings and work from home opportunities.
3. Prior to subdivision or development, the proponent is to prepare and implement a 'clearing offset strategy' to the satisfaction of the Department of Water and Department of Sustainability, Environment, Water, Population and Communities.
4. The Parks & Recreation Reserve (Bushland Protection) areas shall be ceded free of cost to the State as "Conservation Reserves" pursuant to Section 152(1) of the Planning and Development Act 2005, with a Management Order in favour of the local government.
5. The Parks & Recreation Reserve (Public Open Space) Local Parks 1 & 2 shall be reserved separately to the proposed Parks & Recreation Reserve (Bushland Protection) areas.
6. Detailed Area Plans (DAPs) are to be prepared for the areas shown and shall contain details as prescribed by the local government including, but not limited to, the following:-
  - Lot layout and dimensions;
  - Finished surface levels;
  - Building floor plans, orientation; dimensions and setbacks;
  - Building materials and colours;
  - Vehicular access, parking;
  - Landscaping and private open space;
  - Site drainage;
  - Fencing; and
  - Pedestrian access.
7. DAPs are to be adopted by the local government as part of this Structure Plan prior to the subdivision or development of any of the individual DAP areas.
8. The DAP immediately west of Local Park 4 is to ensure that residential development is to be orientated to overlook the park with rear vehicle access, in accordance with the Western Australian Planning Commission's 'Liveable Neighbourhoods' policy.
9. The DAP for the R30 site is to maintain the single residential character of the streetscape by ensuring that dwellings adjacent to Buckingham Way address the street frontage and that internal dwellings are accessed via a single shared accessway.
10. All subdivision and development shall be in accordance with the requirements identified in the approved Urban Water Management Plan and Fire Management Plan.
11. The Bush Fire Hazard Area is declared as being bush fire prone.
12. The Bush Fire Management Plan is to confirm the Bush Fire Attack Levels (BAL) for lots within the Bush Fire Hazard Area to the satisfaction of the local government and FESA. All dwellings within the Bush Fire Hazard Area shall be constructed in accordance with the prescribed BAL standard.
13. Areas identified as 'Fuel Reduction Area' shall function as a Hazard Separation zones with fuel loads maintained to less than 8 tonnes per hectare.

### DEVELOPMENT SUMMARY

#### Dwellings

234 lots - average lot size of 764m<sup>2</sup>.  
10 cottage lots under 600m<sup>2</sup>.  
1 group house site of 5,450m<sup>2</sup>.  
262 potential dwellings in total.

#### Land Use Areas

Site Area	39.7ha
Bushland Protection Areas	8.3ha (21%)
Public Open Space	4.3ha (11%)
Drainage	0.5ha (1%)
Residential	18.2ha (46%)
Roads	8.4ha (21%)

#### POS Calculations

Site Area	39.7ha
Bushland Protection Areas	8.3ha
Drainage Reserve	0.5ha
Net Site Area	30.9ha
POS @ 10%	3.1ha
POS Provided	4.3ha

Passive POS is comprised of Local Parks 1, 2 & 3.  
Active POS is comprised of Local Parks 4, 5 & 6.  
Local Park 4 is an extension of the existing playground.  
Local Parks 1 & 2 function as a hazard separation zone and fuel reduction area for bush fire management. Bushland Protection Areas are to be created as conservation reserves.



## STRUCTURE PLAN LOTS 501, 502, 2506, 2507 BUCKINGHAM WAY, COLLIE SHEET 2 OF 2



50m 100 200m			
1:2000 @ A1 or 1:4000 @ A3			
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I			
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